

The Town of St. Albans
PLANNING COMMISSION MINUTES
Meeting at Town Hall
June 14th, 2022 at 6:30 p.m.

Minutes

Present: Sarah Hadd, Hannah Rounds, Al Voegele

Staff Present: AJ Johnson

Public Present: Corey Parent, Forty-Four Seven Strategies, Greta Brunswick, NRPC, Emily Klofft, NRPC

CALL TO ORDER

Chair, S. Hadd called the Public Hearing portion of the meeting to order at 6:38 p.m. The Pledge of Allegiance was recited.

CHANGES TO THE AGENDA

None.

BYLAW MODERNIZATION UPDATE – REVIEW WORK TO DATE

G. Brunswick shared a presentation outlining the process of understanding housing needs in the community. The Town is a part of the consortium that received a Bylaw Modernization grant. The grant will be utilized to review the Zoning bylaws in Enosburg, Sheldon, Highgate, Montgomery and St. Albans Town and determine how to reduce regulations in a way that will allow for gentle infill housing. The PC discussed problems that factor into the local housing crisis such as high construction costs. Ultimately, the goal is to determine ways to provide housing in the “missing middle”. There was much discussion. NRPC will return to the Planning Commission to share more information once the housing study is complete.

NRPC CONSULTATION OF PLANNING PROGRAM

NRPC is tasked with meeting with local municipalities every 8 years to review Town Plans and how they are being implemented. The St. Albans Town Plan needs to be updated in 2026. G. Brunswick outlined various positive and negative attributes of the existing Town Plan and suggested working on formatting and user readability in the next Town Plan.

PROPOSED CHANGE OF LANGUAGE TO DRAFT BYLAWS SECTION 9

The Town staff had an internal discussion regarding the language in the Stormwater section of the proposed bylaws. They agreed to add in a section under purpose which shall read “The Zoning Administrator shall work with the Director of Stormwater Utility or designee to determine compliance with Article IX. The Director of Stormwater Utility or designee shall provide communication to the Zoning Administrator after review of an application or if a property is not in compliance with any portion of Article IX. The PC agreed to this language change. The staff also proposed removing 9.4.2(2) which seemed conflicting to 9.4.2(1).

The PC discussed allowing bonds in lieu of a letter of credit for as a condition of approval for projects reviewed by the DRB. The PC agreed to allow an Applicant to provide a bond, providing that the Town’s attorney reviews the bond to ensure adequate coverage on the Town’s behalf prior to the Town’s acceptance of a bond.

MOTION: A. Voegele made a motion to amend the draft bylaws and accept the proposed changes. H. Rounds seconded. All in favor, none opposed, motion carried.

The PC agreed to warn a second public hearing for the proposed bylaws.

OTHER BUSINESS

None.

CORRESPONDENCE

None.

CREATE AGENDA FOR NEXT MEETING: JUNE 28th

Public Hearing – Local Concerns Meeting for the St. Albans Health Path Project.

MINUTES

MOTION: A. Voegele made a motion to accept the minutes from the May 24th Planning Commission meeting. H. Rounds seconded. All in favor, none opposed, motion carried.

ADJOURNMENT

MOTION: H. Rounds made a motion to adjourn the meeting at 8:03 p.m. A. Voegele seconded. All in favor, none opposed, motion carried.

Respectfully submitted,

AJ Johnson, Administrative Assistant