

The Town of St. Albans
PLANNING COMMISSION MINUTES
Town Hall, 579 Lake Road
February 11th 2014 at 6:30 p.m.

Minutes

Present: S. Smith (Chair), B. Cheeseman (Vice Chair), M. McKennerney

Staff Present: M. Hill, Planner

Absent: G. Cherrier, B. Brigham

CALL TO ORDER-

Planning Commission Chair S. Smith called the meeting to order at 7:00 p.m., followed by the pledge of allegiance.

DISCUSSION OF MS4 REGULATIONS-

On January 28th, 2014 the Planning Commission met with Andres Torizzo and members of the public. A general discussion was held on the storm water runoff and MS4 compliance. Members of the public were able to share their concerns and get more information on impending projects in their vicinity.

S. Smith asked the Commission for their thoughts on the previous meeting. The general consensus was a lot more information was desired. The PC wanted answers on where the funds would come from as well as any repercussions should the Town choose not to follow this plan.

DISCUSSION OF ZONING BYLAWS AND SUBDIVISION REGULATIONS

The PC read and discussed Density Bonus'-specifically "LEED Bonus" and agreed to remove the section. It previously read:

"The DRB may grant a density bonus for Leadership in Energy and Environmental Design (LEED) certified projects that meet the following criteria:

1. LEED Certified- bonus of up to five (5) percent of the total number of residential units proposed.
2. LEED Silver- bonus of up to ten (10) percent of the total number of residential units proposed.
3. LEED Gold- bonus of up to twenty (20) percent of the total number of residential units proposed.
4. LEED Platinum- bonus of up to forty (40) percent of the total number of residential units proposed."

The PC agreed to add as follows:

"The DRB may grant a density bonus of up to ten (10) percent for Leadership in Energy and Environmental Design (LEED) certified projects."

The PC has agreed to keep the following sentence-

"LEED Certification is required to be provided with an application requesting a density bonus(s) based on the above.

The PC reviewed Section H "Appeals from the decision of the Zoning Administrator" and agreed to add a sentence. Previously it read:

"In addition to the applicant, any interested person may appeal any decision or action taken by the Zoning Administrator by filing a written notice of appeal with the DRB within fifteen (15) days of such decision or act."

It shall now read:

"In addition to the applicant, any interested person may appeal any decision or action taken by the Zoning Administrator by filing a written notice of appeal with the *clerk/secretary of the* DRB within fifteen (15) days of such decision or act."

Respectfully submitted,
AJ Johnson, Administrative Assistant

Sam Smith, Chair

Date

Bruce Cheeseman, Vice Chair

Date

Mike Mckennereny

Date