

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, March 29th, 2018
6:30 p.m.**

On Thursday, March 29th, 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, Mike McKennerney, Christina Boissoneault and Zoning Administrator, Becky Perron

Absent: Jeff Jewett, Tom Stanhope

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

Continued Business:

Continued 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.

B. Perron stated the applicants requested to continue the application to the meeting of May 10th, 2018. The Board was amendable.

MOTION: M. McKennerney 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 May 10th, 2018. C. Boissoneault seconded the motion. All in favor, none opposed, motion carried.

New Business:

Application of Gregory & Sally Sargent requesting Conditional Use Approval to raise a seasonal camp and renovate a seasonal camp in accordance with Sections 400, 407, and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 153 North Road in the Lakeshore District and Flood Hazard Overlay and is owned by the Applicants.

The application was represented by Gregory & Sally Sargent, Applicants. C. Boissoneault recused herself as an abutting landowner; there were no Interested Parties. Clerk, B. Thompson swore in the applicants.

G. Sargent explained he was proposing to raise the seasonal camp by roughly one foot and renovate the interior of the camp. The applicant is proposing to utilize concrete filled, rebar reinforced blocks attached to a buried cement pad with hemlock posts attached to the reinforced blocks and floor joist to raise the camp to approximately 104' elevation.

B. Brigham asked if raising the camp means the applicant has to meet specific flood hazard regulations such as materials used. B. Perron confirmed and added concrete is an acceptable material as long as it is rebar reinforced and cemented together.

B. Perron inquired if the applicant was planning on putting anything around the bottom of the camp such as skirting. G. Sargent intended to use some sort of skirting, and stated it would likely be lattice.

A. Omartian wondered if the applicant had a current elevation certificate. The applicant explained an engineer had been hired to do a map which shows the current elevations. Once the camp is raised to the final elevation an official certification will be granted. S. Sargent stated the camp did not flood in the flood of 2011; one rug and one floor got wet.

B. Brigham asked if the decks would be the same. G. Sargent stated the front door is going to be moved to the North side instead of the East side and therefore the deck is also being proposed to be moved.

B. Perron was not aware the deck was being proposed to be moved. She wondered if the proposed deck site would meet all the necessary setbacks. The applicant showed where the deck is being proposed. B. Perron explained the proposed deck is actually a platform with stairs, and since it is not being attached, is not considered a deck; she considers it to be an entrance.

B. Thompson asked for confirmation the road would be maintained to pre-construction conditions. G. Sargent stated the road is private, but agreed the road would be maintained.

Application of Bounce Around VT, LLC and Commons Associates, LP requesting a change of use in accordance with Sections 405, 409, and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 289 Swanton Road in the Commercial District within a Designated Growth Center and owned by Commons Associates, LP.

The application was represented by Joe Sinagra, owner of Bounce Around VT. J. Sinagra explained he and his wife started Bounce Around VT, a company that rents bouncy castles, about ten years ago. Seven years ago the applicant opened a site in the mall, and last year opened a site in St. Albans City. The response from the community has been positive, and the applicant is in need of a larger space. The bouncy structures are large and require a lot of ceiling height.

The applicant is proposing to utilize a space in the Highgate Shopping Commons. The proposed space, formerly a furniture store, is currently vacant.

The applicant caters to a two through twelve year old market. The proposed space will have a video arcade and a “private” birthday space. J. Sinagra joked the business is similar to a “poor mans Chuckie Cheese”.

B. Thompson inquired if any interior remodeling would be necessary. J. Sinagra stated he was likely an ideal tenant as their ideal space is a plain vanilla box with open space. The bouncy structures are very large, with the smallest being 12’ x 12’. No food is available on site; the applicant does sell bottled beverages.

When asked about the hours, the applicant stated Wednesday, Thursday, and Friday hours would be 3 p.m. to 7 p.m. Saturday and Sunday hours will be 10 a.m. to 6 p.m. During the summer or school breaks, the applicant may adjust the hours. He stated they will never be open late due to the ages of the children served.

A. Omartian wondered what the price per child is. J. Sinagra explained adults and non-walkers aren’t charged; the fee is \$8/hr per child. Adults must stay with children.

M. McKennerney inquired how many people would visit on an average day. J. Sinagra estimated 45 people visit the current location in an 8 hour period. M. McKennerney wondered if one restroom would be adequate. J. Sinagra explained the current location only has one restroom and there has not been a challenge.

B. Thompson stated the applicant would need to speak with B. Perron regarding a sign permit.

Deliberative Session

MOTION: A. Omartian made a motion to enter deliberative session at 7:05 p.m. C. Boissoneault seconded. All in favor, none opposed, motion carried.

MOTION: B. Thompson made a motion to come out of deliberative session at 8:00 p.m. C. Boissoneault seconded. All in favor, none opposed, motion carried.

Application of Gregory & Sally Sargent requesting Conditional Use Approval

MOTION: B. Brigham made a motion to approve the Application of Gregory & Sally Sargent requesting Conditional Use Approval to raise and renovate a seasonal camp in accordance with Sections 400, 407, and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 153 North Road in the Lakeshore District and Flood Hazard Overlay and is owned by the Applicants with the following conditions: 1. Since the decks were not shown on the plan, the Board is permitting what was previously approved and permitted. The footprint shown on floorplan number two is approved. Any decks proposed shall follow a previously approved footprint and shall meet the FEMA regulations for elevation and attachment. 2. The applicant will provide the ZA with an elevation certificate upon completion of the project. 3. The road will be returned to existing condition or better post-construction, and 4. to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator’s staff report dated March 14th 2018. A. Omartian seconded the motion. All in favor, none opposed, motion carried.

Application of Bounce Around VT, LLC and Commons Associates, LP requesting a Change of Use

MOTION: A. Omartian made a motion to approve the Application of Bounce Around VT, LLC and Commons Associates, LP requesting a change of use in accordance with Sections 405, 409, and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 289 Swanton Road in the Commercial District within a Designated Growth Center and owned by Commons Associates, LP.

with the following conditions: to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated March 14th 2018. C. Boissoneault 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 March 8th, 2018. A. Omartian seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: A. Omartian made a motion to adjourn the DRB meeting at 8:05 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

Mike McKennerney

Christina Boissoneault