

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, March 8th, 2018
6:30 p.m.**

On Thursday, March 8th, 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, Christina Boissoneault and Zoning Administrator, Becky Perron

Absent: Jeff Jewett, Mike McKennerney

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

New Business

Application of Marcel Lamothe, Lillian DeCell, Gloria Blessington and Claire Ordway requesting an 801 waiver in accordance with Sections 402 and 801 of the St. Albans Town Unified Development Bylaws. The property is located at 987 Bronson Road in the Rural District and owned by the Applicants.

The applicant requested the application be continued to another hearing. The Board was amendable.

MOTION: T. Stanhope made a motion to continue the Application of Marcel Lamothe, Lillian DeCell, Gloria Blessington and Claire Ordway requesting an 801 waiver to the meeting of March 29th, 2018. C. Boissoneault seconded the motion. All in favor, none opposed, motion carried.

Application of Paul & Victoria Trahan requesting Conditional Use Approval to remove and replace a seasonal camp in accordance with Sections 400, 408, and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 65 North Road in the Lakeshore District and Flood Hazard Overlay and is owned by the Applicants.

The application was represented by Ric Santa Maria. C. Boissoneault recused herself as her husband owns an abutting piece of land. Clerk, B. Thompson swore in the applicant.

R. Santa Maria explained that the applicants are proposing to remove and replace the pre-existing seasonal camp on the same footprint.

B. Brigham asked if the proposed camp will be on foundation. R. Santa Maria explained they will use “big foot bases”; the builder will dig down and pin a system of piers to the ledge. The piers will be attached to a beam structure which is made of pressure treated plywood. A layer of foam will rest on top of the beam structure followed by a joist system. When the camp is built, the joist system will be filled with insulation.

B. Brigham wondered if the camp would remain a single story. R. Santa Maria confirmed. The top of the bottom floor is approximately 103.8’. The applicant may raise the floor system slightly, but it will not be lower.

A. Omartian questioned what material the proposed beam would be. R. Santa Maria reiterated pressure treated plywood would be utilized. A. Omartian asked if the submitted drawing showed 22 pillars. R. Santa Maria explained there were a few additional pillars – 28 altogether. R. Santa Maria stated two 24 inch sauna tubes would be pinned to the ledge next to the camp with the ability to bolt the propane tanks to.

B. Brigham wondered if the brick patio shown on the plan was existing. The applicant confirmed. B. Brigham asked if the deck on the new camp would be similar to the existing deck. The applicant confirmed and explained the existing deck is a bit smaller than the proposed deck but the proposed deck is the same size that was recorded with the Town so the applicant intends to adhere to the size on the recorded permit.

B. Thompson noted that a deck had previously been attached to the storage/mechanical area of the camp. R. Santa Maria confirmed that deck was no longer there and would not be replaced. R. Santa Maria also stated the applicant was advocating keeping the existing patio as an arborist had stated removing it could

jeopardize existing trees. A neighbor also confirmed in a letter that the patio had been existing for more than 15 years, therefore grandfathering the structure.

B. Thompson noticed the plans had changed slightly from a previously submitted version. R. Santa Maria confirmed and explained all changes to the plan had been highlighted.

B. Thompson inquired if the road is private. The applicant confirmed. B. Thompson questioned what steps would be taken to ensure the road condition is maintained during construction. R. Santa Maria explained Matt Tabor would be performing the excavating on the site. The estimate M. Tabor provided included a pre-construction survey and pictures; the road will be left in equal or better condition post construction. The applicant also added that M. Tabor currently maintains the road for the Association every spring and fall.

B. Thompson asked about the metal flashing proposed on the first set of plans and wondered if it was supposed to be break-away. R. Santa Maria explained the way the flashing is designed is to provide enough flow-through so it does not break away. A second set of plans does not include the metal flashing. The applicant is prepared to follow any advice or requirements FEMA has, but as far as aesthetics, the applicant would prefer to have the flashing. B. Perron stated she submitted the plan to R. Pfeiffer of ANR with the metal flashing on it, but there have been no comments received. ANR must make all comments by March 20th.

B. Thompson asked if there is a garage attached to the camp. The applicant stated the camp had two garage doors on either side of the camp when they purchased it, but the previous garage had been absorbed by the camp footprint.

B. Brigham questioned if overhang was part of the footprint. B. Perron stated a structure could have up to a three foot overhang without it being part of the footprint.

B. Thompson inquired if there would be any “crazy” lighting added to the exterior. The applicant said there would not be. B. Thompson asked if the applicant was shooting for a spring start. They confirmed.

Deliberative Session

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

MOTION: T. Stanhope made a motion to come out of deliberative session at 7:30 p.m. B. Thompson seconded. All in favor, none opposed, motion carried.

MOTION: A. Omartian made a motion to approve the Application of Paul & Victoria Trahan requesting Conditional Use Approval to remove and replace a seasonal camp in accordance with Sections 400, 408, and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 65 North Road in the Lakeshore District and Flood Hazard Overlay and is owned by the Applicants with the following conditions: 1. The road shall be maintained at equal or better conditions post-construction, 2. Any and all skirting shall meet FEMA requirements, and 3. to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator’s staff report dated 2/20/2018. T. Stanhope seconded the motion. All in favor, none opposed, motion carried.

Minutes

MOTION: B. Thompson made a motion to accept the minutes from the DRB meeting dated February 22nd, 2018. A. Omartian seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: T. Stanhope made a motion to adjourn the DRB meeting at 7:5 p.m. B. Thompson 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