

# SUBJECT TO PLANNING COMMISSION APPROVAL

Town of St. Albans  
579 Lake Road  
St. Albans, VT. 05478

**The Town of St. Albans  
PLANNING COMMISSION MINUTES  
Town Hall, 579 Lake Road  
September 29<sup>th</sup>, 2015 at 6:00 p.m.**

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## Minutes

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

### **CALL TO ORDER-**

S. Smith called the meeting to order at 6:05 p.m.

### **2016 MPG RESOLUTION APPROVAL**

Planner, N. Neider, approached the Planning Commission with a request for the Chair, S. Smith, to sign the 2016 Municipal Planning Grant. The Planning Commission discussed the grant, which if received, will be used to fund the 2017 Town Plan update and any needed Bylaw changes. The Chair requested a motion to sign the MPG Resolution Approval.

**MOTION: B. Brigham made a motion to for Chair, S. Smith, to sign the 2016 MPG Resolution. B. Nihan seconded. All in favor, none opposed, motion carried.**

### **OTHER BUSINESS**

The Planning Commission agreed to do a final review of the proposed Zoning Bylaws and Regulations. The Planning Commission reviewed and discussed the proposed Parking Standards for the Marina use and agreed to change them. Previously the parking standard read- "1 space per berth plus .5 trailer space per berth". The Planning Commission agreed to change the parking to ".5 space per berth."

The Planning Commission discussed and agreed to add a note to the "Front Yard Setback" section under "Article IV: Zoning Districts, Overlays, and Standards for each District". Previously the note read- "Front yard Setback: The required minimum horizontal distance between a structure and the road right-of- way." It shall now read- "Front yard Setback: The required minimum horizontal distance between a structure and the road right-of- way. (Only one front yard setback is required at the access point)"

The Planning Commission reviewed the height requirements for Section 400- Lakeshore district and agreed to change the maximum height. Previously the maximum height in the Lakeshore district was 28 feet. It shall now be 35 feet. The Planning Commission also agreed to change the Lakeside setback. Previously it was 100 feet. It shall now be 75 feet.

The Planning Commission reviewed Section 404- Mixed Residential/ Commercial district and agreed to add a height restriction. In the Commercial/ Residential area the height restriction shall be 35 feet and in the Growth Center the height shall be 50 feet.

The Planning Commission reviewed Section 411- Corrections Facility Overlay district and agreed to add a height restriction. The height restriction shall now be 35 feet.

The Planning Commission reviewed Section 410- Growth Center Overlay (North & South) and agreed to change the "shalls" to "mays" in the first sentence under Standards. Previously it read- "The number of curb cuts and their widths shall be minimized and shall integrate entries with other access points and streets wherever possible" It shall now read- "The number of curb cuts and their widths may be minimized and may integrate entries with other access points and streets wherever possible"

The Planning Commission reviewed Section 410- Growth Center Overlay (North & South) and agreed to add the word "coverage" after the word "parking" in the fifth paragraph under Standards. It previously read- "A business that builds a sidewalk identified in the Town Sidewalk Master Plan or expands on an existing sidewalk may receive a 5% bonus on building and parking." It shall now read-

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“A business that builds a sidewalk identified in the Town Sidewalk Master Plan or expands on an existing sidewalk may receive a 5% bonus on building and parking coverage.

The Planning Commission reviewed Section 914- Small Off-Grid Wind Energy Systems and agreed to change the height requirements for Wind Towers. Previously it read-

## **Tower Height**

1. For property sizes between one half (½) acre and one (1) acre, the total height of the system (including tower and turbine blades) may be up to eighty (80) feet.
2. For properties one (1) acre or more in size, the total height of the system (including tower and turbine blades) shall not be more than one hundred fifty (150) feet.”

It shall now read-

## **Tower Height**

1. For property sizes between one (1) acre and (3) three acres, the total height of the system (including tower and turbine blades) may be up to eighty (80) feet.
2. For properties three (3) acres or more in size, the total height of the system (including tower and turbine blades) shall not be more than one hundred fifty (150) feet.

The Planning Commission reviewed Section 410- Growth Center Overlay (North and South) and agreed to change the bonuses under “Standards for Mixed Residential/ Commercial District” from 5% to 3% as well as add Standards for the Commercial District

Previously it read-

A business that gives up an existing access point on Route 7, 36, 104,105, or 207 may receive a 5% bonus on building and parking coverage.

A business that shares an entry point may receive a 5% bonus on building and parking coverage.

A business that hosts a transit area such as a bus stop or Vermont State Park and Ride may receive a 5% bonus on building and parking coverage.

A business that builds a sidewalk identified in the Town Sidewalk Master Plan or expands on an existing sidewalk may receive a 5% bonus on building and parking.

Under no circumstances can the accumulation of bonuses result in a property attaining higher than 85% building and parking coverage unless the DRB approves a variance or the development is a Planned Unit Development.

It shall now read-

A business that gives up an existing access point on Route 7, 36, 104,105, or 207 may receive a 3% bonus on building and parking coverage.

A business that shares an entry point may receive a 3% bonus on building and parking coverage.

A business that hosts a transit area such as a bus stop or Vermont State Park and Ride may receive a 3% bonus on building and parking coverage.

A business that builds a sidewalk identified in the Town Sidewalk Master Plan or expands on an existing sidewalk may receive a 3% bonus on building and parking coverage.

Under no circumstances can the accumulation of bonuses result in a property attaining higher than 77% building and parking coverage unless the DRB approves a variance or the development is a Planned Unit Development.

## **Standards for Commercial District**

The number of curb cuts and their widths may be minimized and may integrate entries with other access points and streets wherever possible. 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.

A business that gives up an existing access point on Route 7, 36, 104,105, or 207 may receive a 5% bonus on building and parking coverage.

A business that shares an entry point may receive a 5% bonus on building and parking coverage.

A business that hosts a transit area such as a bus stop or Vermont State Park and Ride may receive a 5% bonus on building and parking coverage.

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Under no circumstances can the accumulation of bonuses result in a property attaining higher than 85% building and parking coverage unless the DRB approves a variance or the development is a Planned Unit Development.”

## MINUTES

**MOTION: B. Brigham made a motion to accept the minutes of the meeting dated August 11<sup>th</sup>, 2015. G. Henderson seconded. All in favor, none opposed, motion carried.**

## ADJOURNMENT

**MOTION: B. Nihan made a motion to adjourn the meeting at 8:30 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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brent Brigham

\_\_\_\_\_  
Date

\_\_\_\_\_  
Grant Henderson

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date