

The Town of St. Albans
PLANNING COMMISSION MINUTES
Town Hall, 579 Lake Road
January 14th, 2014 at 6:30 p.m.

Minutes

Present: S. Smith (Chair), G. Cherrier, B. Brigham, M. McKennerney

Also Present: M. Hill, Planner

Absent: B. Cheeseman (Vice Chair)

CALL TO ORDER-

Planning Commission Chair S. Smith called the meeting to order at 6:30 p.m., followed by the pledge of allegiance.

ANNOUNCEMENTS

• **BIKE PED MEETING 1/16/2014**

A public meeting will be held at SATEC at 7p.m. in the cafeteria. This is not an official Planning Commission meeting but the PC is encouraged to join. Members of the Selectboard will also be present. A discussion will be held on the feasibility of possible bike ped paths.

• **MILTON ZONING MEETING 1/21/2014**

M. Hill received a letter regarding a Milton Zoning meeting on January 21st. Milton will be holding a public meeting to discuss amending their bylaws. The PC is invited to attend, but not required.

STORMWATER (MS4) PROGRESS UPDATE

A grant led by St. Albans City (with St. Albans Town and VTRANS as co-applicants) will be used to work on flow restoration projects. A PC meeting will be held January 28th at Town Hall to discuss numerous projects within the town that are needed to bring some property owners into compliance. A consultant has been hired to develop a timeline as well as cost estimates for projects; he hopes to present the report to the Selectboard, PC, and stake holders. The MS4 requirements state a municipality must develop flow restoration plans. The PC had a general discussion about storm water and MS4 requirements and agreed to host the meeting.

DISCUSSION OF PROPOSED VTEL CELL TOWER

November 2013 Kevin Brzys, of Ruggiano Engineering, came before the DRB on behalf of AFB LLC to request a Site Plan Amendment. The property, located at 944-1423 Bellevue Carriage Road, is a nine lot subdivision. AFB LLC proposed to sell lot five to VTEL for a communications tower and was approved by the DRB.

VTEL is now in the process of being approved for the communication tower. They have requested a letter of support from the PC and the Selectboard. The PC had a discussion of the positive and negative aspects of the tower and agreed to write a letter of support.

MOTION: G. Cherrier made a motion to sign a letter of support for the VTEL Cell Tower with the following conditions- VTEL shall exhaust all possibilities of co-location on existing towers and to make every effort to minimize visual impacts to the scenic corridor. B. Brigham seconded. All in favor, none opposed, motion carried.

ENERGY CODE PARTICIPATION

The NRPC invited the Town to participate in a program aimed at working on incorporating energy code and above code standards into town plans and zoning ordinances. The NRPC will provide direct assistance to interested municipalities. The PC had a discussion about the program and agreed to decline the invitation.

DISCUSSION OF THE ZONING BYLAWS AND SUBDIVISION REGULATIONS

The PC had a discussion of Section 801 "Open Space" and agreed to revise number two. Previously it read:

"Designated open space and/ or common land should encompass land characterized by greens, parks, or playgrounds, fragile or significant natural features, wildlife habitat, slopes in excess of twenty (20)

percent, buffers, path and trail corridors, views and vistas, and productive farm or forest land. Sewage disposal areas, utility and road rights of way or easements shall not be considered open space and / or common land.”

It shall now read:

“Designated open space and/ or common land should encompass land characterized by greens, parks, or playgrounds, fragile or significant natural features, wildlife habitat, slopes in excess of twenty (20) percent, buffers, path and trail corridors, views and vistas, and productive farm or forest land. Sewage disposal areas, utility and road rights of way or easements shall not be considered open space for the purpose of determining density bonuses”

The PC had a discussion of “Waiver Reviews” and agreed to return to the subject after writing the land use section.

After a discussion about the procedure for filling an appeal of ZA decision, the PC requested that M. Hill investigate the legalities of charging a fee for appealing the ZA’s decision.

The PC discussed “Variance Review” and agreed to leave it as is.

ACCEPTENCE OF MINUTES

MOTION: B. Brigham made a motion to approve the minutes from December 12th, G. Cherrier seconded. All in favor, motion carried.

MOTION: G. Cherrier made a motion to adjourn the meeting at 8:40 p.m. M. Mckennereny seconded. All in favor, motion carried.

Respectfully submitted,
AJ Johnson, Administrative Assistant

Sam Smith, Chair

Date

Brent Brigham

Date

Gary Cherrier

Date

Mike Mckennereny

Date