

**Town of St. Albans  
Development Review Board Meeting Minutes  
Thursday, June 11<sup>th</sup>, 2015  
6:30 p.m.**

On Thursday, June 11<sup>th</sup>, 2015 at 6:30 p.m., the Town of St. Albans Development Review Board met at Town Hall for hearings.

**Present:** Vice Chair, Jeff Jewett, Clerk, Bruce Thompson, Mike McKennerney, Karen Drennen and Zoning Administrator, Becky Perron

**Absent:** Chair, Brent Brigham, Tom Stanhope, and Arthur Omartian

Vice Chair, J. Jewett called the Development Review Board meeting to order at 6:30 p.m.

**New Business**

**Application of Anthony & Leslie Tanneberger requesting Site Plan Amendment to reconstruct commercial access to an existing site in accordance with Section 303 and 315(7) of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 997 Fairfax Road in the Commercial District within a Designated Growth Center and owned by the Applicants.**

P. Mazurak, engineer at Cross Consulting and representative of the application, was sworn in by the Clerk. He explained to the board that his client, Anthony Tannenberger, owned a veterinary hospital on Fairfax Road. The current driveway is a one-way horseshoe shaped driveway with two curb cuts. P. Mazurak is proposing to relocate and reconfigure the access site.

The Agency of Transportation (AOT) permitted the proposed access site and a letter of intent was obtained. Letters were obtained from the Fire Department and Police Department which stated this plan would have no adverse impact on their services.

B. Thompson wondered if the “middle driveway” would be removed. P. Mazurak explained the middle portion would be removed and reconfigured. The entire new portion would be paved; anything that was removed would be regraded and re-grassed. The ditch line would be restored to prevent erosion. The parking area would not change.

J. Jewett asked about the water flow. P. Mazurak stated that 18 inch culverts would be put in the proposed driveway. The existing driveway is flat, with no culvert under it. A swale will be put in to direct the water toward the shared ditch located next to the Cummings Property.

J. Jewett wondered if the property in the back could or would be developed later down the road. P. Mazurak stated there was a possibility to develop, and if it was, the access point would be better for expansion. J. Jewett wondered if the property was zoned Commercial. P. Mazurak confirmed it was.

K. Drennen wondered what size the parcel was. A. Tannenberger stated the parcel was 3.33 acres.

J. Jewett asked for a proposed timeline. A. Tannenberger joked that the project was supposed to be done in April, but it would now be a summer project.

**New Business**

**Application of William Machia requesting Conditional Use Approval to amend a previously approved plan 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 153 East Shore Drive in the Lakeshore District within the Flood Hazard Overlay and is owned by the Applicant.**

Applicant William “Bill” Machia was sworn in by the Clerk. He explained that a year ago he received a permit for what he thought was a 26x38 stick built single family residence. Upon reviewing the permit he realized he had only obtained a 24x38 stick built home. He stated the setbacks will still be met by adding an additional 2 feet and nothing else was changing; the only reason he had to appear before the board for a permit amendment was because his home is in the Flood Hazard District.

B. Thompson wondered if the home would be built on a slab. B. Machia confirmed it would.

B. Perron stated there would be no additional bedrooms, just bigger rooms. B. Machia thought adding two extra feet would make his home look nicer when compared to the homes beside him.

J. Jewett wondered what used to be on this parcel. B. Machia stated he previously had a 51 foot mobile home with a bump-out.

J. Jewett asked if a variance had been previously granted with the last building permit. B. Machia confirmed there was a variance on the lake side that granted him to build no closer than 71 feet; the two foot addition would be built closer to the road. B. Perron stated that the variance runs with the land.

B. Machia stated that his permit would expire July 8<sup>th</sup> of 2016 so he intends to begin before the expiration date.

M. McKennerney asked for confirmation that the elevation certificate included in the application was for the proposed home and not the previous mobile home. B. Machia confirmed it was for the proposed home. The slab currently sits at 102.8'; the additional 2'x38' slab will also be at 102.8', with the frost wall extending above the slab 8 inches. Flood vents will be placed on the front and back of the home.

### **Deliberative Session**

**MOTION: K. Drennen made a motion to enter deliberative session at 6:53 p.m. B. Thompson seconded. All in favor, none opposed, motion carried.**

Application of Anthony & Leslie Tanneberger requesting Site Plan Amendment

**MOTION: B. Thompson made a motion to approve the Application of Anthony & Leslie Tanneberger requesting Site Plan Amendment to reconstruct commercial access to an existing site in accordance with Section 303 and 315(7) of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 997 Fairfax Road in the Commercial District within a Designated Growth Center 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 June 2<sup>nd</sup>, 2015. K. Drennen seconded the motion. All in favor, none opposed, motion carried.**

Application of William Machia requesting Conditional Use Approval

**MOTION: K. Drennen made a motion to approve Application of William Machia requesting Conditional Use Approval to amend a previously approved plan 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 153 East Shore Drive in the Lakeshore District within the Flood Hazard Overlay and is owned by the Applicant with the following conditions: that the slab and frost wall does not exceed 26x38, the Zoning Administrator will be provided with a confirming elevation certificate and to accept the amended proposed findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated June 2<sup>nd</sup>, 2015. M. McKennerney seconded the motion. All in favor, none opposed, motion carried.**

### **Minutes**

**MOTION: B. Thompson made a motion to accept the minutes from the DRB meetings dated April 23<sup>rd</sup>, 2015 and May 14<sup>th</sup>, 2015. seconded. All in favor, none opposed, motion carried.**

### **Adjournment**

**MOTION: K. Drennen made a motion to adjourn the DRB meeting at 7:55 p.m. B. Thompson seconded. All in favor, none opposed, motion carried.**

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

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Jeff Jewett, Vice Chair

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Karen Drennen

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Bruce Thompson

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Mike McKennerney