

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, July 9th, 2015
6:30 p.m.**

On Thursday, July 9th, 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, Karen Drennen, Arthur Omartian and Zoning Administrator, Becky Perron

Absent: Tom Stanhope

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

Continued 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.

The applicant's representative, Krister Adams, was sworn in by clerk, B. Thompson.

K. Adams explained to the board the issue at hand. The VT State Housing Authority had appeared before the DRB in August of 2014 to ask for a Site Plan Amendment to relocate dumpsters, sidewalk pads and mailboxes and the existing playground. The playground previously sat near Rugg Brook; it was proposed to move the playground closer to Clyde Allen Drive. One of the previous conditions of approval was that the playground be fenced in with four foot high galvanized chain link fence and thirty-six inch gate with the exception of one side being a vinyl picket fence to screen Clyde Allen Drive. K. Adams and applicant are proposing to build the fence entirely of vinyl picket fence and eliminate the galvanized fence from the plan. The purpose of changing the fence is to provide an attractive and safe quality option. K. Adams explained that the fence would be more attractive to the children (less of a "prison feel"), the parents and the neighborhood. K. Adams also thought the vinyl fence would hold up better over time.

K. Drennen asked for confirmation that the vinyl picket fence would span around the circumference of the playground entirely. K. Adams confirmed it would. K. Drennen also asked if the previously approved chain link fence by the dumpster would remain the same. K. Adams stated the entire plan would stay the same with the exception of the fence by the playground. K. Drennen asked if the photos provided were options. K. Adams explained that he preferred the vinyl picket fence but was open to ideas from the board; the same vinyl fence is used at many other locations owned by the applicant and has been a consistently dependable fence.

B. Brigham explained that the Board had been somewhat opposed to the approved location of the playground during the previous application. They entirely understood why the previous location by Rugg Brook was not ideal but they were concerned with the location because of the density of traffic and parking. He explained that is why the chain link fence was previously approved. Kids were less likely to climb on it and parents could see through it. He expressed concern that the vinyl fence may not hold up to children climbing and playing on it. He wondered if the posts were somehow re-enforced or if it was made entirely of vinyl.

K. Adam responded by stating the previous location of the playground was a danger zone. The applicant wanted a safe playground location that could be handicap accessible. It was astronomically expensive to pave a walkway to the previous playground location by the river and the applicant thought the money would be better spent working on making the existing paths and housing safer. There were other areas of the parcel that the playground could conceptually be placed but they were very soggy and the space needed wasn't ideal. K. Adam argued that the chain link fence would actually be more dangerous as it was easily climbed and if broken the edges would be very sharp. He added that the Vermont State Housing Authority had 24 housing properties and 18 mobile home parks and many of the locations had the vinyl fences, decks and railings and all had taken a beating but had withstood the test of time and children. He finished by stating the Housing Authority wanted their homes to look nice and be functional and would not put something up that would depreciate quickly.

B. Thompson wondered if the landscaping would change at all. K. Adams stated that everything on the previous plan would be the same with the exception of the fence type. B. Thompson wondered if the fence would be white. K. Adams thought it would; the price of any other color vinyl was very expensive.

Deliberative Session

MOTION: J. Jewett made a motion to enter deliberative session at 6:45 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

Application of VT State Housing Authority requesting Site Plan Amendment

MOTION: B. Thompson made a motion to approve the continued 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 with the following conditions: 1.) that all previous conditions still apply, 2.) that the fence around the playground will be a 4' high white picket fence as shown on "option 1" and 3.) to accept the amended proposed findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated July 1st, 2015. J. Jewett 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 June 25th, 2015. K. Drennen seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: K. Drennen made a motion to adjourn the DRB meeting at 7:02 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

Karen Drennen

Mike McKennerney