

**Town of St. Albans  
Development Review Board Meeting Minutes  
Thursday, June 25<sup>th</sup>, 2015  
6:30 p.m.**

On Thursday, June 25<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 6:45 p.m.

**New Business**

**Application of NEFS requesting Conditional Use and Site Plan Approval for an Agribusiness in accordance with Sections 303, 305(3) and 315(6) of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 423 South Main Street in the Mixed Commercial/Residential District and owned by Mary Therrien.**

Sam Smith, Paul Posenjak and Reene Fontaine represented this application. They were sworn in by the Clerk, B. Thompson.

S. Smith explained that Northeast Farm Sales (NEFS) was a family owned business from Irasburg, Vermont who specializes in farm equipment, home equipment and outdoor products. S. Smith provided the Board with a Site Plan and application; he explained that the property, located at 423 South Main Street and owned by Mary Therrien, was located in the Commercial/Residential District was previously a Residential/ Commercial trucking business.

The property is currently made up of 1.42 acres with a single family home and 40'x75' garage on a slab. The residential structure will be demolished, the basement filled in, and the site graded and reconstructed as an Agribusiness.

A State wastewater permit has been applied for. NEFS will apply for 150 gallons per day with the current wastewater system which has been inspected with no signs of failure found. The wastewater system previously served the four bedroom home. Stormwater runoff will flow from the property East to West to a ditch located along Route 7.

The State has approved the existing curbcut. A letter was provided from the Town Fire Department stating the proposed Site Plan would not have an adverse effect to the Fire Departments services; a knox box will be installed with a key to the gate and the building.

Currently there is 8,700 square feet of impervious surface; the proposed Site Plan adds 11,000 additional square feet. The existing chain link fence will be removed and the parcel will be re-fenced for security.

J. Jewett asked S. Smith to explain the pictures he provided to the Board. S. Smith stated that he wanted to show the area was mixed Commercial/ Residential and the business would fit the character of the area.

B. Thompson wondered if the new proposed parking area would be for customers or equipment. S. Smith stated the parking would be used for both.

J. Jewett asked if the site would be entered from where the existing driveway is. P. Posenjak stated that would be the entrance point and the driveway would not change much; it will be opened up a bit and graded.

J. Jewett questioned what the parking requirements were for an agricultural business. B. Perron stated that there were none and it would be up to the Board.

J. Jewett inquired how many employees the business would have. P. Posenjak stated there would be 5 employees but only four would be at the location full time. The fifth employee would travel and be in and out of the shop. J. Jewett wondered what the traffic flow would be during their busiest day. P. Posenjak estimated ten to fifteen trips a day. There will be roughly three deliveries a day from Fedex or UPS, four employees entering for the workday and exiting upon closing, and the fifth employee who will come and go. P. Posenjak stated that was roughly the traffic flow in their store in Irasburg. J. Jewett wondered if most of the water use would be from the restroom or if the staff would be washing farm equipment daily. It was confirmed to be mostly bathroom use with the occasional washing of farm equipment.

K. Drennen wondered where the septic tank was on the property. It sits next to the house, beside the driveway. She asked for and received confirmation that it would not be paved over.

B. Thompson asked if there would be lighting added to the site. P. Posenjak stated that the business was open from 7 a.m. to 5 p.m. and street lighting would not be necessary; there is an overhead light on site.

J. Jewett wondered what the timeline on the project was. P. Posenjak stated the grading and fencing needed to be completed and the residence removed; hopefully by the end of August.

B. Thompson asked if the business sold equipment or if they had rentals available, too. P. Posenjak confirmed some rentals would be available.

### New Business

**Application of Med Associates requesting Site Plan Amendment to construct a shed in accordance with Sections 303 and 315(9) of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 650 Industrial Park Road in the Industrial District and owned by the Applicant.**

John Easterday of Ruggiano Engineering represented the application. A 10x20 storage shed and stone apron is proposed to be added to the existing medical research facility. The lot is 6.7 acres in Heavy Industrial within the St. Albans Town Industrial Park.

The storage shed is proposed to sit 165 feet north of the southern property line, adjacent to the driveway. It will sit well within the 75 foot building setback and is proposed to be an additional 440 square feet of impervious. It will not affect parking or traffic flow. There will be no new water or sewer changes or utilities added. The proposed shed will store non-hazardous materials and tools.

J. Jewett wondered if there would be power. J. Easterday stated there would not.

B. Thompson asked if there would be a foundation. J. Easterday stated there would not be, just an apron of stone and a stand-alone pre-fab shed.

### New Business

**Application of VT State Housing Authority requesting Site Plan Amendment to amend fencing requirements in accordance with Section 303 and 315(5) of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 1,3,5,7&9 Clyde Allen Drive in the Residential District and is owned by the Applicant.**

**MOTION: B. Thompson made a motion to continue the Application of VT State Housing Authority requesting Site Plan Amendment to amend fencing requirements in accordance with Section 303 and 315(5) of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 1,3,5,7&9 Clyde Allen Drive in the Residential District and is owned by the Applicant to the meeting of July 9<sup>th</sup>, 2015. M. McKennerney seconded the motion. All in favor, none opposed, motion carried.**

### Deliberative Session

**MOTION: K. Drennen made a motion to enter deliberative session at 7:15 p.m. B. Thompson seconded. All in favor, none opposed, motion carried.**

Application of NEFS requesting Conditional Use and Site Plan Approval

**MOTION: B. Thompson made a motion to approve the Application of NEFS and Mary Therrien requesting Conditional Use and Site Plan Approval for an Agribusiness in accordance with Sections 303, 305(3) and 315(6) of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 423 South Main Street in the Mixed Commercial/Residential District and owned by Mary Therrien with the following conditions: to accept the amended proposed findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated June 17<sup>th</sup>, 2015 and amended June 25<sup>th</sup>, 2015. K. Drennen seconded the motion. All in favor, none opposed, motion carried.**

Application of Med Associates requesting Site Plan Amendment

**MOTION: M. McKennerney made a motion to approve the Application of Med Associates requesting Site Plan Amendment to construct a shed in accordance with Sections 303 and 315(9) of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 650 Industrial Park Road in the Industrial District and owned by the Applicant with the following conditions: to accept the amended proposed findings of fact and conclusions of law listed in the Zoning Administrator's staff**

report dated June 17<sup>th</sup>, 2015. K. Drennen seconded the motion. All in favor, none opposed, motion carried.

Application of VT State Housing Authority requesting Site Plan Amendment

MOTION: B. Thompson made a motion to continue the Application of VT State Housing Authority requesting Site Plan Amendment to amend fencing requirements in accordance with Section 303 and 315(5) of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 1,3,5,7&9 Clyde Allen Drive in the Residential District and is owned by the Applicant to the meeting of July 9<sup>th</sup>, 2015. M. McKennerney seconded the motion. All in favor, none opposed, motion carried.

#### Minutes

MOTION: K. Drennen made a motion to accept the minutes from the DRB meetings dated June 11<sup>th</sup>, 2015. M. McKennerney 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