

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, October 26th, 2017
6:30 p.m.**

On Thursday, October 26th, 2017 at 6:30 p.m., the Town of St. Albans Development Review Board met at Town Hall for hearings.

Present: Chair, B. Brigham, Vice Chair, Arthur Omartian, Clerk, Bruce Thompson, Christina Boissoneault and Zoning Administrator, Becky Perron

Absent: Jeff Jewett

Chair, B. Brigham called the Development Review Board hearing to order at 6:33 p.m.

New Business:

Application of Melody Martin requesting Conditional Use approval to alter a non-conforming use and structure in accordance with Sections 405, 703 and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 12 Smith Drive in the Commercial District and owned by the Applicant.

The application was represented by Melody Martin, applicant, Lucas Lewellen, contractor, and Maurice Roy. Clerk, B. Thompson swore in the applicants. There were no interested parties.

B. Brigham asked where Smith Drive is located. M. Roy explained Smith Drive is right on the Town border, just up from Curt's Automotive.

M. Martin explained 12 Smith Drive is currently a single family home with a detached garage. The applicant is proposing to remove and replace the single family home and garage, and rebuild using the same footprint. The only proposed changes to the footprint are to attach the garage to the single family home, and to remove three "bumpout" features from the home. The existing septic and water will be utilized.

B. Brigham asked for the current dimensions of the home. M. Roy confirmed the home is 23x51. B. Brigham asked the applicant to confirm the proposed home will be the same dimensions, with the exception of the attached garage. The applicant confirmed. B. Brigham inquired if the front porch and back deck will also be replaced. M. Martin confirmed and stated the back deck will be enclosed.

A. Omartian asked what the current home had for a foundation. L. Lewellen explained the current home sits on pillars; the proposed home will have a foundation and a basement. A. Omartian wondered how L. Lewellen would assure the same footprint was maintained. L. Lewellen explained markers would be placed on the lawn and he would measure from the lines many times during the process. A. Omartian inquired if the second story is partial. The applicant confirmed.

B. Brigham asked if there were any other details. B. Perron added a 10x10 shed would be added at a future date, but she couldn't grant a building permit unless the Board approved it.

B. Thompson wondered when the original garage was built. The applicant was unsure, but knew it had been there awhile, and surpassed the 15 year grandfather period for non-complying structures. B. Thompson pondered how a structure could be built 3 feet from a property line. B. Perron stated there are no permits on the property. Everything on the property is non-conforming and non-complying as well as being in a district that no longer allows Residential use. The applicant can remove and replace on the same footprint and B. Perron could grant a building permit, but due to the request to alter the footprint by attaching the garage to the home, the application had to go before the Board.

B. Thompson asked how far the existing garage is from the existing house. L. Lewellen estimated two feet and stated he couldn't walk between the two. B. Thompson questioned how far the neighboring properties house was from the boundary. L. Lewellen estimated fifty feet. B. Thompson asked if there was shrubbery between the two boundaries. M. Martin stated there is a fence. B. Thompson inquired why the garage was being rebuilt. L. Lewelle stated originally the garage was not going to be rebuilt but he did not think there was enough room to dig the foundation for the home without removing the garage. The garage will be constructed on a frost wall.

B. Brigham wondered if the proposed shed would meet setbacks. The applicant confirmed.

Deliberative Session

MOTION: A. Omartian made a motion to enter deliberative session at 6:50 p.m. T. Stanhope seconded. All in favor, none opposed, motion carried.

MOTION: A. Omartian made a motion to approve the Application of Melody Martin requesting Conditional Use approval to alter a non-conforming use and structure in accordance with Sections 405, 703 and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 12 Smith Drive in the Commercial District and owned by the Applicant with the following conditions: 1) to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator’s staff report dated October 12th, 2017, and 2) The owner/developer shall be responsible for any damage to abutting property done during construction and shall restore the property to pre-construction conditions. 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 October 12th, 2017. C. Boissoneault seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: M. McKennerney made a motion to come out of deliberative session and adjourn the DRB meeting at 7:50 p.m. T. Stanhope seconded. All in favor, none opposed, motion carried.

Respectfully Submitted,

AJ Johnson, Administrative Assistant

Brent Brigham, Chair

Arthur Omartian, Vice Chair

Bruce Thompson, Clerk

Tom Stanhope

Christina Boissonault

Mike McKennerney