

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, January 8th, 2015
6:30 p.m.**

On Thursday, January 8th, 2015 at 6:30 p.m., the Town of St. Albans Development Review Board met at Town Hall for hearings.

Present: Chair, Brent Brigham, Vice Chair, Jeff Jewett, Clerk, Bruce Thompson, Mike McKennerney, Karen Drennen, Arthur Omartian and Zoning Administrator, Becky Perron

Absent: Tom Stanhope

Chair, B. Brigham called the Development Review Board meeting to order at 6:30 p.m.

New Business

Application of Fairfax Street Realty, LLC requesting Site Plan Amendment in accordance with Section 303, 315(6) and 417 of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at Victoria Lane in the Commercial/Residential District within a Designated Growth Center and is owned by the Applicant.

Cliff Collins of Ruggiano Engineering represented this application. There were no interested parties or audience participation.

C. Collins presented the board with the proposed differences. These differences include changes to parking, decks to the front and rear units, reduction and reshaping of the cookout area, relocation of sidewalks, and grading changes.

The change in parking included eliminating seven spots within the parking garage. Six spaces were added outside which was a loss of one space; this is why a parking waiver was necessary.

The proposed decks are 4' x 12'. Building two had sliding doors and a railing but no decks. The decks were not shown on the original Site Plan, only on the footprint.

B. Thompson asked if the changes had already been made. C. Collins confirmed they had; they hoped the building could have occupants by February. B. Thompson asked if the landscaping on the south end of the building had been completed. C. Collins stated it was not; it would probably be started in the spring. B. Thompson inquired if the retaining wall had been done. C. Collins believed there was a bit more grading to be done, but it was otherwise complete.

J. Jewett asked how the locations of the handicap parking spots are determined. C. Collins listed a number of reasons including proximity to entrance, a maximum of 2% grade throughout, the route to the building, and convenience. The exterior parking spots in the other two buildings have been pretty much unused, he added.

B. Brigham asked what the spaces per tenant are. C. Collins stated about 1.5 spaces per tenant. Most tenants only have one car, some have none. The spaces are first come first serve. There are sixty units and ninety- seven spaces.

J. Jewett wondered what the ground level deck patio was made of. C. Collins confirmed the patio was made with a concrete slab.

B. Thompson asked if there would be a change of lighting because of the decks. C. Collins stated there was not.

B. Thompson inquired what the change was to the sidewalks. C. Collins stated the two previously proposed sidewalks were essentially combined to make a common walk in front of the building and there would be a sidewalk between the garden and cooking area.

J. Jewett asked if the units were already selling. C. Collins stated the building is rentals and they appeared to be filling. There are one and two bedroom units with eighty percent of occupants being seniors.

Deliberative Session

MOTION: K. Drennen made a motion to enter deliberative session at 7:00 p.m. J. Jewett seconded. All in favor, none opposed, motion carried.

Application of Fairfax Street Realty, LLC requesting Site Plan Amendment and Parking Waiver

MOTION: M. Mckennerney made a motion to approve the application of Fairfax Street Realty, LLC requesting Site Plan Amendment in accordance with Section 303, 315(6) and 417 of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at Victoria Lane in the Commercial/Residential District within a Designated Growth Center and is owned by the Applicant with the following conditions: that any future changes to the Site Plan be applied for and approved prior to construction and to accept the proposed findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated December 30th, 2014. J. Jewett seconded the motion. All in favor, none opposed, motion carried.

Adjournment

MOTION: B. Thompson made a motion to adjourn the DRB meeting at 7:37 p.m. A. Omartian seconded. All in favor, none opposed, motion carried.

**Respectfully Submitted,
AJ Johnson, Administrative Assistant**

Brent Brigham, Chair

Jeff Jewett, Vice Chair

Bruce Thompson, Clerk

Mike McKennerney

Arthur Omartian

Karen Drennen