

The Town of St. Albans  
PLANNING COMMISSION MINUTES  
Meeting at Town Hall  
May 9<sup>th</sup>, 2023 at 6:30 p.m.

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Minutes

**Present:** Sarah Hadd (arrived 6:55 p.m.), Hannah Rounds, Al Voegele, J. Nakuma Palczewski, Amanda Headley

**Staff Present:** Director of Community Development, Megan Sherlund, Zoning Administrator, AJ Johnson, Administrative Assistant, Kim Kissinger

**Public Present:** Kate Wettergreen, Mel

**CALL TO ORDER**

Vice Chair, Hannah Rounds called the meeting to order at 6:41 p.m.

**CHANGES TO THE AGENDA**

No changes.

**PRESENTATION FROM KATE WETTERGREEN OF FRANKLIN COUNTY NATURAL RESOURCES CONSERVATION DISTRICT (NRCD)**

Kate Wettergreen provided an overview of the two handouts given to the Planning Commission. She discussed what NRCD does, services offered to Franklin County, current town projects, additional partners and services and how to contact NRCD. A. Voegele stated the Town is 31% conservation and wondered how much is too much? A. Voegele asked if NRCD helps individual land owners and Kate answered yes.

A. Voegele asked about tree health on his property and Kate referred him to Nancy Patch, County Forester, for assistance. J. Nakuma Palczewski asked Kate what is BioBlitz? Kate answered it is a group of local community members and specialists that work together to identify different items in the forest. Participants upload photos to help in identifying items. M. Sherlund asked Kate if NRCD has ever worked with a reversal of a land easement and Kate answered no. There was a brief discussion of rain barrels. M. Sherlund asked Kate if NRCD would be available to table at some of the Town's events such as Bay Day and Farmer's Markets. Kate answered yes. NRCD has some great table displays, information and people to attend events.

**BYLAW REVIEW: MIXED RESIDENTIAL/COMMERCIAL & COMMERCIAL DISTRICTS OUTSIDE OF THE GROWTH CENTERS**

M. Sherlund gave handouts to the Commission and began by giving a brief overview of the Bylaw Modernization project. M. Sherlund discussed the Housing Bylaw Audit and the comparison of target standards vs. the matrix. M. Sherlund also mentioned the Town's heaviest growth centers north and south.

S. Hadd started a discussion regarding the S100 Bill currently in Vermont Legislation. M. Sherlund stated she feels the Town is in a good place regarding the potential bill and that the Town is ahead of the curve.

**CORRESPONDENCE**

None.

**PUBLIC COMMENT**

None.

**REORGANIZATION OF CHAIR MEMBERS**

The Planning Commission agreed to leave the current organization as is.

**MOTION: H. Rounds made a motion for S. Hadd to remain Chair. A. Headley seconded. All in favor, none opposed, motion carried.**

**MOTION: A. Voegele made a motion for H. Rounds to remain Vice Chair. J. Nakuma Palczewski seconded. All in favor, none opposed, motion carried.**

**MOTION: H. Rounds made a motion for A. Voegele to remain Clerk. A. Headley seconded. All in favor, none opposed, motion carried.**

**OTHER BUSINESS**

M. Sherlund is working on 5-minute training sessions for the beginning of Board & Commission meetings.

**CREATE AGENDA FOR NEXT MEETING: May 24<sup>th</sup> at 6:30 p.m.**

The Planning Commission agreed to change the next meeting from May 23<sup>rd</sup> to May 24<sup>th</sup> at 6:30 p.m. to accommodate Greta from Northwest Regional Planning Commission (NRPC) for the discussion on Bylaw Modernization.

NRPC has asked planning commissions for feedback on the Regional Plan. The Planning Commission agreed to discuss any comments at next meeting.

**MINUTES**

The Planning Commission accepted the minutes of April 11th.

**MOTION: A. Voegele made a motion to accept the minutes of April 11<sup>th</sup>, 2023. J. Nakuma Palczewski seconded. All in favor, none opposed, motion carried.**

**ADJOURNMENT**

**MOTION: S. Hadd made a motion to adjourn the meeting at 7:46 p.m. A. Voegele seconded. All in favor, none opposed, motion carried.**

Respectfully submitted,  
Kimberly Kissinger, Administrative Assistant