

The Town of St. Albans  
PLANNING COMMISSION MINUTES  
Town Hall, 579 Lake Road  
March 10<sup>th</sup> 2015 at 6:00 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 6:00 p.m., followed by the pledge of allegiance.

**CAPITAL IMPROVEMENT PROGRAM**

Director of Public Works, Steve Beauregard, and St. Albans Town Fire Chief and Public Safety Officer Bob Cross provided the Planning Commission with a copy of equipment inventory. The list shows the year of the equipment, the year acquired, and the intended replacement year. The PC had a brief discussion of the equipment.

**ALLSUN SOLAR 248A APPLICATION**

M. Hill shared a solar application with the Planning Commission. The application is for an 83-500 kilowatt panel solar farm in a field off Lower Newton Road. There was a discussion of solar panels and B. Nihan asked Planning and Zoning Assistant AJ Johnson to collect more information on how solar panels work. The application is advisory as the Public Service Board is responsible for approving the application.

**DISCUSSION OF ZONING BYLAWS AND SUBDIVISION REGULATIONS**

M. Hill presented the PC with changes made to the Parking section at a previous meeting. She outlined the changes in red. B. Nihan advised a number of grammatical changes which the Planning Commission accepted.

Under Section G-“Shared Parking” subsection 4 A the Planning Commission agreed to remove the word “substantial” and add “unless approved by the Town”.

Previously it read:

“4. A written agreement between the property owners that includes:

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

It shall now read:

“4. A written agreement between the property owners that includes:

- A. An agreement that there will be no alteration in the uses that will create a greater demand for parking; unless approved by the Town...”

The PC agreed to also change subsection J- “Reserve Parking” number four which was amended at a previous meeting to read:

“4. A traffic study shall be incorporated as a condition of Site Plan Approval”

It shall now read:

“4. An engineer’s review justifying the reserve parking shall be incorporated as a condition of the Site Plan Approval”

The PC reviewed “Setbacks from Water bodies” and agreed to incorporate the State definition of “water courses”.

M. Hill provided a large color map overlaid with parcels which the PC scrutinized to determine if the Town was zoned correctly. There was a long discussion about Town zoning.

**OTHER BUSINESS**

The Town of North Hero is revising their Town Plan and as part of statute sent the Town of St. Albans a copy of the revised plan. The PC reviewed and discussed the plan but did not have any questions or comments to share with the Town of North Hero.

**ACCEPTANCE OF MINUTES**

**MOTION: B. Brigham made a motion to accept the meeting minutes of February 24<sup>th</sup>, 2015. B. Nihan seconded. All in favor, none opposed, motion carried.**

**ADJOURNMENT**

**MOTION: B. Nihan made a motion to adjourn the meeting at 8:40 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**

\_\_\_\_\_  
**Mike Mckennerney**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Bill Nihan**

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**Date**