

The Town of St. Albans  
PLANNING COMMISSION MINUTES  
Town Hall, 579 Lake Road  
February 10<sup>th</sup> 2015 at 6:10 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.

**OTHER BUSINESS**

K. Greenfield appeared before the Planning Commission to observe.

S. Smith provided the Planning Commission with a handout on the Act 250 Criterion 9L Procedure. There was a brief discussion. The PC agreed to review the handouts at home.

M. Hill announced her resignation as Planner for the Town of St. Albans. Her last day will be Friday, January 27<sup>th</sup>, 2015. The Planning Commission wished good luck.

**DISCUSSION OF ZONING BYLAWS AND SUBDIVISION REGULATIONS**

At the previous meeting the PC requested M. Hill gather definitions for “Adult Entertainment Establishment” and “Small Multi-Unit Dwelling”. M. Hill returned this week with definitions. A discussion was generated about Adult Oriented Businesses and the PC agreed to change the heading to Adult Oriented Businesses from Adult Entertainment Establishment and leave the current definition. M. Hill also suggested the PC define nudity.

The PC had a discussion about whether multi-unit dwellings should be characterized based on square footage or on units. The PC agreed to allow small multi-unit dwellings in the residential and commercial/residential zone. The PC also agreed on a minimum of 500 square feet in the commercial/residential zone and a maximum of 1400 square feet per unit. The PC agreed to allow all sizes of multi-unit housing in the growth centers.

The PC discussed the Prison District overlay and requested M. Hill to check on halfway houses.

The PC discussed the necessity of having a Tower Overlay district. They agreed to leave the standards as they exist and remove the district. They also agreed to remove all advertising from towers, not just commercial advertisements.

**ACCEPTANCE OF MINUTES**

**MOTION: B. Brigham made a motion to accept the meeting minutes of January 27<sup>th</sup>, 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

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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**