

The Town of St. Albans
PLANNING COMMISSION MINUTES
Meeting at Town Hall
October 12th, 2021 at 6:30 p.m.

Minutes

Present: Casey Toof, Anne Pomeroy, Sarah Hadd, Al Voegele, Hannah Rounds

Staff Present: Corey Parent, Director of Operations, AJ Johnson

Public Present:

CALL TO ORDER

Chair, C. Toof called the meeting to order at 6:35 p.m. The Pledge of Allegiance was recited.

CHANGES TO THE AGENDA

None.

DISCUSSION – BYLAW UPDATE: PROPOSED CHANGES

The PC reviewed Article VII: General Regulations and agreed to combine and reword Sections 700, 701 and 703 to provide clear regulations.

Under Section 702 – Access Management the PC discussed changing the language “All commercial drives and all residential drives that serve six (6) or more properties are considered roads for the purposes of the Town of St. Albans Road Standards Ordinance” to state “...drives that have the ability to meet the zoning requirements to access six or more properties....”

The PC agreed to change the section that reads “An exception to the Ordinance may be made by the DRB after consultation with the Public Works Director...” to read “An exception to the Ordinance may be made by the Selectboard...”

Under Section 705 – Uses the Pc agreed to change the language under permitted uses from “... by the ZA except where approval from other bodies is required.” To “...except where approval from the DRB is required”.

The PC began the review of Article IV: Zoning Districts, Overlays, and Standards for Each District. They discussed the pictures shown as the existing setback examples and agreed some of them are repetitive and confusing.

Under 401- Lakeshore District, the PC agreed to add “Municipal Parks” as a permitted use and add a definition in the glossary. From this discussion, the PC agreed to add Municipal Park under Section 500, Development not Requiring a Zoning Permit. The PC also agreed to add “Park” as a Conditional Use in the Lakeshore District.

C. Parent will be out during the next PC meeting and asked the PC to begin reviewing Section 800 Development Review Board in his absence.

CORRESPONDENCE

None.

PUBLIC COMMENT

None.

OTHER BUSINESS

None.

CREATE AGENDA FOR NEXT MEETING: October 26th

The PC will continue the review for the Bylaw updates.

MINUTES – SEPTEMBER 28TH

MOTION: S. Hadd made a motion to accept the minutes from the meeting of September 14th. A. Voegele seconded. All in favor, none opposed, motion carried.

ADJOURNMENT

MOTION: H. Rounds made a motion to adjourn the meeting at 8:10 p.m. All in favor, none opposed, motion carried.

Respectfully submitted,
AJ Johnson, Administrative Assistant