

The Town of St. Albans
PLANNING COMMISSION MINUTES
Meeting at Town Hall
November 23rd, 2021 at 6:30 p.m.

Minutes

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

Staff Present: Corey Parent, AJ Johnson

Public Present:

CALL TO ORDER

Chair, C. Toof called the meeting to order at 6:30 p.m. The Pledge of Allegiance was recited.

CHANGES TO THE AGENDA

None.

H. Rounds joined the meeting at 6:50 p.m.

DISCUSSION – BYLAW UPDATE: PROPOSED CHANGES

The PC began review of Article IV: Specific Use Standards. Section 900, Accessory Dwelling Units, shall be updated to reflect the newly passed laws regarding accessory dwelling units.

The PC had a lengthy discussion regarding Home Occupations and what would qualify as a Home Occupation. They agreed to leave the section as is.

The PC agreed to skip the Landfilling, Site Excavation, Underground Services and Drainage section as well as the Multi-User of Off Site Stormwater Treatment Facilities section until the Stormwater Coordinator has presented her suggested changes.

The PC reviewed section 904 – Marina and agreed to add boat storage parking requirements.

The PC requested C. Parent check the VSA's to see if there is any language regarding Section 905 – Mining and Extraction of Earth Resources.

The PC reviewed Section 907 Mobile Home Parks and agreed to remove the minimum lot size in a new mobile home park which was previously 10,000 square feet.

The PC requested information on what other municipalities use as a frontage requirement per lot in a new mobile home park.

The PC agreed that a buffer of 50' wide around the exterior boundary lines is appropriate, and would like to remove the section that states "a minimum front set back of 30 feet, side setback of 10 feet, and a rear setback of 15 feet shall apply to each lot". The PC agreed that a minimum of 15 feet must be between each dwelling unit.

The PC reviewed Section 908 – Parking Standards and agreed to separate Shopping Center and Multi-Use Buildings and add a section for Fast Food. The PC also discussed allowing Applicants to have some flexibility in the amount of parking they provide as long as it is DRB approved and the Applicant has a reserved parking area that can be turned into permanent parking spaces at the Zoning Administrator's discretion.

OTHER BUSINESS

None.

CREATE AGENDA FOR NEXT MEETING: DECEMBER 14th

Continue Bylaw Update.

MINUTES

MOTION: A. Voegele made a motion to approve the minutes from the meetings of October 26th, 2021 and October 9th, 2021. S. Hadd seconded. All in favor, none opposed, motion carried.

ADJOURNMENT

A. Voegele made a motion to adjourn the meeting at 8:20 p.m. H. Rounds seconded. All in favor, none opposed, motion carried.

Respectfully submitted,
AJ Johnson, Administrative Assistant