

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
December 16th 2014 at 6:30 p.m.

Minutes

Present: S. Smith (Chair), B. Brigham (Vice Chair), Mike Mckennerney, Bill 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.

PUBLIC HEARING BYLAWS

M Hill informed Planning Commission that the Selectboard is considering an Interim Bylaw that would temporarily restrict the construction of new multi-user or off-site stormwater treatment facilities that may not conform to the Town's Notice of Intent for Stormwater discharges. The purpose of this Interim Bylaw is to provide the Town time to complete the studies, review the results of the studies, and review and implement the revised zoning bylaws and new stormwater ordinance. The Interim Bylaw ensures that the regulations and construction will be completed in a manner that promotes the public health, safety, and welfare of the Town while protecting ongoing economic growth and stability. The hearing on the Interim Bylaw will take place on Monday, December 22nd, 2014.

DISCUSSION OF ST. ALBANS CITY PROPOSED ZONING AMENDMENTS

The Town of St. Albans was notified of a proposed zoning amendment from the City of St. Albans as the two are neighboring municipalities. The City of St. Albans is considering a medical institution zoning district. The PC asked M. Hill to inquire as to the impetus for the zoning change.

DISCUSSION OF ZONING BYLAWS AND SUBDIVISION REGULATIONS

The PC had a discussion on district uses.

Residential- The PC agreed to add "seawall" as a permitted use in the Residential district. The PC agreed to change outdoor recreation to a conditional use. The PC agreed to clarify that "farm labor dwelling" under General Definitions would be onsite only. M. Hill agreed to examine minimum lot sizes for multi-unit dwellings and make a recommendation. The PC agreed to reduce Planned Unit Development perimeters to 25 feet, reduce the front setback to 30 feet, reduce the minimum frontage requirement for multi-unit dwellings from 175 ft. to 150 feet, and reduce the minimum lot size from 40,000 square feet to 30,000 square feet for single unit dwellings.

Rural- The PC asked M. Hill to research what areas of agriculture can be regulated by zoning. M. Hill agreed to research regulating small businesses in the rural district.

OTHER BUSINESS

Sue Belisle of Jewett Road came before the board to discuss the proposed Loop Road Extension. The board answered some general questions and Ms. Belisle stayed for the remainder of the meeting.

ACCEPTANCE OF MINUTES

MOTION: B. Brigham made a motion to accept the meeting minutes of November 25th, 2014. B. Nihan seconded. All in favor, none opposed, motion carried.

ADJOURNMENT

MOTION: M. Mckennerney made a motion to adjourn the meeting at 8:30 p.m. B. Nihan seconded. All in favor, none opposed, motion carried.

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Respectfully submitted,
AJ Johnson, Administrative Assistant

Sam Smith, Chair

Date

Brent Brigham, Vice Chair

Date

Mike Mckennerney

Date

Bill Nihan

Date