

Town of St. Albans  
579 Lake Road  
St. Albans, VT. 05478

The Town of St. Albans  
PLANNING COMMISSION MINUTES  
Town Hall, 579 Lake Road  
January 13<sup>th</sup> 2015 at 6:30 p.m.

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Minutes

**Present:** S. Smith (Chair), B. Brigham (Vice Chair), Mike Mckennerney, Bill Nihan  
**Staff Present:** M. Hill, Planner

**CALL TO ORDER-**

Planning Commission Chair S. Smith called the meeting to order at 6:10 p.m., followed by the pledge of allegiance.

**ALL EARTH RENEWABLES ACT 250 PRE-APPLICATION REVIEW**

All Earth Renewables is proposing a solar panel project on Lower Newton Road and has submitted a pre-application to be reviewed by the Planning Commission. The PC may provide feedback and ask questions prior to the project being submitted to the Public Service Board. The proposed project consists of 83 6-kilowatt tracking solar panels which are 20 feet high and 22 feet wide. The PC did not have questions and supports this application.

**DISCUSSION OF ZONING BYLAWS AND SUBDIVISION REGULATIONS**

B. Nihan joined the board at 6:25 p.m.

M. Hill returned to the board with answers for previous weeks' questions.

The PC discussed the proposed St. Albans Bay District and agreed to not pursue it. Instead they agreed to create an overlay district that will set specific dimensional requirements and allow all uses in the commercial residential district.

The PC agreed to add Convenience Store and Rental of Outdoor Recreational Equipment as Conditional Uses in the Commercial Residential District.

The PC discussed Seasonal Dwellings and agreed to rewrite the definition to mean a type of structure instead of a use.

The PC asked M. Hill to look up "Essential Public Services" in statute.

**ACCEPTANCE OF MINUTES**

**MOTION: B. Brigham made a motion to accept the meeting minutes of December 16<sup>th</sup>, 2014. M. Mckennerney seconded. All in favor, none opposed, motion carried.**

**ADJOURNMENT**

**MOTION: B. Brigham made a motion to adjourn the meeting at 8:15 p.m. B. Brigham seconded. All in favor, none opposed, motion carried**

Respectfully submitted,  
AJ Johnson, Administrative Assistant

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Sam Smith, Chair

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Date

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Brent Brigham, Vice Chair

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Date

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**Mike Mckennerney**

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**Date**

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**Bill Nihan**

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**Date**