

The Town of St. Albans  
**PLANNING COMMISSION MINUTES**  
Meeting held via Zoom Conference Call  
April 13<sup>th</sup>, 2021 at 6:30 p.m.

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Minutes

**Present:** Casey Toof, Anne Pomeroy, Hannah Rounds, Al Voegele, Sarah Hadd  
**Staff Present:** Corey Parent, Director of Operations, AJ Johnson, Administrative Assistant  
**Public Present :** Mike Bauer

Zoom Meeting ID: 868 0359 2196

**CALL TO ORDER**

C. Toof called the meeting to order at 6:30 p.m. The Pledge of Allegiance was not recited due to a lack of an American flag.

**CHANGES TO THE AGENDA**

None.

**PRESENTATION BY NICK RICHARDSON AND/OR AL KARNITZ – VERMONT LAND TRUST DISCUSSION**

N. Richardson and A. Karnitz thanked the PC for the opportunity to discuss the Vermont Land Trust process. N. Richardson stated the land trust has conserved thousands of farms and acres within Vermont – a total of 11% of the State. The PC viewed a map of local lands that are conserved.

A. Karnitz explained landowners approach them. The Land Trust buys the development rights; the primary restriction on the land is subdivisions.

C. Parent joined the meeting at 6:45 p.m.

A. Voegele questioned if land within the trust can be utilized for renewable energy. There are opportunities for the land to be used, but there are many steps that must be taken to initiate that process.

The PC discussed renewable energy, including methane digesters.

C. Parent mentioned a farm parcel within the Town that is accessed by a half-mile, public road. Farmland surrounds both sides of the road and has recently gone into the Vermont Land Trust. This means there is no longer opportunity for further development along this public road.

A. Pomeroy wondered if Town residents can hunt on conserved land. There is nothing in the easement that specifies a landowner must allow public access to the land.

The Land Trust encourages recreation and will work with landowners to allow public access such as walking paths, although they may offer suggestions and guidance.

The Town is in the process of completing a build-out analysis. C. Parent pointed out the areas within the Town where residential development is ideal. A. Karnitz explained the Land Trust understands the need for balance and supports vibrant towns and development. He suggested contacting the stewardship program to address specific questions and needs within the Town.

The PC discussed conserving land that cannot be developed.

C. Toof stated the Vermont Land Trust has an interactive map on their website that shows all of the conserved land within the State.

A. Karnitz stated he is happy to return to the PC to answer additional questions.

**ST. ALBANS TOWN LOGO UPDATE – FEEDBACK**

C. Parent explained the Town is working on launching a new website and rebranding with a new logo. The existing logo shows the current Town Hall. The options being considered include an outline of the Stonehouse. The PC was not in favor of the design.

**CORRESPONDENCE**

None.

**PUBLIC COMMENT**

M. Bauer discussed energy needs versus infrastructure within the Town.

**OTHER BUSINESS**

None.

**CREATE AGENDA FOR NEXT MEETING: APRIL 27<sup>TH</sup>**

Bicycle and Pedestrian Master Plan, Solar Application and information regarding the build out analysis.

**MINUTES**

The PC approved the minutes from March 23<sup>rd</sup>.

**MOTION: A. Voegele made a motion to approve the minutes of March 23<sup>rd</sup>. H. Rounds seconded. All in favor, none opposed, motion carried.**

**ADJOURNMENT**

**MOTION: A. Voegele made a motion to adjourn the meeting at 8:07 p.m. All in favor, none opposed, motion carried.**

Respectfully submitted,  
AJ Johnson, Administrative Assistant

_____	_____
<b>Casey Toof, Chair</b>	<b>Date</b>
_____	_____
<b>Anne Pomeroy, Vice Chair</b>	<b>Date</b>
_____	_____
<b>Sarah Hadd, Clerk</b>	<b>Date</b>
_____	_____
<b>Hannah Rounds</b>	<b>Date</b>
_____	_____
<b>Al Voegele</b>	<b>Date</b>