

**Town of St. Albans  
Development Review Board Meeting Minutes  
Thursday, May 14<sup>th</sup>, 2015  
6:30 p.m.**

On Thursday, May 14<sup>th</sup>, 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, and Zoning Administrator, Becky Perron

**Absent:** Tom Stanhope, Karen Drennen and Arthur Omartian

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

**New Business**

**Application of Harbor View St. A LLC requesting Site Plan Amendment of a PUD to add a temporary sales office on Lot 1, obtain Conditional Use Approval for Professional Office use, and move the previously approved duplex from Lot 1 to Lot 30 in accordance with Sections 303, 305(3), 315(4&6) and 417 of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 353 South Main Street in the Commercial/Residential and Rural Districts and owned by the Applicants.**

Bill Fitzgerald and Karl Marchessault represented this application. They were sworn in by Clerk, B. Thompson. Shari Bashaw, abutting neighbor, requested Interested Party Status via letter.

**MOTION: B. Thompson made a motion to grant Interested Party Status to Shari Bashaw, abutting neighbor. J. Jewett seconded. All in favor, none opposed, motion carried.**

K. Marchessault stated that a duplex had been approved on Lot 1. B. Fitzgerald explained he did not want to compromise the view for the congregate care facility by putting up the duplex and thought the lot would serve well as a temporary office location. K. Marchessault showed a proposed map of the lot which showed how the driveways would be altered to accommodate adding the duplex on lot 30 and still meet the setbacks.

The temporary office building on Lot 1 will be a 392 square foot trailer with two paved parking spaces, a ramp for wheelchair accessibility, and a handicap accessible restroom. The trailer will be a salesroom of sorts, with examples of flooring, cabinets and countertops available for the units. The trailer will be set on wheels with skirting around it and will move as construction does. All utilities run to Lot 1 so it will be easy to hook the trailer up to water, sewer and power. It will most likely stay on Lot 1 for a couple of years.

B. Thompson wondered if Lot 1 would ever be used to build on. B. Fitzgerald explained the lot currently had a lot of rocks on it that residents sat on to enjoy the outdoors and view and he thought the lot would be better served as a place where picnic tables could be situated so people could enjoy it more comfortably.

B. Fitzgerald asked if the Town would eventually be able to take over the road as the school bus would not travel up the road currently and students had to stand by Route 7 to wait for the bus which did not seem safe. B. Perron replied by stating B. Fitzgerald needed to address the Selectboard with his concern; the DRB does not approve roads.

B. Thompson complimented B. Fitzgerald on the PUD; B. Fitzgerald obviously took pride in the cleanliness of the jobsite and having quality work.

**New Business**

**Application of Maquam Road, LLC requesting Conditional Use Approval to reconstruct a fire damaged single family residence in accordance with Sections 305(3), 315(1&3) and 417 of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 834 Maquam Shore Road in the Lakeshore District within the Flood Hazard Overlay and owned by the Applicant.**

Toby Ducolon represented himself in this application and was sworn in by Clerk, B. Thompson. Abutting neighbor, Laurie Averill requested Interested Party Status via letter.

**MOTION: J. Jewett made a motion to grant Interested Party Status to Laurie Averill, abutting neighbor. M. McKennerney seconded. All in favor, none opposed, motion carried.**

T. Ducolon explained his home had sustained serious fire damages during renovations earlier in the year. He is proposing to remove the damaged structure and replace it on the same footprint with no additional bedrooms. The only change will be a second story loft on the front of the building. The existing foundation and concrete walls will be used.

B. Brigham wondered if there would be a basement. T. Ducolon explained that there was currently a basement that is below 102' elevation. He is proposing it be filled in with crushed stone and covered with a concrete slab; the top of the slab will be around 106'. There are not currently any utilities in the basement.

B. Brigham wondered if any of the footprint would change. T. Ducolon confirmed the footprint would stay the same, the only addition will be the proposed loft and a half bathroom; the damaged structure had a full bath and the new structure will have one and a half baths.

J. Jewett asked if there had ever been a problem with the septic. T. Ducolon exclaimed there had not been any problems, the previous family used the structure as a five bedroom home and the septic always worked for them. T. Ducolon was renovating the house to be a two bedroom and did not foresee a problem.

T. Ducolon asked if he could put fake dormers on the roof to break up the straight line from the garage to the roof; it was not visually appealing and would not add any additional square footage. The DRB confirmed that could be done.

T. Ducolon joked that he would not be putting a wood stove in the new house.

#### **Deliberative Session**

**MOTION: M. McKennerney made a motion to enter deliberative session at 7:15p.m. J. Jewett seconded. All in favor, none opposed, motion carried.**

Application of Harbor View St. A LLC requesting Site Plan Amendment

**MOTION: M. McKennerney made a motion to approve the Application of Harbor View St. A LLC requesting Site Plan Amendment of a PUD to add a temporary sales office on Lot 1, obtain Conditional Use Approval for Professional Office use, and move the previously approved duplex from Lot 1 to Lot 30 in accordance with Sections 303, 305(3), 315(4&6) and 417 of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 353 South Main Street in the Commercial/Residential and Rural Districts and owned by the Applicants with the following conditions: all previous conditions still apply and to accept the amended proposed findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated May 1<sup>st</sup>, 2015. J. Jewett seconded the motion. All in favor, none opposed, motion carried.**

Application of Maquam Road, LLC requesting Conditional Use Approval

**MOTION: J. Jewett made a motion to approve the Application of Maquam Road, LLC requesting Conditional Use Approval to reconstruct a fire damaged single family residence in accordance with Sections 305(3), 315(1&3) and 417 of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 834 Maquam Shore Road in the Lakeshore District within the Flood Hazard Overlay and owned by the Applicant with the following conditions: to provide a confirming elevation certificate to the Zoning Administrator upon completion of the reconstruction and to accept the amended proposed findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated May 1<sup>st</sup>, 2015. M. McKennerney seconded the motion. All in favor, none opposed, motion carried.**

#### **Minutes**

**MOTION: J. Jewett made a motion to accept the minutes from the DRB meetings dated 3/26/15. B. Thompson seconded. All in favor, none opposed, motion carried.**

#### **Adjournment**

**MOTION: J. Jewett made a motion to adjourn the DRB meeting at 8:07 p.m. B. Thompson seconded. All in favor, none opposed, motion carried.**

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

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Brent Brigham, Chair

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Jeff Jewett, Vice Chair

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Bruce Thompson

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Mike McKennerney