

The Town of St. Albans
PLANNING COMMISSION MINUTES
Town Hall, 579 Lake Road
January 26th, 2016 at 6:30 p.m.

Minutes

Present: S. Smith (Chair), B. Brigham (Vice Chair), M. McKennerney, B. Nihan, G. Henderson

Staff Present: N. Neider, Planner

Public Present: M. Gosselin

CALL TO ORDER

S. Smith called the meeting to order at 6:30 p.m.

BYLAW REVISION RECOMMENDATIONS- SIDEWALKS AND MOBILE HOME PARKS

Town resident, M. Gosselin, wondered why Mobile Home Parks were not an approved Conditional Use in the Mixed Residential/ Commercial districts. He owns land on both sides of Pearl Street and has considered constructing a Mobile Home Park. The proposed zoning would only allow for him to construct on one side of Pearl Street; one side of Pearl Street is proposed to be Mixed Residential/ Commercial and the other side is proposed to be Residential as per the proposed Zoning District map. He asked the PC to consider allowing Mobile Home Parks as a Conditional Use in the Mixed Residential/ Commercial district. The PC wondered why they had left Mobile Home Parks out of the Mixed Res/Commercial district and agreed it was probably an oversight. The PC agreed to allow Mobile Home parks as a Conditional Use in the Mixed Residential/ Commercial District.

The PC had an extensive discussion about sidewalks. The PC agreed to mandate sidewalks in all new development in the Growth Center and to have provisions for sidewalks in all new developments along all proposed 60' wide roads within the lands of the proposed development.

The PC agreed to add the following language to the proposed bylaws regarding sidewalks-

Section 206- Development Review Board (DRB) Procedures for the Subdivision of Land- Section B 2-
"General type, layout and dimensions of lots (including leased lots), roads to be built to existing Town ordinances and Town bylaws, utilities, drainage systems, streetlights, landscaping, existing and proposed restrictions on land (easement, zoning, etc.), screening to be planted or retained, sidewalks as per the most recent St. Albans Town Sidewalk Policy."

Section 410- Growth Center Overlay (North & South)- Paragraph three-

"All development within the Growth Center Overlay shall provide sidewalks as per the most recent St. Albans Town Sidewalk Policy as may be amended from time to time."

Section 803- Site Plan Review- Application Requirements-

"Drawings showing on-site circulation for pedestrians and vehicles.

Provisions for sidewalks shall be made in accordance with the most recent St. Albans Town Sidewalk Policy in developments along all proposed 60' wide roads within the lands of the proposed development.

- 1) For development within the Growth Center Overlay, sidewalks shall be constructed in accordance with the most recent St. Albans Town Sidewalk Policy along all proposed 60' wide roads within the lands of the proposed development."

The PC discussed what the next steps should be in the Bylaw re-write process. Planner, N. Neider asked the PC if they considered the changes being made to be "substantial changes". The PC did not consider the changes to be substantial and agreed to pass them along to the Selectboard for adoption.

The PC discussed future projects. Possibilities include a Sidewalk Policy or Master Plan, the Capital Improvement Plan, and the Town Plan.

OTHER BUSINESS

N. Neider told the PC he had literature available on the Act 250 permit for the NWMC expansion project. N. Neider also told the PC that Suncommon was requesting comment on their solar project. The PC had no objections and agreed to have N. Neider write a statement on their behalf.

MINUTES

MOTION: M. McKennerney made a motion to sign the minutes of the meeting dated January 5th, 2016. B. Nihan seconded. All in favor, none opposed, motion carried.

ADJOURNMENT

MOTION: B. Nihan made a motion to adjourn the meeting at 8:30 p.m. B. Brigham seconded. All in favor, none opposed, motion carried.

Respectfully submitted,
AJ Johnson, Administrative Assistant

Sam Smith, Chair

Date

Brent Brigham, Vice Chair

Date

Bill Nihan

Date

Mike McKennerney

Date

Grant Henderson

Date