

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, August 13th, 2015
6:30 p.m.**

On Thursday, August 13th, 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, Mike McKennerney, Karen Drennen, Arthur Omartian, Tom Stanhope, and Zoning Administrator, Becky Perron

Absent: Clerk, Bruce Thompson

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

New Business:

Application of Fairfax Street Realty, LLC requesting Site Plan Amendment, Conditional Use Amendment and Parking Waiver in accordance with Sections 303, 305(3), 315(6) and 417 of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at Victoria Lane in the Commercial/Residential District and owned by the Applicant.

This application was represented by Cliff Collins, engineer at Ruggiano Engineering, Rick Bove, owner of the Brookside buildings, and Jennifer Conley, traffic engineer from Conley Associates.

C. Collins explained the only change to the Site Plan was to relocate a dumpster pad that was proposed and constructed next to the Southern entrance of the parking garage of Building 3. The dumpster sits under a tenant's window which has caused a smell for the tenant and relocating the dumpster and pad will create additional space for recycling and a larger dumpster.

B. Brigham asked if the dumpster would be surrounded by a fence. R. Bove answered the dumpster would be enclosed as it is at Brookside I, with a chain-link fence with green "leafy" material weaved throughout the chain link.

C. Collins stated a density waiver was also being requested for two (2) additional units to Phase II of Building 3 and a Parking Waiver for the proposed 2 additional units using the previously approved formula of 1.5 spaces per unit plus 1 space per 3 units for guests.

K. Drennen wondered if the additional proposed units were already being constructed.

C. Collins answered that the building had only been constructed to the first floor so no, the proposed units had not been added yet.

B. Brigham asked if the building would still have the same footprint with the additional two units.

C. Collins confirmed it would.

C. Collins explained the final request was to remove condition number 4 of the 11/07/2007 DRB Site Plan Approval for the PUD requiring a right turn lane to be constructed on Fairfax Street between the east entrance to the subdivision and VT Route 104. A traffic study was completed by Conley Associates which supported this request. J. Conley explained the original traffic study had shown ninety (90) trips per peak hour. Another study this spring had shown the traffic to be about fifty (50) trips per peak hour which was 45% less than the original study. Currently, there is a thirteen (13) second delay to turn onto Fairfax Street from 104. J. Conley estimated a right turn lane would only eliminate one (1) second of delay.

K. Drennen asked if there was an expected impact from the proposed traffic circle off Exit 19 at the Fairfax Road/ Route 104 intersection.

J. Conley did not anticipate a change in the volume of traffic. She agreed that the construction would slow traffic down but she did not anticipate any long term changes.

B. Brigham asked what the occupancy was when the traffic study was done. J. Conley stated there were two vacancies but she accounted for them.

K. Drennen asked if the traffic study anticipated the slower reaction time many seniors experience while driving. J. Conley stated it could affect the traffic; perhaps with the wait time at the intersection or the crash rates.

K. Drennen wondered when the units would be occupied.

R. Bove expected the units to be filled by March.

B. Perron asked if events at Collins Perley would affect traffic at Brookside. J. Conley stated it would depend on the size of the event. She predicted the senior population at Brookside would become aware of the scheduled events at Collins Perley and would avoid leaving during the egress time after events; the seniors who did leave their homes during events would experience an obvious longer delay.

Deliberative Session

MOTION: K. Drennen made a motion to enter deliberative session at 6:50 p.m. J. Jewett seconded. All in favor, none opposed, motion carried.

Application of Fairfax Street Realty, LLC requesting Site Plan Amendment, Conditional Use Amendment and Parking Waiver

MOTION: K. Drennen made a motion to approve the Application of Fairfax Street Realty, LLC requesting Site Plan Amendment, Conditional Use Amendment and Parking Waiver in accordance with Sections 303, 305(3), 315(6) and 417 of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at Victoria Lane in the Commercial/Residential District and owned by the Applicant with the following exception of the request to remove condition number four of the 11/07/2007 DRB Site Plan with the following conditions 1) to accept the amended proposed findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated August 3rd, 2015 and; 2) all other previous conditions shall remain in effect unless otherwise amended by this decision. M. McKennerney seconded the motion. All in favor, none opposed, motion carried.

MOTION: J. Jewett made a motion to approve the application requesting the removal of condition four of the DRB Site Plan Dated 11/07/07. M. McKennerney seconded. None in favor, all opposed. Motion failed.

Minutes

MOTION: K. Drennen made a motion to accept the minutes from the DRB meetings dated, July 23rd, 2015. J. Jewett seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: K. Drennen made a motion to adjourn the DRB meeting at 8:13p.m. J. Jewett seconded. All in favor, none opposed, motion carried.

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

Brent Brigham, Chair

Jeff Jewett, Vice Chair

Tom Stanhope

Arthur Omartian

Karen Drennen

Mike McKennerney