

The Town of St. Albans  
PLANNING COMMISSION MINUTES  
Town Hall, 579 Lake Road  
May 23<sup>rd</sup>, 2017 at 6:30 p.m.

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Minutes

**Present:** G. Henderson (Chair), B. Brigham (Vice Chair), B. Deso, D. Hardy, J. Nichol  
**Staff Present:** Ned Connell, Director of Administration, AJ Johnson, Administrative Assistant  
**Public Present:** J. Frost, RiseVT

**CALL TO ORDER**

Chair, G. Henderson called the meeting to order at 6:30 p.m. B. Deso had not yet arrived to the Planning Commission meeting as of 6:30 p.m.

B. Perron, Zoning Administrator, briefly joined the meeting to greet the two newest members, J. Nichol and D. Hardy. Upon introducing herself and welcoming the new members she left.

B. Deso joined the PC at 6:35 p.m.

**TOWN PLAN UPDATE - ANSWERS TO QUESTIONS FOR LAND USE CHAPTER**

At a previous meeting the Planning Commission requested N. Connell research a few questions they had presented. One of the questions was regarding which district renewable energy was permitted in. The Unified Development Bylaws do not restrict which district renewable energy is permitted in. G. Henderson wondered if permitting renewable energy as a use would be beneficial in showing the Public Service Board where the Town would prefer these projects to be located. N. Connell suggested permitting renewable energy projects in specific districts could do more harm than good.

B. Deso had previously questioned if there were templates for Homeowners Associations (HOA). N. Connell did not find a template used by other towns but found good examples on several attorneys' websites. He also mentioned a section of statute which has abundant information on HOA's.

The PC had also previously asked what would be considered "hazardous development" in the Lakeshore District. N. Connell stated any development that will adversely affect the water quality would be considered hazardous development. G. Henderson stated "Hazardous Development" should be defined. N. Connell agreed and stated several other definitions needed to be added as well.

**TOWN PLAN UPDATE – ANSWERS TO QUESTIONS FOR TRANSPORTATION CHAPTER**

At a previous meeting the PC asked N. Connell to see what the plans were for the interstate project around exit 19. N. Connell could not provide much information other than construction may begin after 2021 and as of right now all options are on the table (such as building a roundabout). There will be a series of informative meetings before any construction commences. N. Connell also shared the City intends to repave Route 7 North and South of the City this year and next. Another paving project along Federal Street, Catherine Street, Stebbins Street and the Nason Street / SASH area is being proposed.

**REVIEW DRAFT SIDEWALK ORDINANCE**

The PC reviewed the draft Sidewalk Ordinance. G. Henderson wondered if the Sidewalk Ordinance would be a part of the UDB's or a standalone ordinance. N. Connell was unsure as of yet. The PC suggested a few minor changes and agreed to review the Sidewalk Ordinance in depth before the next meeting. The PC will come back to the Sidewalk Ordinance at the June 13<sup>th</sup> meeting.

J. Frost joined the PC meeting at 7:45. Chair, G. Henderson gave J. Frost a brief update of what had been discussed previously in the night. J. Frost shared her enthusiasm that various sidewalk and pedestrian projects were being planned.

**CORRESPONDENCE**

There was no correspondence.

**OTHER BUSINESS**

N. Connell stated an intern had started working upstairs. She will help with various tasks and is expected to be present three days a week.

N. Connell shared the Town has hired an Impact Fee Study Consultant and he was very pleased with the negotiated price.

**MINUTES**

**MOTION: B. Brigham made a motion to sign the minutes of the meeting dated May 9<sup>th</sup>, 2017. B. Deso seconded. All in favor, none opposed, motion carried.**

**ADJOURNMENT**

**MOTION: B. Deso made a motion to adjourn the meeting at 8:02 p.m. D. Hardy seconded. All in favor, none opposed, motion carried.**

Respectfully submitted,  
AJ Johnson, Administrative Assistant

_____	_____
<b>Grant Henderson, Chair</b>	<b>Date</b>
_____	_____
<b>Brent Brigham, Vice Chair</b>	<b>Date</b>
_____	_____
<b>Brendan Deso</b>	<b>Date</b>
_____	_____
<b>David Hardy</b>	<b>Date</b>
_____	_____
<b>Jack Nichol</b>	<b>Date</b>