

The Town of St. Albans
PLANNING COMMISSION MINUTES
Town Hall, 579 Lake Road
February 24th 2015 at 6:00 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 6:00 p.m., followed by the pledge of allegiance.

CAPITAL IMPROVEMENT PROGRAM

The PC discussed the Capital Improvement Program 2015-2020. There was a general discussion about Planning and the CIP process. The PC had a discussion of equipment life for the Public Works Department and asked if an inventory of equipment could be provided from the PWD and included in the CIP in the future. They also asked that a discussion of methodology for determining appreciation and expected obsolescence be included.

TRANSITION- PLANNER DEPARTURE

M. Hill announced to the PC that she would continue to staff the PC meetings for the month of March. There was discussion of adding another meeting in March to help move along the process. PC Chair, S. Smith is running for Selectboard. If he is voted onto the Board he will likely vacate the Planning Commission. There was a discussion of S. Smith remaining on the Board for the month of March so he could also aid in the closing process of the Bylaw rewrite. M. Hill was going to check on the legality of S. Smith remaining on the PC for a month and see if it would present a conflict of interest.

DISCUSSION OF ZONING BYLAWS AND SUBDIVISION REGULATIONS

The PC discussed the Growth Center Overlay District and incentives. The PC agreed to remove "as feasible from the first paragraph.

Previously it read:

"The number of curb cuts and their widths shall be minimized as feasible and shall integrate entries with other access points and streets rather than at random locations along the street. When possible, the DRB may require shared access to adjoining properties and may limit access to the property to the lesser traveled street. Shared access shall be possible when it can be implemented without removal of any existing buildings; shared access is feasible based on subsurface conditions; and shared access will not have an adverse effect on one of the uses of the property in question."

It shall now read:

"The number of curb cuts and their widths shall be minimized and shall integrate entries with other access points and streets rather than at random locations along the street. When possible, the DRB may require shared access to adjoining properties and may limit access to the property to the lesser traveled street. Shared access shall be possible when it can be implemented without removal of any existing buildings; shared access is feasible based on subsurface conditions; and shared access will not have an adverse effect on one of the uses of the property in question."

The PC agreed a 5% building and parking bonus may be received by any business that agrees to give up an existing access point on Route 7, 36, 104, 105, or 207.

The PC agreed a 5% building and parking bonus may be received for any business that builds a side walk identified in the Town Sidewalk Master Plan or for expanding an existing sidewalk.

The PC agreed to remove "F" which previously read "Two businesses that combine access points which results in the abandonment of an access point on Route 7 will both receive a 5% building coverage and building and parking coverage.

The PC reviewed Section 910- Parking Standards- and agreed to cap bicycle parking at ten bicycle parking spaces.

Under subsection G “Shared Parking” number 3 the word “collective” shall be changed to “shared”.

Previously it read:

“The adequacy of the quantity and efficiency of parking provided will equal or exceed the level that can be expected if collective parking is not provided; and...”

It shall now read:

“The adequacy of the quantity and efficiency of parking provided will equal or exceed the level that can be expected if shared parking is not provided; and...”

The PC agreed to change the word “guarantee” to “agreement” on number four. Previously it read:

“a. A guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking”

It shall now read:

“a. An agreement that there will be no substantial alteration in the uses that will create a greater demand for parking”

The PC agreed to change sentence “b” on number four. Previously it read:

“b. A guarantee among the property owner(s) for access to and use of the shared parking facilities;”

It shall now read:

“b. A binding contract between the property owner(s) for access to and use of the shared parking facilities;”

The PC agreed to remove sentence “d” on number four. Previously it read:

“A provision stating that the Town, acting through the DRB, may for due cause and upon notice and hearing, unilaterally modify, amend, or terminate the agreement at any time.”

ACCEPTANCE OF MINUTES

MOTION: B. Brigham made a motion to accept the meeting minutes of February 10th, 2015. M. Mckennerney seconded. All in favor, none opposed, motion carried.

ADJOURNMENT

MOTION: B. Brigham made a motion to adjourn the meeting at 9:00 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