

The Town of St. Albans
PLANNING COMMISSION MINUTES
Town Hall, 579 Lake Road
January 27th 2015 at 6:10 p.m.

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.

LAKE CHAMPLAIN BASIN PROGRAM GRANT

According to Planner, M. Hill, a grant was received for the design and installation of a rain garden at Town Hall to treat impervious surfaces.

A rough estimate of \$16,800 was provided by an engineer. The rain garden will treat water from the roof, sidewalk, and part of the parking lot and is proposed to be located on the front lawn.

M. McKenney wondered why a rain garden would be installed at Town Hall if the Town is proposing to relocate. M. Hill explained Town Hall would remain in this building for several more years and hopefully the rain garden would continue to prosper even if the Town Hall relocates.

DISCUSSION OF ZONING BYLAWS AND SUBDIVISION REGULATIONS

The PC discussed and agreed to have “Essential Public Services” be a conditional use in all districts. They also agreed to change the definition to reflect a function rather than a facility.

The PC reviewed the Commercial district and agreed to remove “Bed and Breakfast”, “Department/Discount Store”, and “Forestry”.

The PC reviewed setbacks in the Commercial district and decided to reduce front setbacks to 30 ft. and to 20 ft. in the Growth Centers, reduce side setbacks to 25 ft. and to 20 ft. in the Growth Centers. They decided to reduce minimum frontage requirement from 125 ft. to 100 ft. They raised the maximum lot coverage to 85%.

The PC asked M. Hill to prepare definitions for small multi-unit dwelling and adult oriented businesses.

OTHER BUSINESS

Maurice Bonnette, owner of Bonnette Properties LLC located at 400 and 402 Lake Street, appeared before the Planning Commission with zoning concerns. Currently Mr. Bonnette’s property- four structures- are located within Commercial/Residential and Commercial/ Light Industrial. Mr. Bonnette says having property within two districts hinders what uses his buildings may be and who he can rent to. He has appeared before the DRB several times to get Conditional Use permits which is inconvenient and cost money each time he has to come before the board.

The PC listened to Mr. Bonnette and agreed the current zoning, in two districts, is difficult for him. The PC believed this to be an oversight at the time the zoning map was created. The PC discussed solutions and agreed Mr. Bonnette should request that the Selectboard make a zoning amendment for his property.

ACCEPTANCE OF MINUTES

MOTION: B. Brigham made a motion to accept the meeting minutes of January 13th, 2015. M. Mckennerney seconded. All in favor, none opposed, motion carried.

ADJOURNMENT

MOTION: B. Brigham made a motion to adjourn the meeting at 8:30 p.m. M. Mckennerney seconded. All in favor, none opposed, motion carried

Respectfully submitted,
AJ Johnson, Administrative Assistant

Sam Smith, Chair

Date

Brent Brigham, Vice Chair

Date

Mike Mckennerney

Date

Bill Nihan

Date