

The Town of St. Albans
PLANNING COMMISSION MINUTES
Meeting at Town Hall
September 12th, 2023 at 6:30 p.m.

Minutes

Present: Sarah Hadd, Hannah Rounds, Amanda Headley, J. Nakuma Palczewski

Staff Present: Town Manager, Sean Adkins, Director of Community Development, Megan Sherlund and Administrative Assistant, Kimberly Kissinger

Not Present: Al Voegele

Public Present: Cierra Ford, VHB Project Manager, Nikki Mann, VHB, Kyle Grenier, NW Regional Planning Commission, Chris Savage and Jill Savage

CALL TO ORDER

Chair, Sarah Hadd called the meeting to order at 6:36 p.m.

CHANGES TO THE AGENDA

No changes

TOWN OF ST ALBANS HEALTH PATH ALTERNATIVES PUBLIC MEETING

C. Ford began with an introduction of the project which spans Collins Perley Sports Complex to Missisquoi Valley Rail Trail. The presentation continued with an overview of the scope and schedule of the project, project purpose, project needs, local concerns, project costs and the seven key areas of interest: 1.) Collins Perley Sports Complex, 2.) St. Albans State Highway (SASH), 3.) VT-36 Intersection, 4.) Northwestern Medical Center (NMC), 5.) Hard'ack Recreation Area, 6.) VT-105 Crossing, and 7.) Missisquoi Valley Rail Trail (MVRT). Questions were raised concerning the Town School connection to the Health Path, Right-Of-Way clearances, Hard'ack crossing safety concerns.

C. Ford concluded the presentation with what to expect as next steps in the process. Input will continue to be gathered until next week at which time a draft scoping report, summarizing the cost by path between key areas of interest vs. path with alternative options, will be completed and available November 2023. The final scoping report will be completed in December 2023.

BYLAW MODERNIZATION REVIEW: Dimensional Requirements, Height Regulations & Definitions.

The Commission continued the conversation of suggested building height regulations by story definitions. There were questions regarding half stories and below and above grade definitions. M. Sherlund will prepare a narrative for the next meeting.

CORRESPONDENCE

None

PUBLIC COMMENT

None

OTHER BUSINESS

Greta, Senior Planner with NW Regional Planning Commission presentation at the next meeting.

CREATE AGENDA FOR NEXT MEETING: September 26th at 6:30 p.m. NW Regional Planning Commission presentation, continue By-Law Modernization Review of dimensional requirements including M. Sherlund's proposed stories report and begin conversation for new St. Albans Bay district.

ACCEPTANCE OF MINUTES

MOTION: H. Rounds made a motion to accept August 8th and August 22nd meeting minutes. J. Nakuma Palczewski seconded. All in favor, none opposed, motion carried.

ADJOURNMENT

MOTION: H. Rounds made a motion to adjourn the meeting at 8:04 p.m. A. Headley seconded. All in favor, none opposed, motion carried.

Respectfully submitted,
Kimberly Kissinger, Administrative Assistant