

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

On Thursday, October 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, Arthur Omartian, Tom Stanhope and Zoning Administrator, Becky Perron

Absent: Karen Drennen

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

New Business:

Application of JLD Properties of St Albans LLC requesting Site Plan and Conditional Use Approval in accordance with Section 303, 305(3), 315(7&8) and 417 of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located off Tuckers Way in the Commercial and Light Industrial Districts within a Designated Growth Center and owned by the Applicant.

This application was represented by Sam Ruggiano of Ruggiano Engineering, Jeff Nick of JLD Properties and Jennifer Conley of Conley Associates.

PUD abutters, Tom Richards of New England Federal Credit Union, and Ken Greenfield requested Interested Party Status.

MOTION: M. McKennerney made a motion to grant Interested Party Status to Tom Richards of New England Federal Credit Union as a PUD abutter. J. Jewett seconded. All in favor, none opposed, motion carried.

MOTION: J. Jewett made a motion to grant Interested Party Status to Ken Greenfield as a PUD abutter. M. McKennerney seconded. All in favor, none opposed, motion carried.

The applicants and interested parties were sworn in by the clerk. S. Ruggiano explained the application to the board.

JLD Properties intend to develop Lot 1 of their previously approved 4 lot subdivision. A Walmart store is situated on lot 3 but the other lots remain undeveloped. The unnamed access road to New England Federal Credit Union splits Lot 1 in half. The proposed buildings will be built on the easterly portion of the lot, adjacent to Route 7. There are 162 parking spaces being proposed; only 151 spaces are required. An existing sidewalk is in front of the proposed buildings but does not lead anywhere.

Phase I is a proposed 150 seat sit-down restaurant which has not been named at this time. Phase II is a proposed 7,000 square foot building which will have a retail store and a professional office use- possibly an Aspen Dental. Phase III is a second proposed 7,000 square foot building which will hold two retail uses, each 3,500 square feet. The parking lot will be situated behind the proposed buildings. The landscaping previously approved and planted within the PUD buffer should be sufficient; no additional landscaping is being proposed at this time.

The proposed buildings will tie into existing water and sewer lines. Fire Chief, Bob Cross, reviewed Site Plans and required three fire hydrants to be placed along the buildings and the installation of knox boxes. A letter from Police Chief Gary Taylor stated there is not a foreseeable impact of services resulting from the development of this lot. Sewer and water allocation have been secured from the City of St. Albans. The existing detention pond was sized for the entire development and created with the assumption that 80 percent of the PUD would be impervious surface, which is not likely. Catch basins will collect the drainage from the roof and sheet drainage will be collected by a swale which will lead to the catch basin and into the detention pond.

Jennifer Conley of Conley Associates explained the traffic expectations to the Board. J. Conley used a trip generator handbook to predict the amount of traffic each use would use. The uses being proposed are a high turnover sit-down restaurant, a medical dental office, and retail. New traffic generated by the full development of lot one is estimated to be around 116 trips during daily a.m. peak hours and 144 trips during daily p.m. peak hour trips. She explained that the Walmart development was following the same traffic patterns she had originally predicted.

J. Jewett asked if J. Conley anticipated any future problems with the unnamed NEFCU access road and the intersection at Tuckers Way. J. Conley explained that a traffic study had not been conducted at that intersection but the volume of traffic on the access road was currently pretty low. The road, she explained, was designed with future growth in mind.

B. Brigham questioned if any additional improvements would be needed on Route 7 to accommodate the new development. S. Ruggiano responded that Route 7 was also designed with the full build-out in mind and he did not anticipate any future improvements.

J. Jewett inquired if the “sidewalk to nowhere” parallel to Route 7 would be extended as part of the development of lot one. S. Ruggiano explained that a condition of NEFCU’s permit was that a sidewalk would need to be built and an easement provided to design more sidewalk infrastructure in the future. He did not anticipate the sidewalk being extended unless there is future development along Swanton Road. The sidewalks run through the State right-of-way. Future sidewalk development could not happen unless the Town of St. Albans agreed to be a co-applicant for the sidewalk permit, which was not likely due to maintenance and liability concerns.

T. Stanhope asked for details on the proposed lighting. S. Ruggiano explained the lighting fixtures would be the same as the Walmart development but would be LED lights which will emit a warm white color. The fixtures will be twenty-four feet tall and sit on a two foot base. The light will be contained to the parking area and not spill over to the roadway.

J. Jewett inquired if there would be entry to the businesses on both sides of the building or if entry would only be from the parking lot side. S. Ruggiano explained that Aspen Dental would only have access from one side but he could not give a definitive answer about the retail locations.

B. Thompson wondered if Aspen Dental was definitely going to be occupying this location. S. Ruggiano stated the lease had not been signed yet but he was expecting it to be very shortly. Aspen Dental will be constructed as part of Phase II.

B. Brigham asked if the entire parking lot would be completed as part of Phase I. S. Ruggiano expected the entire base coat would be laid as part of Phase I but was not sure if the striping or top coat would be entirely completed until the three phases were complete.

“So you’re just here for approval for Phase I?” B. Brigham inquired. S. Ruggiano explained that ideally the entire project would be approved so JLD Properties could have flexibility to construct as tenants were obtained and not necessarily have to construct Phase I first, Phase II second and so on.

B. Thompson inquired if bike racks would be added to the parking lot. S. Ruggiano stated it would be dependent on the Act 250 permit but it would not be a big deal to add them.

B. Thompson asked if construction would start in Spring. S. Ruggiano confirmed that was the target date.

J. Jewett asked S. Ruggiano if he would hint at the restaurants negotiating for the spot. He would not.

Deliberative Session

MOTION: M. McKennerney made a motion to enter deliberative session at 7:10 p.m. T. Stanhope seconded. All in favor, none opposed, motion carried.

Application of JLD Properties of St Albans LLC requesting Site Plan and Conditional Use Approval

MOTION: B. Brigham made a motion to approve the Application of JLD Properties of St Albans LLC requesting Site Plan and Conditional Use Approval in accordance with Section 303, 305(3), 315(7&8) and 417 of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located off Tuckers Way in the Commercial and Light Industrial Districts within a Designated Growth Center and owned by the Applicant with the following conditions: 1) prior to obtaining a building permit, the applicant will apply for a Site Plan Amendment to show actual building elevations, exterior lighting, and possible landscaping around the buildings as shown on Exhibits 7A and 7B of this application, 2) completion of the infrastructure must be certified by a registered engineer, 3) the parking lot will be striped prior to the issuance of a Certificate of Occupancy regardless of whether top coat is on or not, and 4) to accept the proposed findings of fact and conclusions of law listed in the Zoning Administrator’s staff report dated September 24th, 2015. M. McKennerney seconded the motion. All in favor, none opposed, motion carried.

Minutes

MOTION: T. Stanhope made a motion to accept the minutes from the DRB meetings dated September 10th, 2015. M. McKennerney seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: B. Thompson made a motion to adjourn the DRB meeting at 8:30 p.m. J. Jewett seconded. All in favor, none opposed, motion carried.

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

Brent Brigham, Chair

Jeff Jewett, Vice Chair

Bruce Thompson, Clerk

Arthur Omartian

Tom Stanhope

Mike McKennerney