

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, April 23rd, 2015
6:30 p.m.**

On Thursday, April 23rd, 2015 at 6:30 p.m., the Town of St. Albans Development Review Board met at Town Hall for hearings.

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

Absent: Vice Chair, Jeff Jewett and Tom Stanhope

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

Organizational Meeting

1. Election of officers.
2. Adoption of Rules of Procedure and Conflict of Interest Policy.

MOTION: K. Drennen made a motion to keep the board as is. M. McKennerney seconded. All in favor, none opposed, motion carried.

The current board is Chair, Brent Brigham, Vice Chair, Jeff Jewett and Clerk, Bruce Thompson.

MOTION: K. Drennen made a motion to adopt the Rules of Procedure and Conflict of Interest Policy. M. McKennerney seconded. All in favor, none opposed, motion carried.

Old Business

Continued application of Elliot Tokat requesting Conditional Use Approval to construct a seawall in accordance with Sections 305(3) and 315(1&3) of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 172 Tranquility Lane in the Lakeshore District within the Flood Hazard Overlay and is owned by the Applicant.

Clerk, B. Thompson, swore in the applicant. David Barton represented this application. He explained that there is currently erosion on the bank of the applicant's property. The bank is pretty open; currently a tree and a few boulders sit there. The purpose of the seawall is to minimize future flooding; the property suffered prior flooding in 2011. The seawall will be made of boulders, gravel and silt fabric.

B. Brigham wondered if the boulders would fit tighter than what the plans showed. D. Barton confirmed they would sit close-fitting and explained that the seawall would be two rectilinear boulders high with three to four inches of gravel behind it. There would be steps for lake access.

B. Thompson wondered what the elevation of the wall would be. D. Barton stated the wall would be roughly 103.5 feet at the top. Currently it is about 102 feet. The house sits at about 103.6' so the wall should keep the water splash from reaching the house.

B. Brigham asked if there would be a stone filled swale. D. Barton confirmed there would.

B. Brigham wondered if the property naturally pitched towards the lake. D. Barton stated it did and showed grade lines to confirm. B. Thompson asked where the neighbors were located. He was shown and inquired what the end of the seawall would look like; would it affect the neighbors at all?

D. Barton indicated the boulders on the end of the seawall would turn away from the neighbor and did not foresee any adverse effects.

New Business

Application of Tabor Investments II, LLC requesting Conditional Use Approval to remove & replace a deck, raise the camp elevation and add siding in accordance with Sections 305(3) and 315(1&3) of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 763 West Shore Road in the Lakeshore District within the Flood Hazard Overlay and owned by the Applicants.

Clerk, B. Thompson, swore in the applicant. Matt Tabor represented this application. Abutting property owners, George and Shirley Katz, did not attend the meeting but did write a letter and asked for Interested Party Status.

MOTION: B. Thompson made a motion to grant Interested Party Status to George and Shirley Katz, abutting property owners. M. McKennerney seconded. All in favor, none opposed, motion carried.

M. Tabor provided the board with pictures of the camp as it currently is. He stated that the footprint was going to stay exactly the same. The deck is going to be removed and replaced; new piers will be added to the deck and the camp to elevate them. A shed is being removed, replaced, and elevated as well. Previously the camp sat on cinder blocks at an elevation of about 103'. The proposed precast piers and steel beams will raise the camp about a foot. The Agency of Natural Resources was informed of the requested permit on April 7th, 2015. An elevation certificate will be obtained to prove height once constructed.

K. Drennen wondered what would be done with the shed. M. Tabor stated that the shed would be disposed of as it was rotten. K. Drennen wanted to confirm that the shed would not be burned. M. Tabor stated it would not.

B. Thompson wondered if the soil level was changing. M. Tabor stated it would remain the same, he was considering putting in crushed stone when he put the piers in to help stabilize the camp.

B. Brigham asked how M. Tabor would dig the holes for the piers. M. Tabor replied that there was currently 18 inches under the camp and they would raise the camp another 2 feet to dig the holes.

Deliberative Session

MOTION: M. McKennerney made a motion to enter deliberative session at 7:05p.m. A. Omartian seconded. All in favor, none opposed, motion carried.

Continued application of Elliot Tokat requesting Conditional Use Approval to construct a seawall

MOTION: A. Omartian made a motion to approve the Continued application of Elliot Tokat requesting Conditional Use Approval to construct a seawall in accordance with Sections 305(3) and 315(1&3) of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 172 Tranquility Lane in the Lakeshore District within the Flood Hazard Overlay and is owned by the Applicant with the following condition to accept the proposed findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated April 8th, 2015. K. Drennen seconded the motion. All in favor, none opposed, motion carried.

Application of Tabor Investments II, LLC requesting Conditional Use Approval

MOTION: B. Thompson made a motion to approve the Application of Tabor Investments II, LLC requesting Conditional Use Approval to remove & replace a deck, raise the camp elevation and add siding in accordance with Sections 305(3) and 315(1&3) of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 763 West Shore Road in the Lakeshore District within the Flood Hazard Overlay and owned by the Applicants with the following conditions to accept the proposed findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated April 8th, 2015 and to provide the elevation certificate for the Zoning Administrator for confirmation. K. Drennen seconded the motion. All in favor, none opposed, motion carried.

Adjournment

MOTION: K. Drennen made a motion to adjourn the DRB meeting at 7:25p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

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

Brent Brigham, Chair

Bruce Thompson

Karen Drennen

Mike McKennerney

Arthur Omartian