

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, February 22nd, 2018
6:30 p.m.**

On Thursday, February 22nd, 2018 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, Tom Stanhope, Mike McKennerney and Zoning Administrator, Becky Perron

Absent: Jeff Jewett, Christina Boissoneault

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

New Business

Application of T & L Property Management, LLC requesting Conditional Use, Site Plan, Waiver, and PUD approval for a multi-unit, multi-phase PUD in accordance with Sections 405, 409, 802, 803 and 804 of the St. Albans Town Unified Development Bylaws. The property is located at 997 Fairfax Road in the Commercial District within a Designated Growth Center and owned by the Applicant.

The application was represented by D. Woolridge of Cross Consulting Engineering. There were no interested parties. The applicant was sworn in by Clerk, B. Thompson.

D. Woolridge explained the property, located at 997 Fairfax Road is owned by T. Tanneberger. The property consists of 3.5 acres in the Commercial District with an existing vet clinic and barn situated on the lot.

D. Woolridge stated the master plan would consist of several phases over numerous years. Eventually, the Applicant proposes a PUD to consist of three retail/office buildings, a restaurant, a veterinary clinic and indoor storage buildings.

The first proposed phase will extend the existing driveway to the rear of the parcel where self-storage units will be developed. The existing vet clinic and barn will remain. Infrastructure for future phases will also be developed at this time.

The next proposed phase is to construct a roughly 4,000 square foot veterinary clinic to replace the existing clinic; the existing clinic will be removed.

Further development in a third phase is proposed to include three retail buildings and a 125 seat restaurant.

D. Woolridge asked the Board to focus on the first phase, as that is what the applicant is seeking approval for. D. Woolridge explained the Stormwater plan approved by the State includes all proposed phases. In order for the first phase to work, the applicant must create a stormwater pond next to the main access point, which is proposed to be constructed to 2002 regulations. A bypass stormwater pipe will also need to be installed which will collect water and bypass around the pond. A series of other catch basins will also be utilized and developed in Phase I. The pond will eventually drain into a roadside ditch.

Additionally, sewer pipes on the adjacent lot are proposed to be extended to the existing vet clinic. The proposed stormwater pond will be developed where the existing septic sits. While extending the sewer pipe, the applicant is proposing to extend the water line that runs parallel to the sewer line and connect that to the existing vet clinic also. During the second phase, the pipes will be cut and capped.

The applicant is proposing 4 parking spaces for the self-storage building. Most self-storage clients park in front of their unit.

The storage units are proposed to consist of three buildings totaling 8,200 square feet. Two buildings will utilize roll up doors similar to most self-storage buildings. The third building is proposed to have three sides and a roof, and be open on one side; the open storage building will likely be used for car or boat storage.

Due to the steep grading on the lot, a retaining wall of less than 4 feet will be constructed on the back portion of the lot. B. Thompson inquired if the wall would be concrete. D. Woolridge was not sure.

A. Omartian inquired what the distance between the first two storage buildings are. D. Woolridge stated the buildings were proposed to be roughly twenty feet apart. Approximately thirty-five feet will stand between the second and third storage building.

Several lights have been proposed around the storage buildings as well as building mounted lighting.

B. Perron asked if there would be any office space within the storage buildings. D. Woolridge confirmed there would not be.

A. Omartian wondered what the target date for construction would be. D. Woolridge stated the applicant was speaking with various contractors for pricing and estimated construction to begin this year. The applicant is still waiting on water allocations from the City. B. Thompson inquired if the Applicant was applying for allocations for the entire project, or just Phase I. D. Woolridge confirmed the requested allocation is only for the existing vet clinic.

B. Brigham questioned if the applicant would lease or sell the buildings. D. Woolridge suspected the applicant intended to maintain the property and buildings and lease the buildings.

D. Woolridge stated that although one is shown on the plan, the applicant is requesting a waiver of the sidewalk. Per the current Town Bylaws, applicants within the Designated Growth Center need to develop a sidewalk. Due to the location and nature of the business, the applicant is proposing to temporarily waive the sidewalk requirement; D. Woolridge stated it would be unusual for a customer to walk to their self-storage unit. Ideally, the sidewalk discussion will be continued upon development of the next phase. The applicant is anticipating a Sidewalk Master Plan will provide better sidewalk guidance. D. Woolridge explained it would not make sense to develop a sidewalk that connects to nothing and wondered if a contribution in lieu of a sidewalk would be more appropriate.

B. Thompson inquired if a wetland permit would be needed from the Army Corp of Engineers. D. Woolridge confirmed a small section of Class III wetlands would be disturbed and a permit would need to be obtained.

B. Thompson asked if the Applicant intended to extend the driveway through Mapleville Depot to connect the two. D. Woolridge stated it hadn't been discussed; the Applicant was not against the idea, but a substantial ditch and drop off would make that difficult.

When asked about fencing around the units, D. Woolridge was unsure. T. Tanneberger, who had just joined the meeting, stated that the plan does not show a fence, but ideally a fence with a lock would probably be erected. B. Perron wondered if a new plan should be submitted showing the location of the fence, for the Fire Chief's knowledge. The Fire Chief will require a key to the Knox box, if developed.

B. Thompson questioned if both fire hydrants on the plan would be built during Phase I. D. Woolridge stated the applicant intends to only put the fire hydrant closest to Mapleville Depot in during the first Phase. B. Thompson questioned if the Fire Chief was aware only one hydrant would be constructed during Phase I. The applicant was unsure.

B. Perron asked if the fire hydrant cost was included in the costs provided for Phase I. D. Woolridge did not think it had been included.

D. Woolridge stated signage had not yet been discussed, but anticipated submitting a sign permit.

Application of Sally Lindberg Life Estate and Lindberg Family Rev. Trust requesting an 801 Waiver in accordance with Sections 405 and 801 of the St. Albans Town Unified Development Bylaws. The property is located at 595 Fairfield Hill Road in the Rural District and owned by the Applicant.

The application was represented by Andrew Paradee of Barnard & Garvais, LLC. There were no interested parties. The applicant was sworn in by Clerk, B. Thompson.

The property situated at 595 Fairfield Hill road consists of roughly 86.9 acres within the Town of St. Albans and Fairfield. The applicant is proposing a 2-lot subdivision. The first lot is proposed to be approximately 35 acres; Lot 2 is proposed to be approximately 51.9 acres.

A. Omartian wondered why the plan showed two Lot 2's. The applicant explained approximately 15.8 acres of the lot is in Fairfield.

No development is proposed for Lot 2.

B. Perron stated the application had come before the Board because the second lot did not have enough frontage in the Town. A newly created lot within the Rural District is required to have 150' of frontage for an agriculture use. The frontage for Lot 2, a farm access visible in the submitted plan, is in Fairfield which the Town cannot look at. B. Perron stated she could do an administrative two lot subdivision after the waiver is granted.

Application of 423 South Main, LLC requesting a change of use to Business Services through Conditional Use Approval in accordance with Section 404 and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 423 South Main Street in the Mixed Residential/Commercial District and owned by the Applicant.

The application was represented by Aaron O'Grady, owner. B. Brigham asked if anyone in the audience was requesting Interested Party Status. Several people came forward.

MOTION: B. Thompson made a motion to grant Interested Party Status to Marcus and Tammy Mudgett, Tom Joslin, and Ronald and Lee-Anne Belval as abutting landowners. B. Thompson seconded. All in favor, none opposed, motion granted.

The Applicant and Interested Parties were sworn in by the Clerk.

The Applicant explained he was requesting a change of use from an approved agribusiness, to a proposed Business Services use. The building will be utilized as an electrical contracting shop with no on-site retail.

B. Thompson asked if A. O'Grady currently had a shop on Route 7. He confirmed.

A permit from the Vermont AOT has been issued to change a residential access to a commercial access on a State highway.

B. Thompson asked how many employees O'Grady has and if a lot of cars would be coming and going. O'Grady stated he had ten employees and most of them would not go to the shop. He stated a dump truck is on site and the truck could be started as early as 6 or 6:30 a.m., but the business hours would be 7 a.m. to 4 p.m.

B. Brigham asked if any further changes were proposed for the building. O'Grady stated the site would not be changed. A sign would be set up at some point.

B. Thompson asked if there would be any changes to lighting. O'Grady stated there is one light on the front, and two on the side. There are no proposed changes.

The Chair opened the discussion to the Interested Parties. L. Belval questioned how many more containers would be placed on the site. O'Grady confirmed the container on site now is the only proposed storage container. L. Belval wondered if the applicant would keep the back area cleaned up or if he would let it grow up. O'Grady stated he would like to have the area brush hogged once a year; he did not intend to let the trees grow.

B. Perron told the applicant he needed a permit for the container if it is larger than 50 square feet. The applicant confirmed the container is roughly 40' long.

Deliberative Session

MOTION: A. Omartian made a motion to enter deliberative session at 7:30 p.m. T. Stanhope seconded. All in favor, none opposed, motion carried.

MOTION: M. McKennerney made a motion to come out of deliberative session at 8:30 p.m. B. Thompson seconded. All in favor, none opposed, motion carried.

MOTION: B. Brigham made a motion to approve Phase I only of the Application of T & L Property Management, LLC requesting Conditional Use, Site Plan, Waiver, and PUD approval for a multi-unit, multi-phase PUD in accordance with Sections 405, 409, 802, 803 and 804 of the St. Albans Town Unified Development Bylaws. The property is located at 997 Fairfax Road in the Commercial District within a Designated Growth Center and owned by the Applicant with the following conditions: 1. The

Board will waive the requirement to construct a sidewalk for a period of five years or until the Town's Sidewalk Policy has been finalized. The applicant shall be required to follow whichever comes first; 2. The north fire hydrant shall be installed in Phase I, at the location indicated by the Fire Chief; 3. The applicant shall establish a Letter of Credit in the amount of \$52,000 for Phase I; 4. Installation of all infrastructure and site work for Phase I shall be certified by a registered engineer that it was completed as per the approved Site Plan; 5. All previous conditions of approval shall remain in effect unless otherwise amended by this decision; and 6. to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated 2/7/2018. M. McKennerney seconded the motion. All in favor, none opposed, motion carried.

MOTION: B. Thompson made a motion to approve the Application of Sally Lindberg Life Estate and Lindberg Family Rev. Trust requesting an 801 Waiver in accordance with Sections 405 and 801 of the St. Albans Town Unified Development Bylaws. The property is located at 595 Fairfield Hill Road in the Rural District and owned by the Applicant with the following conditions: to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated 2/7/2018. T. Stanhope seconded the motion. All in favor, none opposed, motion carried.

MOTION: M. McKennerney made a motion to approve the Application of 423 South Main, LLC requesting a change of use to Business Services through Conditional Use Approval in accordance with Section 404 and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 423 South Main Street in the Mixed Residential/Commercial District and owned by the Applicant with the following conditions: to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated 2/7/2018. 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 December 14th, 2017. M. McKennerney seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: B. Brigham made a motion to adjourn the DRB meeting at 9:00 p.m. M. McKennerney 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

Mike McKennerney