

The Town of St. Albans
PLANNING COMMISSION MINUTES
Town Hall, 579 Lake Road
June 30th 2015 at 6:00 p.m.

Minutes

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

CALL TO ORDER-

S. Smith called the meeting to order at 6:00 p.m.

**DISCUSSION OF ZONING BYLAWS AND SUBDIVISION REGULATIONS-
COMPREHENSIVE LEGAL REVIEW**

The PC reviewed the proposed Zoning map produced by the NRPC.

The PC discussed purpose statements for Zoning Districts. N. Neider urged the PC to write clear, strong purpose statements and uses to protect the Town against legal ramifications, specifically a case of discrimination.

The PC discussed Article IV: Zoning Districts, Overlays, and Standards for Each District Section 404- Mixed Residential/Commercial District and agreed to add “skilled nursing facilities” to the conditional uses.

The PC discussed Article IV: Zoning Districts, Overlays, and Standards for Each District Section 405- Commercial District and agreed to add Modular Homes, Skilled Nursing Facilities and Kennel, Animal Shelter, Animal Boarding and Veterinary Office to Conditional Uses.

The PC discussed Article IV: Zoning Districts, Overlays, and Standards for Each District Section 406- Industrial District and agreed to remove a sentence and add a section to the purpose section. Previously it read-

“The purpose of the Industrial District is to provide an area for intensive industrial uses including manufacturing, warehousing and transportation terminals that increase the Town’s tax base and provides employment opportunities.”

It shall now read-

“The purpose of the Industrial District is to provide and area for intensive industrial uses and should be promoted for the location of light manufacturing industries and commercial establishments and to provide increased tax base and employment opportunities. This district is particularly well suited for business activity due to its proximity to existing infrastructure.”

The PC discussed Article IV: Zoning Districts, Overlays, and Standards for Each District Section 409- St. Albans Bay Overlay and agreed to add Marina to Conditional Uses.

The PC discussed Article IV: Zoning Districts, Overlays, and Standards for Each District Section 500- Development Not Requiring a Zoning Permit (Outside of the Flood Hazard Overlay) and agreed to combine the first two sentences and remove the last sentence. Previously it read-

“1. Maintenance, repair or renovations that do not structurally alter the exterior dimensions of the structure.

2. Interior maintenance, repair or improvements which do not change the use of the property and/ or do not cost 50% or more of the fair market value of the structure itself.

3. Detached construction no larger than...”

It shall now read-

“1. Maintenance, repair or renovations that do not structurally alter the exterior dimensions of the structure or change the use.

2. Detached construction no larger than...”

The PC discussed Article IV: Zoning Districts, Overlays, and Standards for Each District Section 501- Development Requiring a Zoning Permit and agreed to add a section to number one and add a fifth line. Previously number one read-

“It shall be the responsibility of the owner(s) of record to obtain a zoning permit prior to the commencement of any land development to include:

1. New construction, relocation, or attached expansion of any structure.” It shall now read-
“It shall be the responsibility of the owner(s) of record to obtain a zoning permit prior to the commencement of any land development to include:

1. New construction, relocation, substantial improvement, or expansion of any structure.”

Number five shall now read-

5. Commencement or extension of any mining, commercial or municipal underground services, excavation or land alteration causing a substantial change in the volume, velocity or direction of drainage.”

The PC discussed Article IV: Zoning Districts, Overlays, and Standards for Each District Section 502- Zoning Compliance Certificate and agreed to rename it to Section 502- Certificate of Compliance. The PC had questions and asked ZA, B. Perron to do some research.

The PC discussed Article IV: Zoning Districts, Overlays, and Standards for Each District Section 504- Dwelling Conversion Permit and agreed to change dwelling to camp in the first paragraph. Previously it read-

“A zoning permit is required prior to the conversion of any seasonal dwelling into a year-round dwelling.”

It shall now read-

“A zoning permit is required prior to the conversion of any seasonal camp into a year-round dwelling.”

MINUTES

MOTION: M. McKennerney made a motion to accept the minutes of the meeting dated April 28th, 2015. B. Nihan seconded. All in favor, none opposed, motion carried.

MOTION: B. Nihan made a motion to accept the minutes of the meeting dated June 23rd, 2015. G. Henderson seconded. All in favor, none opposed, motion carried.

ADJOURNMENT

MOTION: B. Nihan made a motion to adjourn the meeting at 8:50 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

Respectfully submitted,
AJ Johnson, Administrative Assistant

Sam Smith, Chair

Date

Bill Nihan

Date

Grant Henderson

Date

M. McKennerney

Date