

The Town of St. Albans
PLANNING COMMISSION MINUTES
Town Hall, 579 Lake Road
October 13th, 2015 at 6:00 p.m.

Minutes

Present: S. Smith (Chair), M. McKennerney, B. Nihan, G. Henderson
Staff Present: N. Neider, Planner & R. Perron, Zoning Administrator

CALL TO ORDER-

S. Smith called the meeting to order at 6:05 p.m.

DRAFT CAPITAL IMPROVEMENT PLAN

The Planning Commission reviewed the draft Capital Improvement Plan provided by the Town Managers office and ranked them in order of importance and practicality. The Planning Commission agreed the list should include a brief description of each project; the current list only includes the title of the project.

The Planning Commission ranked the four proposed infrastructure projects as follows-

1. Crosswalks- Bay
2. Crosswalks- Collins Perley
3. French Hill Road
4. Loop Road (207 Extension)

B. Nihan wondered if doing the entire French Hill Road re-paving/ re-construction was practical and cost efficient or if it would make more sense to do the project in phases. M. McKennerney thought the crosswalk projects should be completed first as they are less costly and improve safety for Town residents and students. The Planning Commission had a brief discussion about the proposed crosswalk at Collins Perley.

The Planning Commission ranked the eight proposed bike/pedestrian path projects as follows-

1. Route 7 to Collins Perley
2. Hard' Ack to Collins Perley
3. Congress Street to Hard' Ack
4. Fairfax Street
5. Harborview to City of St. Albans (The PC agreed this should be Prospect Hill to City of St. Albans)
6. City to Highgate Shopping Center.
7. Lake Road from City to Bay
8. Bay Dock to Black Bridge

The PC had a detailed discussion of bike and pedestrian paths. The PC agreed to finish the Municipal Building Needs and Funding Source Options portion of the CIP list at another meeting.

ST. ALBANS TOWN DEVELOPMENT REGULATIONS REPORT

N. Neider presented the Planning Commission with the completed St. Albans Town Development Regulations Report. The report is required by statute as part of the Bylaw rewrite process and will be included with the Bylaw warning when sent to the surrounding municipalities. The report includes an Explanation, Purpose, Conformance and Implementation, Land Use Compatibility and Proposals for Planned Community Facilities. The Planning Commission discussed the report and agreed to approve it.

MOTION: B. Nihan made the motion to approve the St. Albans Town Development Regulations Report as part of the St. Albans Town Zoning Bylaw and Subdivision rewrite warning. M. McKennerney seconded. All in favor, none opposed, motion carried.

ACCEPTANCE OF PROPOSED BYLAW PUBLIC HEARING WARNING

The Planning Commission reviewed and accepted the proposed warning for the Public Hearing to be held October 29th, 2015.

MINUTES

MOTION: B. Nihan made a motion to accept the minutes of the meeting dated September 29th, 2015. G. Henderson seconded. All in favor, none opposed, motion carried.

ADJOURNMENT

MOTION: B. Nihan made a motion to adjourn the meeting at 7:40 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

Respectfully submitted,
AJ Johnson, Administrative Assistant

Sam Smith, Chair

Date

Mike McKennerney

Date

Grant Henderson

Date

Bill Nihan

Date