

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, June 23rd, 2016
6:30 p.m.**

On Thursday, June 23rd, 2016 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, Karen Drennen, Arthur Omartian, Mike McKennerney and Zoning Administrator, Becky Perron

Absent: Chair, Brent Brigham, Tom Stanhope

Vice Chair, J. Jewett called the Development Review Board meeting to order at 6:30 p.m.

New Business:

Application of Roger & Nancy Dussault and Mill River Holding, LLC requesting Site Plan and Conditional Use Approval of a Restaurant and Light Industrial Use in accordance with Sections 405, 802 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 10 Beaugard Drive in the Commercial District and owned by Roger & Nancy Dussault.

P. Garceau of Cross Consulting represented the application alongside co-owners David, George and Joyce Fitzgerald.

The applicants were sworn in by Clerk, B. Thompson.

P. Garceau explained that the Site Plan originally submitted to the DRB had not changed. Mill River Holding is intending to remove the first entrance on Beaugard Drive to allow for more parking at the proposed brew-pub. A 75'x24' patio will be installed on the backside of the building facing Harley D's restaurant. The patio will have a six foot high cedar fence surrounding it and a hops trellis adjacent to Harley D's. A temporary barricade will be placed on either side of the patio so people do not try to drive around it; the paved space will be constricted. An existing dumpster pad is proposed to remain in the same place. Currently, there is a storage shed slab that is built over the setbacks. A new slab will be poured and 12'x20' storage shed will be placed meeting the setbacks on the southwest corner of the lot. A concrete pad will be poured on the south side of the building where a chiller will be placed. All other proposed changes will be interior.

J. Jewett asked if there would be additional lighting or security measures. P. Garceau explained the current lighting was wall packs on the building. An existing pole adjacent to the current second entrance will have a light added to it. Walsh electric is doing a lighting study and design for additional wall packs. There are currently large security lights, Mill River Holding hopes for a more "toned down" approach.

J. Jewett inquired if the patio would be lit up in the evening hours while people were out there. J. Fitzgerald confirmed.

B. Thompson wondered what the proposed hours would be. J. Fitzgerald stated the hours would be Wednesday through Saturday, 11:00 a.m. to 10:00 p.m. to begin with. B. Perron asked what the hours would be ultimately. J. Fitzgerald confirmed the hours would not change but they were open to adding an additional day if things went well. D. Fitzgerald added that the brew-pub would close around 10:00 but the lights would remain on as the staff cleaned and closed the restaurant.

J. Jewett wondered if the patio would be seasonal. The applicants confirmed. J. Jewett asked what the applicants considered seasonal. D. Fitzgerald stated it would depend on the weather but spring and summer would be ideal. J. Jewett inquired if there would be tables and chairs on the patio. The applicants confirmed and stated they had submitted a seating plan.

B. Thompson asked if the overhead doors would be eliminated. G. Fitzgerald stated three of the existing five overhead doors would be removed. He added that the remaining doors would be kept to get the large equipment needed for the brew pub in the building and for future expansion of equipment.

B. Thompson wondered if the Dussault's still owned the building. J. Fitzgerald confirmed they do but they are in the process of trying to buy it.

B. Thompson asked for confirmation the patio would be fully enclosed by the cedar fencing. The applicants confirmed. A. Omartian wondered if the patio would ever be enclosed or tented in. D. Fitzgerald stated they had considered putting a roof over it but right now was not planning to pursue it. A.

Omartian asked if the applicant would have to return to the DRB to enclose or roof in the area. The Zoning Administrator confirmed.

B. Thompson asked if there was adequate parking. P. Garceau stated the parking requirement was met plus four additional parking spaces.

J. Jewett inquired how the brewery portion of the restaurant would operate. Would there be an odor emitting from the property? What would the deliveries look like? D. Fitzgerald explained the first delivery of equipment would come on a tractor trailer truck and future deliveries of grains and hops would also come via truck. A smell was not expected.

K. Drennen asked if the alcohol brewed would be consumed on site or if it would be brewed to sell. D. Fitzgerald stated applicants were looking to sell beer in their restaurant as well as fill growlers on site. They were open to distributing in the future. J. Jewett mentioned he was asking to see if cars would be coming and going or parking. D. Fitzgerald added that the restaurant would include take-out.

B. Thompson asked how much would be brewed at a time. D. Fitzgerald stated a 7 barrel was purchased for the brew house as well as 15 barrel fermenting and serving tanks (220 gallons and 450 gallons). Ultimately, another fifteen barrels may be added depending on the growth of the brew pub.

J. Jewett questioned what the noise level would be and if there would be bands on the patio. D. Fitzgerald stated plans had been made for a platform on the patio for acoustic music such as guitar or piano. J. Fitzgerald added it would be background music and they wanted people to be able to talk while enjoying their meal. B. Thompson asked if the cuisine would be pub food. The applicants stated it would be BBQ smokehouse food.

B. Thompson asked how everything works with the drainage in the floors and the hops. D. Fitzgerald stated the hops would not go down the drain. The grain and hops would be removed from the building; it would be returned to farmers to be fed to cows and pigs. The applicants had spoken to the State about not allowing material to go down the drains. Counter-measurements were in place such as covering the drains and keeping things very clean. The drains would also be covered while the building was unoccupied to ensure nothing would go down the drain in the event of a spill. J. Jewett asked what the State's involvement with the process had been. D. Fitzgerald responded the State had been involved with the licensing as well as wastewater permitting.

B. Perron asked if the waste material would be stored on site or if it would be picked up. The applicant confirmed the product would be stored on site and picked up once a week by farmers themselves.

J. Jewett asked for a proposed timeline. D. Fitzgerald replied they hoped to be open by November, but perhaps their timeline was a little aggressive- it would certainly be open by the end of the year though.

Application of Lawrence J. Handy Business Property Partnership requesting Site Plan Amendment to expand an existing business in accordance with Sections 405, 410, and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 405 Swanton Road in the Commercial District within a Designated Growth Center and owned by the Applicant.

S. Ruggiano and J. Handy represented this application.

The applicants were sworn in by Clerk, B. Thompson.

S. Ruggiano started by presenting the Board with a revised plan to show a fire hydrant and a letter from Fire Chief Cross. S. Ruggiano stated that the applicant was proposing an expansion to the existing Handy-GMC dealership at the corner of 207 and Route 7 across from JLD properties and New England Federal Credit Union.

The existing structure is approximately 8,700 square feet and an addition of approximately 7,500 square feet is being proposed on either side of the building. The proposed expansion is to allow for a more efficient service area and to provide more space for additional machinery and diagnostic tools. No new employees will be hired; therefore no additional parking for employees will be necessary. Pavement and gravel will be eliminated on one side of the building and returned to grassy area while pavement will be added on the opposite side of the building to allow for access around the entire building. Overall, the impervious surface will be decreased by approximately 1,500 square feet. The expansion of the building would have increased the impervious surface enough to require a stormwater permit from the State. The Stormwater permitting process was more than the applicant wanted to take on so instead they elected to remove non-useful pavement to reduce the impervious surface. The Board was shown the architectural elevations and the proposed black and white façade on the front of the building as well as the north side of the building. No additional yard lighting is being proposed and any additional lighting in the building will be in the soffit and directed downwards. The existing Act 250 permit will need to be amended.

B. Perron wondered if the building would need to have fire suppression sprinklers installed. S. Ruggiano was unsure. He stated that the building had access all the way around it and the applicant was trying to receive as many credits as possible to not have to install a sprinkler system but there was a possibility it would still need to be done. Fire Chief Cross had also asked S. Ruggiano if a sprinkler system would be installed and asked that a fire hydrant be installed on the property. S. Ruggiano added when Walmart was constructed a 12 inch water line was extended and a 10 inch water line was provided to cross the road and be stubbed and connected the Handy's Dealership. There was a 2 inch seasonal water line extending from the Highgate Shopping Center all the way to the golf course. Handy's had been previously using the 2 inch line but is now using the 10 inch line.

The applicant recently purchased half of the parcel next to them which was previously the drive-in movie theater. B. Thompson commented his surprise that this project was not on the newly purchased lot as that was his assumption. J. Handy stated that the lot had been purchased to ensure they could have a right-of-way and meet the necessary setback requirements. There is no proposed use for the rest of the parcel at this time.

J. Jewett asked if there would be any changes to the showroom. J. Handy stated there would be an addendum to which would be referred to as a "dedicated delivery area".

J. Jewett questioned if the pavement being removed would just be grassy area. The applicant confirmed.

B. Thompson asked if there would be any change in the height of the building. J. Handy stated there would be no difference. B. Perron asked what the current height was. S. Ruggiano stated the existing height is twenty feet six inches.

B. Thompson asked for confirmation there would be no changes in outside lighting. The applicant confirmed.

J. Jewett asked for confirmation that all setbacks would be met. The applicant confirmed.

J. Jewett questioned if the applicant would be told by the State if they needed sprinklers. S. Ruggiano replied the architect was working with the State and the applicant would be made aware of a decision.

J. Jewett asked if lifts were being added in the bay. J. Handy confirmed.

B. Thompson wondered when the front of the building had been renovated last. J. Handy stated it was roughly 8 years ago.

S. Ruggiano indicated the permitting process would be completed by early fall and hopefully construction would commence this year.

J. Jewett wondered what triggered the original Act 250 permit. S. Ruggiano was unsure.

Deliberative Session

MOTION: B. Thompson made a motion to enter deliberative session at 7:10 p.m. K. Drennen seconded. All in favor, none opposed, motion carried.

Application of Roger & Nancy Dussault and Mill River Holding, LLC requesting Site Plan and Conditional Use Approval

MOTION: B. Thompson made a motion to continue the Application of Roger & Nancy Dussault and Mill River Holding, LLC requesting Site Plan and Conditional Use Approval of a Restaurant and Light Industrial Use to the Development Review Board hearing of July 14th, 2016 to request the following information: that a lighting plan be submitted to the Board. K. Drennen seconded the motion. All in favor, none opposed, motion carried.

Application of Lawrence J. Handy Business Property Partnership requesting Site Plan Amendment

MOTION: M. McKenney made a motion to approve the Application of Lawrence J. Handy Business Property Partnership requesting Site Plan Amendment to expand an existing business in accordance with Sections 405, 410, and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 405 Swanton Road in the Commercial District within a Designated Growth Center and owned by the Applicant with the following conditions: 1. A letter of credit in the amount of \$10,000 will be received by the Town to ensure the installation of the proposed fire hydrant and will be released upon an inspection and approval by Fire Chief, Bob Cross, and to accept the proposed findings of fact and conclusions of law listed in the Zoning Administrator's amended staff report dated June 7th, 2016. A. Omartian seconded the motion. All in favor, none opposed, motion carried.

Minutes

MOTION: A. Omaritan made a motion to accept the minutes from the DRB meeting dated May 26th, 2016. B. Thompson seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: B. Thompson made a motion to adjourn the DRB meeting at 8:05 p.m. K. Drennen seconded. All in favor, none opposed, motion carried.

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

Jeff Jewett, Vice Chair

Bruce Thompson, Clerk

Mike McKennerney

Karen Drennen

A. Omartian