

The Town of St. Albans
PLANNING COMMISSION MINUTES
Meeting at Town Hall
July 27th, 2021 at 6:30 p.m.

Minutes

Present: Casey Toof, Anne Pomeroy, Sarah Hadd, 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: REVIEW SUGGESTIONS FROM MEGAN SHERLUND, ZONING ADMINISTRATOR

M. Sherlund, Zoning Administrator, joined the Planning Commission meeting to discuss proposed revisions to the Unified Development Bylaws. The PC agreed to hear suggestions and discuss in full at another meeting. M. Sherlund proposed the following:

- Relocating the Accessory Structure Regulations
- Adding PUD perimeters to all districts
- Adding maximum lot coverages to all districts
- Adding Registered Home Child Care provider to all districts
- Removing permit requirements for pools that are seasonal
- Rewriting Section 801 (frontage requirements) to allow for additional dwelling units
- Exempt the Town from Sign requirements

A. Johnson presented her list of proposals which include:

- Requiring Kennels to be in a stand alone building / single use parcel
- Removing Supermarkets from the Industrial District
- Consider what districts should have retail marijuana as a Conditional Use
- Consider removing permitting requirements for previously permitted accessory structures and decks that are being replaced on the same footprint
- Consider allowing hiring signs on off-premise private property for any business within the Town
- Add Camping Sales and Services to Conditional Uses
- Removing “During the day” from the Day Care definition

The PC discussed adding definitions for PUD buffer and if structures are allowed within a buffer. The PC also discussed requiring fencing for inground pools.

M. Sherlund presented a proposed bedroom definition.

Stormwater Coordinator, Emmalee Cherrington, will join the next PC meeting to share her proposed changes.

REVIEW – DRAFT 2 OF MEMO TO SELECTBOARD : FUNDING BICYCLE AND PEDESTRIAN PROJECTS

The PC reviewed the requested changes to the memo and approved the document.

MOTION: S. Hadd made a motion to approve Draft 2 of the Memo and forward it to the Selectboard for consideration. A. Pomeroy seconded. All in favor, none opposed, motion carried.

CORRESPONDENCE

None.

PUBLIC COMMENT

None.

OTHER BUSINESS

The PC discussed what will happen to the existing Town Hall once the new building is constructed. C. Parent explained the community will be a part of the conversation and there are currently no plans.

CREATE AGENDA FOR NEXT MEETING: AUGUST 10TH

The PC will discuss Bylaws with Stormwater Coordinator, E. Cherrington,

MINUTES

MOTION: A. Pomeroy made a motion to approve the Planning Commission minutes from the meeting of July 13th. H. Rounds seconded. All in favor, none opposed, motion carried.

ADJOURNMENT

MOTION: H. Rounds made a motion to adjourn the meeting at 8:00 p.m. All in favor, none opposed, motion carried.

Respectfully submitted,
AJ Johnson, Administrative Assistant