

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, April 28th, 2016
6:30 p.m.**

On Thursday, April 28th, 2016 at 6:30 p.m., the Town of St. Albans Development Review Board met at Town Hall for hearings.

Present: Chair, Brent Brigham, Karen Drennen, Arthur Omartian, Mike McKennerney and Zoning Administrator, Becky Perron

Absent: Tom Stanhope, Vice Chair, Jeff Jewett, Clerk, Bruce Thompson

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

New Business:

Application of Barry Callebaut requesting Site Plan Amendment to construct a silo in accordance with Sections 406 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 400 Industrial Park Road in the Industrial District and owned by the Applicant.

Jay Bouwens represented the application. M. McKennerney swore him in. There were no interested parties.

B. Brigham asked J. Bouwens to explain his application to the Board. Barry Callebaut is a chocolate making plant located in the Industrial Park. Barry Callebaut is proposing to add a second storage silo onsite to store the raw sugar that goes into the chocolate product. Adding a second silo will allow the company to store more product on site and reduce the cost of deliveries. The second silo is proposed to be installed directly adjacent to the current storage silo. The silo is proposed to be twelve feet in diameter, a maximum height of sixty-five feet and painted the same brown color the current silo is.

B. Brigham asked what the building height was. J. Bouwens estimated between twenty and twenty-five feet where the silo will be placed. The second silo will project about thirty-five to forty feet above the roofline.

B. Brigham asked if the silo would store liquid or granulated sugar. J. Bouwens confirmed the sugar stored would be granulated.

B. Perron wondered if traffic would decrease with the need for less deliveries. J. Bouwens stated it could decrease, but Barry Callebaut was hopeful to bring in more business so the traffic flow would probably stay the same.

K. Drennen inquired what the proposed silo spot looked like now. J. Bouwens replied there was an empty concrete pad on the proposed spot. The Board had no further questions.

Application of the State of Vermont Department of Forest Parks and Recreation requesting Site Plan Approval to construct 3 rustic cabins, new staymat walking paths and ADA access to cabins in accordance with Sections 401, 803 and 804 of the St. Albans Town Unified Development Bylaws. The property is located on Burton Island in the Conservation District and owned by the State of Vermont Department of Forest Parks and Recreation.

Rob Peterson and David Webb represented the application. M. McKennerney swore the applicants in.

D. Webb explained the application. Three cabins are being proposed on the northeast side of the island. Each cabin will be accessed by new paths designed to ADA standards. The project is subject to a number of permit authorities including a shoreland permit, a wetland permit from the State, local permitting, and a permit from the Army Corps of Engineers. The proposed cabins will be 14' x 21' and 16' high. They will be set back into the forest as much as possible and colored to match the recently constructed contact station.

R. Peterson introduced himself as the Northwest Parks Regional Manager.

B. Brigham asked if the cabins would be fully enclosed. D. Webb confirmed they would.

K. Drennen asked how far from the shoreline the camps would be. D. Webb indicated the setback would be between 120' and 150', depending on the cabin.

K. Drennen asked if the cabins had unobstructed views of the lake. D. Webb stated there are trees obstructing the view. The tree line would be preserved and not cleared.

K. Drennen asked if the proposed cabins would be behind the current path on the island. D. Webb stated the cabins would be in a different area than the rest of the campground. Three tent sites would be removed to make room for the cabins.

A. Omartian asked if the cabins would be rented to the general public. It was confirmed they would be rented for \$52 per night. R. Peterson anticipated a 100% occupancy rate.

B. Brigham asked if there were any other fully enclosed structures on site. R. Peterson stated there are twenty-six lean-to sites and seventeen tent sites.

B. Brigham asked if the cabins would have running water. R. Peterson stated they would not, but they would have electricity.

K. Drennen asked how long the cabins would be open for rental. R. Peterson anticipated the cabins would be constructed by mid-July and would be available for rent through Labor Day.

B. Brigham asked if the paths would be ADA compliant. R. Peterson confirmed they would be and stated a very fine material would be used that packs down to a firm and stable surface (similar to the path at KilKare). B. Brigham asked if the path would be edged. R. Peterson stated they had considered edging the path, but due to past experiences decided against it.

B. Brigham asked how far the cabins would be from the bathhouse. D. Webb estimated around 400 feet.

K. Drennen wondered how long until the cabins could be reserved. R. Peterson stated the demand would be significant, and reservations would be made once the cabins had been properly promoted.

Application of M.T. Wallets and Danger Close Craft Distilling requesting Conditional Use Approval and Site Plan Amendment to distill and bottle spirits in accordance with Sections 405, 705, 802, 803 and 804 of the St. Albans Town Unified Development Bylaws. The property is located at 375 Lake Road in the Commercial District and owned by M.T. Wallets.

Mike Walsh, Steve Gagner, and Matt Kehaya represented the application. M. McKennerney swore in the applicants. There were no interested parties.

M. Walsh stated he owned the property and was requesting a change of use from a contractors shop to a distillery. A distillery is not considered a use in the Town of St. Albans, instead, it falls under manufacturing which is not an allowed use in that location. M. Walsh still chose to appear before the Board stating a distillery is entirely different and should be a Conditional Use.

S. Gagne introduced himself and M. Kehaya as co-owners of Danger Close Craft Distilling and co-owners of a local brewery, 14th Star.

S. Gagne stated Danger Close Craft Distilling was attempting to start developing product in a small location similar to how they started 14th Star. The mechanicals of the building are well suited to what the company requires.

B. Brigham asked what volume the distillery hoped to produce. S. Gagne stated the proposed stripping still is one hundred gallons which could produce between twelve to fifteen gallons of spirit depending on the strength. The company hoped to produce around five to six cases per run and around a run a week. It's more of a research and development use as home distilling is illegal.

B. Brigham asked what kind of license is required. S. Gagne answered a State and Federal license would be required. The federal license takes around five months to obtain. The company was waiting for local zoning approval before applying for the Federal license.

A. Omartian asked if the company was satisfied with their finished product, if they would upscale to another location. S. Gagne was unsure. He stated expansion at the proposed location would be incremental at most, perhaps using another space for storage.

A. Omartian inquired what type of spirits the company was aiming to make. S. Gagne was unsure. We don't know what we're good at because we can't make it yet, he replied. He anticipated a rum product and perhaps a whiskey product.

Application of Eric Lamothe and Danielle Lawrence requesting Site Plan Approval of a 60' wide ROW, 802 Waiver, Sketch Plan, and Final Plat for a 5 lot subdivision in accordance with Sections 206, 402, 802 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 116 Birch Lane in the Rural District and owned by the Applicants.

The application was represented by Jeff Hardy and Eric Lamothe. The applicants were sworn in by K. Drennen. There were no interested parties.

J. Hardy explained a five lot subdivision was being proposed. Lots 1-4 would contain three bedroom single family homes. Lot 5 would contain 16.25 acres that would be merged by a deed to Eric and Danielle Lamothe's lot. Lots 2 and 3 would be accessed by a 60' wide Right of Way (ROW) and lot 4 would require a waiver of the frontage requirements. Lot 1 is proposed to be just over five acres, Lot 2 is proposed to be 1.3 acres, Lot 3 and 4 are proposed to be just over an acre. Lot 5 would contain the wastewater disposal systems and Lots 1-4 would be provided easements to access their mound systems. The drilled wells will be on their respective sites. The property contains numerous wetlands and the State and Army Corp of Engineers had both been to the Site. Permits for both have been applied for and are in the process. A hammerhead driveway is to be constructed on Lot 3 was approved by the Fire Department.

B. Brigham asked if the State Wastewater permit had been obtained. E. Lamothe confirmed it had.

K. Drennen asked if there would be a Homeowners Association. J. Hardy confirmed there would be for the shared road. Each home has its own mound site so there would be no common septic.

The road will not meet the Town's A-76 standards for width and therefore the Town will never be able to take the road over.

B. Brigham wondered if a sidewalk needed to be required as per the new bylaws. B. Perron stated sidewalks did not need to be provided as the property was not in a Growth Center and at this time the Town did not have a Sidewalk Policy to follow.

B. Brigham asked if the State had provided documentation accepting the project as meeting their standards. J. Hardy replied the State had been on-site twice but he did not have documentation to provide to the board.

B. Brigham asked if Chief Cross was requiring a fire hydrant to be installed. He was not.

Deliberative Session

MOTION: M. McKennerney made a motion to enter deliberative session at 7:25 p.m. K. Drennen seconded. All in favor, none opposed, motion carried.

Organizational Meeting

MOTION: K. Drennen made a motion to keep the current state of officers- B. Brigham remains Chair, J. Jewett remains Vice Chair, B. Thompson remains Clerk. A. Omartian seconded. All in favor, none opposed, motion carried.

MOTION: K. Drennen made a motion to adopt the Rules of Procedure and Conflict of Interest Policy. A. Omartian seconded. All in favor, none opposed, motion carried.

Application of Barry Callebaut requesting Site Plan Amendment

MOTION: A. Omartian made a motion to approve the Application of Barry Callebaut requesting Site Plan Amendment to construct a silo in accordance with Sections 406 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 400 Industrial Park Road in the Industrial District and owned by the Applicant with the following conditions: to accept the proposed findings of fact and conclusions of law listed in the Zoning Administrator's amended staff report dated April 18th, 2016. K. Drennen seconded the motion. All in favor, none opposed, motion carried.

Application of the State of Vermont Department of Forest Parks and Recreation requesting Site Plan Approval

MOTION: M. McKennerney made a motion to approve the Application of the State of Vermont Department of Forest Parks and Recreation requesting Site Plan Approval to construct 3 rustic cabins, new staymat walking paths and ADA access to cabins in accordance with Sections 401, 803 and 804 of the St. Albans Town Unified Development Bylaws. The property is located on Burton Island in the Conservation District and owned by the State of Vermont Department of Forest Parks and Recreation with the following conditions: 1.) the project will be certified by a registered engineer that it was

completed as per the plans received by the DRB and 2.) to accept the proposed findings of fact and conclusions of law listed in the Zoning Administrator's amended staff report dated April 18th, 2016. seconded the motion. All in favor, none opposed, motion carried.

Application of M.T. Wallets and Danger Close Craft Distilling requesting Conditional Use Approval and Site Plan Amendment

MOTION: B. Brigham made a motion to approve the Application of M.T. Wallets and Danger Close Craft Distilling requesting Conditional Use Approval and Site Plan Amendment to distill and bottle spirits in accordance with Sections 405, 705, 802, 803 and 804 of the St. Albans Town Unified Development Bylaws. The property is located at 375 Lake Road in the Commercial District and owned by M.T. Wallets with the following conditions: 1.) the Conditional Use given to the applicant shall be a Research and Development use specific to the 864 square foot space. Any future expansion of this business will need DRB approval and 2.) to accept the proposed findings of fact and conclusions of law listed in the Zoning Administrator's amended staff report dated April 18th, 2016. M. McKennerney seconded the motion. All in favor, none opposed, motion carried.

Application of Eric Lamothe and Danielle Lawrence requesting Site Plan Approval of a 60' wide ROW, 802 Waiver, Sketch Plan, and Final Plat for a 5 lot subdivision

MOTION: K. Drennen made a motion to approve the Application of Eric Lamothe and Danielle Lawrence requesting Site Plan Approval of a 60' wide ROW, 802 Waiver, Sketch Plan, and Final Plat for a 5 lot subdivision in accordance with Sections 206, 402, 802 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 116 Birch Lane in the Rural District and owned by the Applicants with the following conditions: 1.) the Zoning Administrator shall be provided with a copy of the wetland permit as well as any permits or comments received from the Army Corps of Engineers 2.) The DRB waives the A-76 road standards for width with the applicants understanding that the road will never be taken over by the Town, 3.) the materials and depths of materials will be to A-76 standard and certified by a registered engineer or surveyor 4.) to accept the proposed findings of fact and conclusions of law listed in the Zoning Administrator's amended staff report dated April 18th, 2016. M. McKennerney seconded the motion. All in favor, none opposed, motion carried.

Adjournment

MOTION: K. Drennen made a motion to adjourn the DRB meeting at 9:00 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

Respectfully Submitted,
AJ Johnson, Administrative Assistant

Brent Brigham, Chair

Karen Drennen

Arthur Omartian

Mike McKennerney