

# 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  
November 25<sup>th</sup> 2014 at 6:30 p.m.

---

## Minutes

**Present:** S. Smith (Chair), M. Mckennerney, B. Nihan  
**Staff Present:** M. Hill, Planner

### **CALL TO ORDER-**

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

### **DISCUSSION OF ZONING BYLAWS AND SUBDIVISION REGULATIONS**

Planner, M. Hill began the meeting by handing out a proposed Zoning map of the St. Albans Bay District as well as a chart with proposed uses per district. The colored map outlined the proposed districts as "Residential", "Residential/Commercial" and "St. Albans Bay District". The chart showed uses such as "Accessory Dwelling", "Day Care Center", "Professional Office" and "Restaurant" and demonstrated which uses were proposed in which districts as well as if they were permitted uses, conditional uses, or not allowed. The chart also showed the current dimensions of lots in the Residential and Residential/Commercial areas and the proposed dimensions of the St. Albans Bay District such as minimum lot size, front and side setbacks, and maximum lot coverage. The PC had a brief discussion of minimum lot sizes.

Paul and Sally Larner, residents of St. Albans, attended the meeting. They were later joined by Derek Bratek who also resides in St. Albans Bay.

P. Larner suggested the setbacks should be consistent with the street designs. If the current houses followed a twenty (20) foot setback and a forty (40) foot setback was suddenly implemented it would not look right, he explained.

P. Larner questioned the sudden need for change. He pondered why the PC felt it would benefit the Town to have a St. Albans Bay district and was concerned the Bay could turn into a commercial area. He speculated the residents who have enjoyed the quaint feel of the area would be discouraged to see businesses emerging along the lake. He suggested the proposed change of district were not in line with the original intentions of the Town Plan and was concerned the area "would look like North Main Street".

M. Hill explained that the proposed changes were based on what was written in the adopted Town Plan as well as feedback received during the Public Zoning Forum on the St. Albans Bay district on August 19<sup>th</sup>, 2014.

D. Bratek spoke of his experience with 18 wheelers on his street and worried bringing more traffic to the area could be unfavorable.

The PC continued their discussion of proposed lot sizes and agreed M. Hill should get input from Fire Chief, B. Cross before making a decision.

P. Larner suggested he return to the PC on Tuesday, December 9<sup>th</sup> with neighbors so the PC could hear other opinions on the proposed St. Albans Bay District.

### **ACCEPTANCE OF MINUTES**

**MOTION: B. Nihan made a motion to accept the meeting minutes of September 23<sup>rd</sup>, 2014. M. Mckennerney seconded. All in favor, none opposed, motion carried.**

**MOTION: M. Mckennerney made a motion to accept the meeting minutes of October 14<sup>th</sup>, 2014. S. Smith seconded. All in favor, none opposed, motion carried.**

**MOTION: B. Nihan made a motion to accept the meeting minutes of October 28<sup>th</sup>, 2014. M. Mckennerney seconded. All in favor, none opposed, motion carried.**

# SUBJECT TO PLANNING COMMISSION APPROVAL

*MOTION: B. Nihan made a motion to accept the meeting minutes of November 18<sup>th</sup>, 2014. M. Mckennerney seconded. All in favor, none opposed, motion carried.*

## ADJOURNMENT

*MOTION: M. Mckennerney made a motion to adjourn the meeting at 8:00 p.m. B. Nihan seconded. All in favor, none opposed, motion carried.*

Respectfully submitted,  
AJ Johnson, Administrative Assistant

\_\_\_\_\_  
Sam Smith, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mike Mckennerney

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date