

**Town of St. Albans  
Development Review Board Meeting Minutes  
Thursday, April 27<sup>th</sup>, 2017  
6:30 p.m.**

On Thursday, April 27<sup>th</sup>, 2017 at 6:30 p.m., the Town of St. Albans Development Review Board met at Town Hall for hearings.

**Present:** Chair, B. Brigham, Clerk, Bruce Thompson, Arthur Omartian, Mike McKennerney, Tom Stanhope, Christina Boissoneault and Zoning Administrator, Becky Perron

**Absent:** Vice Chair, Jeff Jewett

Clerk, B. Thompson called the Development Review Board hearing to order at 6:35 p.m. B. Brigham arrived and took over as chair at 6:38 p.m.

**New Business:**

**Application of Russ Hudson & 359 Lake Road, LLC requesting Conditional Use Approval for a change of use in accordance with Sections 405 and 803 of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 359 Lake Road in the Commercial District and is owned by 359 Lake Road, LLC.**

The application was represented by Russ Hudson as well as Ron and Linda Frey of 359 Lake Road, LLC. The applicants were sworn in by Clerk, B. Thompson. There were no Interested Parties.

R. Hudson explained he had entered into a lease agreement with R. & L Frey to use 359 Lake Road (formally known as "Linda's Restaurant"). Linda's Restaurant was permitted as a fast food restaurant, although it quickly became more of a diner where patrons sat and ordered there meal. R. Hudson is proposing to re-open as "Lake Street Diner" and formally change the use back to "sit-down restaurant".

B. Thompson inquired if any changes would be made inside the building or to the exterior. R. Hudson explained he was doing a lot of cosmetic work including painting. He wanted his own fresh image. There will be no major changes.

T. Stanhope asked if the sign would be changed. R. Hudson confirmed, he was proposing the same size and shape sign as the current sign, but would change it to read "Lake Street Diner".

B. Thompson asked if there would be a bar. R. Hudson stated he would not be obtaining a liquor license. He did not want to do a bar since there would be two restaurants with bars across the road. He intends on providing a full breakfast menu all day as well as lunch and dinner options. The hours will be from 6 a.m. to 8 p.m.

B. Thompson asked if the sewer had been taken care of. At a previous meeting, a neighbor had complained that the septic system was failed. R. Hudson confirmed P&P had been on site, pumped the system, checked all the lines and established the system was fully functional. P&P had been on site twice in nine months to confirm it was functional.

B. Perron asked if a grease trap was being installed. R. Hudson confirmed. He stated a 50 pound trap would be installed which, according to Bernie Gage was more than sufficient.

B. Thompson asked if any additional lights would be installed. R. Hudson stated there would be no additional lighting, all changes would be cosmetic.

B. Thompson asked if there would be outdoor seating. R. Hudson stated he would utilize the two existing outdoor tables but would not add any more.

B. Brigham asked if the parking was adequate. B. Perron confirmed.

B. Brigham wondered why Linda's Restaurant had been considered fast food. L. Frey explained when the restaurant first opened they expected people to order at the front, receive their food, and sit if they wanted. They had no intentions of waiting on people. After the first few days it became a diner and the staff was waiting on people. She admitted they never followed through with zoning to officially make it a sit down restaurant.

B. Perron asked if R. Hudson was considering a delivery service. R. Hudson confirmed he did intend to provide delivery. He explained he would be sending out 2,200 menus to residents of the City and Town of

St. Albans. R. Hudson stated he was shocked when he came to St. Albans Town and learned many places don't deliver.

B. Thompson wished R. Hudson luck, joking he would have his hands full trying to replace Linda's breakfast.

The Chair told the applicant the DRB would make a decision in deliberative session. R. Hudson thanked the DRB for their time.

B. Perron asked the DRB if she could ask a question while in open session. The Board agreed. B. Perron explained there was no provisions for signage on gas station canopies in the Bylaws. The maximum height for monument signage is 12 feet. B. Perron wondered if the Board considered the canopy signs to be monuments. She wondered if the canopy signs should be included in the total square footage for building signs instead. The Board approved of B. Perron counting the square footage of the sign on the canopy toward the total square footage of building signs.

**Appeal by Tammy Hudson, abutter, of permit A7021 granted on 03/24/27 in accordance with Section 806 of the St. Albans Town Unified Development Bylaws. The property of which the appeal is being taken is located at Lower Newton Road 6014 Near, Lots 3 & 4 in the Rural District and owned by Richard Deso.**

The application was withdrawn by the applicant and will not be heard.

### **Organizational Meeting**

The DRB agreed to hold their annual organizational meeting. B. Brigham stated he would be open to remaining Chair of the DRB. There were no other motions for the position of Chair.

**MOTION: B. Thompson made a motion to re-appoint B. Brigham as Chair of the DRB. T. Stanhope seconded. All in favor, none opposed, motion carried.**

A. Omartian shared his willingness to be appointed as Vice Chair. There were no other motions for position of Vice Chair.

**MOTION: B. Thompson made a motion to appoint A. Omartian as Vice Chair of the DRB. M. McKennerney seconded. All in favor, none opposed, motion carried.**

B. Thompson was willing to continue his position as Clerk of the DRB. There were no other motions for the position of Clerk.

**MOTION: A. Omartian made a motion to re-appoint B. Thompson as Clerk of the DRB. T. Stanhope seconded. All in favor, none opposed, motion carried.**

### **Deliberative Session**

**MOTION: A. Omartian made a motion to enter deliberative session at 6:55 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.**

### **Application of Russ Hudson & 359 Lake Road, LLC requesting Conditional Use Approval**

**MOTION: M. McKennerney made a motion to approve the Application of Russ Hudson & 359 Lake Road, LLC requesting Conditional Use Approval for a change of use in accordance with Sections 405 and 803 of the St. Albans Town Zoning Bylaws and Subdivision Regulations. The property is located at 359 Lake Road in the Commercial District and is owned by 359 Lake Road, LLC with the following conditions: 1) All previous conditions of approval are still in effect unless otherwise amended by this decision and, 2) to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's amended staff report dated April 11<sup>th</sup>, 2017. T. Stanhope seconded the motion. All in favor, none opposed, motion carried.**

### **Minutes**

**MOTION: A. Omartian made a motion to accept the minutes from the DRB meeting dated April 11<sup>th</sup>, 2017. M. McKennerney seconded. All in favor, none opposed, motion carried.**

**Adjournment**

**MOTION: B. Thompson made a motion to come out of deliberative session and adjourn the DRB meeting at 7:15 p.m. T. Stanhope seconded. All in favor, none opposed, motion carried.**

**Respectfully Submitted,**

**AJ Johnson, Administrative Assistant**

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Brent Brigham, Chair

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Arthur Omartian, Vice Chair

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Bruce Thompson, Clerk

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Christina Boissoneault

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Mike McKennerney

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Tom Stanhope