

SUBJECT TO DRB APPROVAL

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, December 14th, 2017
6:30 p.m.**

On Thursday, December 14th, 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, Christina Boissoneault, Tom Stanhope and Zoning Administrator, Becky Perron

Absent: Clerk, Bruce Thompson and Jeff Jewett

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

Continued Business:

Continued application of the City of St. Albans requesting Conditional Use and Site Plan Amendment to renovate and add buildings to the existing Wastewater Treatment Plant in accordance with Sections 402, 407, 409, 802 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 83 Rewes Drive in the Commercial District within a Designated Growth Center and owned by the City of St. Albans.

The application was represented by Wayne Elliot, engineer of Aldrich and Elliot, and Allen Robtoy, Director of Public Works for the City of St. Albans.

Janet Seymour, abutting land owner, who requested Interested Party Status at a previous meeting, was present.

The applicant and Interested Party were sworn in by Vice Chair, A. Omartian.

B. Brigham stated the Board had questions following the last meeting and had requested the applicants respond. The first question was regarding the elevation at Station 3. W. Elliot explained he had sent B. Perron an email on November 17th concerning the elevations. The elevation has been determined to be 360.47' at Station 3; the Base Flood Elevation is 360.6'. The ground slopes upwards to the existing filter building. Against the building the elevation was determined to be 361.5'. B. Brigham asked if the elevation increases as you step toward the building. W. Elliot confirmed.

W. Elliot stated a letter had been received from Tom Hungerford of Hungerford Properties allowing work to be completed by the City of St. Albans on the portion of the roadway belonging to Hungerford Properties.

Lastly, as requested by the Board, the correspondence between Rebecca Pfeiffer and Andres Torrizo confirming the Base Flood Elevation as 360.6' was provided to the Zoning Administrator.

A. Omartian asked if the beaver dams are permanent or if they could be removed if needed. W. Elliot stated the dams are a ways downstream but can, and have in the past, been removed. The water will occasionally get held back by the dam and has contributed to past flooding on site. A. Robtoy stated they preferred to not interrupt the beavers and when possible beaver baffles are recommended instead of tearing down the dams.

B. Brigham asked if the stormwater pump out station would pump the water out to under the proposed berm on the west side of the tributary. W. Elliot stated the water would be pumped out of an existing drainage structure that outlets into the tributary. B. Brigham asked if there was a manhole, W. Elliot confirmed, stating there is an existing catch basin. B. Brigham explained he felt conflicted about directly discharging water into a tributary and wondered if there was a way around it, perhaps into the wetlands. W. Elliot explained the water could not be discharged into the wetland because the elevation would not allow for that. W. Elliot stated when the tributary fills with water, the pipes and the catch basins in the low spots by the control building get backed up and the water can't escape the area. The pump station being put in will not typically be used during normal storm events, instead, the existing draining pipe will still gravity feed. The pump station will operate on level, with the expectation that it will only come on during extreme storm events.

How high is the top of the berm above the pipe, asked A. Omartian. W. Elliot guessed the pipe was two and a half to three feet above the water, and the berm would be an additional three feet above the pipe.

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M. McKennerney wondered, on average, how much lower the water was than the bank of the stream. Typically the water is two to three feet below the bank. M. McKennerney asked if there was anything that prevents the sides of the bank from washing out. W. Elliot stated the bank is heavily vegetated, and more like a depression in a marsh.

W. Elliot stated a few State permits were still being processed by the State, but agreed to forward them to the Zoning Administrator once acquired.

B. Brigham asked J. Seymour if she had any questions or concerns. J. Seymour stated her concerns were for the wetlands, and she thought the applicant was going about the process the right way.

Deliberative Session

MOTION: C. Boissoneault made a motion to enter deliberative session at 7:10 p.m. T. Stanhope seconded. All in favor, none opposed, motion carried.

MOTION: A. Omartian made a motion to come out of deliberative session at 7:35 p.m. C. Boissoneault seconded. All in favor, none opposed, motion carried.

MOTION: B. Brigham made a motion to approve the Continued application of the City of St. Albans requesting Conditional Use and Site Plan Amendment to renovate and add buildings to the existing Wastewater Treatment Plant in accordance with Sections 402, 407, 409, 802 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 83 Rewes Drive in the Commercial District within a Designated Growth Center and owned by the City of St. Albans with the following conditions: 1. The following shall be provided to the Town by the Applicant: A) Copies of all State and Federal permits granted to the Applicant as a part of this project are to be provided to the Town for the file. Should the State or Federal permits alter the Development Review Board's permitting, the Applicant shall re-apply to the Town for an amendment to this decision, B) Upon completion of the project, the Applicant shall provide certification by a registered engineer that the project has been completed as per the DRB approved plans and those plans reviewed by Rob Evans, State Floodplain Manager/NFIP Coordinator, C) Upon completion of all work within the Flood Hazard Overlay District, the Applicant shall provide certification by a registered engineer that the proposed development will not result in any increase in flood levels during the occurrence of the base flood as per Section 407 – Development Standards Within Areas of Special Flood Hazard of the St. Albans Town UDB, D) A full size set of all plans presented and approved by the DRB shall be submitted to the Zoning Administrator, E). A letter of approval shall be obtained from the St. Albans Town Fire Chief, 2. All other conditions of approval from previous DRB decisions shall remain in effect unless otherwise amended by this decision, and 3) to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated November 15th, 2017. M. McKennerney seconded the motion. All in favor, none opposed, motion carried.

Minutes

MOTION: M. McKennerney made a motion to accept the minutes from the DRB meeting dated November 9th, 2017. T. Stanhope seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: C. Boissoneault made a motion to adjourn the DRB meeting at 7:45 p.m. A. Omartian seconded. All in favor, none opposed, motion carried.

Respectfully Submitted,

AJ Johnson, Administrative Assistant

Brent Brigham, Chair

Arthur Omartian, Vice Chair

Mike McKennerney

Tom Stanhope

Christina Boissonault