

The Town of St. Albans
PLANNING COMMISSION MINUTES
Town Hall, 579 Lake Road
August 11th, 2015 at 6:00 p.m.

Minutes

Present: S. Smith (Chair), B. Nihan, B. Brigham, 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 Planning Commission continued the comprehensive legal review of the proposed Zoning Bylaws.

The PC agreed to add “Convenience Store with Fuel Pump & Auto Service” as a permitted use in the Rural District. The PC also agreed to add PUD as a Conditional Use and add a PUD perimeter of fifty (50) feet.

The PC reviewed the Residential District and agreed to add “Convenience Store” as a Conditional Use. They also agreed to change the wording of the use “Outdoor Recreation” to “Recreation Center”. The PC agreed to add PUD as a Conditional Use and give it a perimeter of fifty (50) feet.

The PC reviewed the Mixed Residential/ Commercial District and agreed to add “Convenience Store with Fuel Pumps” as a Conditional Use. The PC agreed to change “Outdoor Recreation” to “Recreation Center” and add “Skilled Nursing Facility” as a Conditional Use.

The PC reviewed the Commercial District and agreed to add “Convenience Store with Fuel Pumps” as a Conditional Use as well as “Day Care Facility”.

The PC agreed to change the Maximum Height to sixty-five (65) feet in the Commercial and Industrial Districts but only in the Growth Centers.

The PC agreed to change the definition of “Convenience Store with Gas Pumps” to “Convenience Store with Fuel Pumps” to be more inclusive of different fuel types. They also agreed to combine the definition with Gasoline Station.

The PC reviewed the definition of “Condominium Ownership” and agreed to reword it. It shall now read-
“Condominium Ownership: A form of ownership of real property, consistent with the Condominium Ownership Act (27A Chapter 127 VSA Section 1301) which individual owners have title to individual dwelling units and the common areas and facilities are owned by all the owner on a proportional, undivided basis.”

The PC agreed to remove the definition of “Dwelling, Multi-Unit”, which previously read-
“A residential building with three (3) or more dwelling units.”

The PC agreed to reword the definition of “Dwelling, Multi-Unit Small which previously read-
“Dwelling, Multi-Unit Small: a residential structure with between three (3) and twelve (12) dwelling units where units are no less than 500 square feet and no more than 1,400 square feet per unit. It shall now read-
“Dwelling, Multi-Unit Small: a residential structure with three (3) to twelve (12) dwelling units.”

The PC agreed to reword the definition of “Dwelling, Multi-Unit Large”. Previously it read-
“A residential building with four (4) or more dwelling units.” It shall now read-
“A residential building with twelve (12) or more dwelling units.”

The PC reviewed the definition of “Erosion” and agreed to remove the last two sentences. Previously it read-

“Erosion: The process of which the ground surface is diminished or worn due to wind, water, gravity, ice, or a combination thereof; or the detachment and movement of soil or rock fragments. Often the eroded debris (silt or sediment) becomes a pollutant via stormwater runoff. Erosion occurs naturally but can be intensified by land clearing activities such as farming, development, road building, and timber harvesting.”

It shall now read-

“Erosion: The process of which the ground surface is diminished or worn due to wind, water, gravity, ice, or a combination thereof; or the detachment and movement of soil or rock fragments.”

The PC discussed the definition of “Letter of Credit” and agreed to research the Webster Dictionary definition.

The PC discussed the definition of “Lot” and agreed to remove a section. Previously it read-

“Lot: A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise allowed by law, to be separately owned, used, developed, or built upon. A lot divided by a Class I, II, or III public road shall be considered separate lots for zoning purposes...”

It shall now read-

“Lot: A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise allowed by law, to be separately owned, used, developed, or built upon. A lot divided by a public road shall be considered separate lots for zoning purposes...”

The PC discussed the definition of “Senior Housing” and agreed to change the wording. Previously it read-

“A dwelling unit intended to be occupied by persons fifty-five (55) years or older....” It shall now read-

“A dwelling unit intended to be occupied by a person fifty-five (55) years or older...”

The PC reviewed the definition for “Skilled Nursing Facility” and agreed to change the word “shall” to “may”. Previously it read-

“Skilled Nursing Facility: An institution or part of an institution that provides licensed, skilled, fulltime nursing care and related services for patients who require medical, nursing, and/or rehabilitative services. The facility shall provide extended and/or intermediate care for those who by reason of advanced age, illness, infirmity, or mental impairments need acute, chronic, or convalescent care. Such facility shall also be known as a nursing home, convalescent facility, or long-term care facility.”

It shall now read-

“Skilled Nursing Facility: An institution or part of an institution that provides licensed, skilled, fulltime nursing care and related services for patients who require medical, nursing, and/or rehabilitative services. The facility may provide extended and/or intermediate care for those who by reason of advanced age, illness, infirmity, or mental impairments need acute, chronic, or convalescent care. Such facility may also be known as a nursing home, convalescent facility, or long-term care facility.”

The PC reviewed the definition for “Substantial Improvement” and agreed to remove the definition. Previously it read-

“Substantial Improvement: Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either before the improvement repair is started or, if the structure has been damaged and is being restored, before the damage occurred. Substantial improvement does not include any project or improvement of a structure to comply with existing State or local health, sanitary, or safety code specifications that are solely necessary to assure safe living conditions or any alteration of a structure listed on the National Register of Historic Places or a State inventory of historic places.”

MINUTES

MOTION: M. McKennerney made a motion to accept the minutes of the meeting dated July, 21st, 2015. B. Brigham seconded. All in favor, none opposed, motion carried.

ADJOURNMENT

MOTION: B. Brigham made a motion to adjourn the meeting at 9:30 p.m. G. Henderson seconded. All in favor, none opposed, motion carried.

Respectfully submitted,
AJ Johnson, Administrative Assistant

Sam Smith, Chair

Date

Brent Brigham

Date

Grant Henderson

Date

Mike McKennerney

Date