

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

Minutes

Present: S. Smith (Chair), B. Brigham, Mike Mckennerney,
Staff Present: M. Hill, Planner & R. Perron, Zoning Administrator

CALL TO ORDER-

S. Smith called the meeting to order at 6:10 p.m.
C. Lowe came to the Planning Commission meeting to observe.

DISCUSSION OF ZONING BYLAWS AND SUBDIVISION REGULATIONS

The PC reviewed Section 705-Uses and agreed to change the first paragraph under “General Use Information”

Previously it read:

“Uses that are not listed as Permitted or Conditional in a zoning district or zoning overlay shall be prohibited in that district or overlay. Uses that are not listed as Permitted or Conditional in any zoning district or zoning overlay shall be subject to review by the DRB”

It shall now read:

“Uses that are not listed as Permitted or Conditional in a zoning district or zoning overlay shall be prohibited in that district or overlay. Uses that are not listed as Permitted or Conditional in any zoning district or zoning overlay shall be subject to Conditional Use review by the DRB”

The PC read Section 706-Temporary Uses and agreed to revise the first paragraph. Previously it read:

“1. Temporary construction huts, mobile homes, or trailers are permitted as an accessory use to any structure under construction or renovation...”

It shall now read:

“1. Mobile homes or trailers are permitted as an accessory use to any structure under construction or renovation...”

The PC agreed to remove the second paragraph under Section 706-Temporary Uses. It previously read:

“2. Temporary and seasonal roadside stands that sell only locally grown agricultural products (unprepared foods) shall be permitted if sufficient customer parking is provided off the traveled surface of the road.”

The PC reviewed Part VIII: Development Review Board (DRB) and agreed to change the number of members and add a sentence at the end of the paragraph. Previously it read:

“The Development Review Board (DRB) shall consist of not less than five (5) nor more than nine (9) members, whose appointment and removal by the Selectboard shall be in accordance with §4460 of the Act, shall elect its own officers, and shall adopt a rules of ethics, procedures, and conflict of interest policy.”

It shall now read:

“The Development Review Board (DRB) shall consist of seven (7) members, whose appointment and removal by the Selectboard shall be in accordance with §4460 of the Act, shall elect its own officers, and shall adopt a rules of ethics, procedures, and conflict of interest policy. Alternate(s) may be appointed by the Selectboard in accordance with §4460 of the Act.”

The PC discussed Section 801- Specific DRB Reviews Subsection B “Right of Way or Easement Review For Land Development Without Frontage or With Frontage Via Public Waters” number 2- Access to Land Development and agreed to add wording to ii. Previously it read:

“ii. By means of a permanent easement at least 60 feet wide to a maintained public road or public waters”

It shall now read:

“ii. By means of a permanent DRB approved easement at least 60 feet wide to a maintained public road or public waters”.

The PC discussed Section 801- Specific DRB Reviews Subsection B “Right of Way or Easement Review For Land Development Without Frontage or With Frontage Via Public Waters” number 2- Access to Land Development and agreed to add wording to B. Previously it read:

“All commercial and industrial uses shall have direct access to a maintained public road and shall have unobstructed visibility of such road 300 feet in either direction from the driveway access.”

It shall now read:

“All commercial and industrial uses shall have direct access to a maintained public road and shall meet the standards set out in the current St. Albans Town Road Ordinance or Agency of Transportation standards where applicable.

The PC discussed Section 801- Specific DRB Reviews Subsection B “Right of Way or Easement Review For Land Development Without Frontage or With Frontage Via Public Waters” number 2- Access to Land Development and agreed to change C. It previously read:

“All driveways entering onto public roads must meet the Selectman’s specifications for grade, culverts and ditching.”

It shall now read:

“All driveways entering onto public roads must meet the St. Albans Town Road Ordinance or AOT Standards specifications for grade, culverts and ditching.”

The PC reviewed Section 801- Specific DRB Reviews Subsection D- Site Plan Review and agreed to remove part of the first paragraph. Previously it read:

“Site plan review is required for any use other than one and two family dwellings unless those uses create a substantial change in the volume, velocity, or direction of the flow of water.”

It shall now read:

“Site plan review is required for any use other than one and two family dwellings.”

OTHER BUSINESS

ACCEPTANCE OF MINUTES

MOTION: M. McKenney made a motion to accept the meeting minutes of March 24th, 2015. B. Brigham seconded. All in favor, none opposed, motion carried.

ADJOURNMENT

MOTION: B. Brigham made a motion to adjourn the meeting at 8.35 p.m. M. McKenney seconded. All in favor, none opposed, motion carried

Respectfully submitted,
AJ Johnson, Administrative Assistant

Sam Smith, Chair

Date

Brent Brigham, Vice Chair

Date

Mike Mckenney

Date