

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, April 26th, 2018
6:30 p.m.**

On Thursday, April 26th, 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, Ashley Toof and Zoning Administrator, Becky Perron

Absent: Christina Boissoneault, Tom Stanhope

Chair, B. Brigham called the Development Review Board hearing to order at 6:30 p.m. The Board welcomes new DRB member, Ashely Toof.

New Business:

Application of BFA Union High School Directors (Collins Perley) requesting Site Plan Amendment to construct a field house in accordance with Sections 405, 409, and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 890 Fairfax Road in the Commercial District within a Designated Growth Center and owned by the Applicants.

The application was represented by Peter Garceau of Cross Consulting Engineers and Tim Smith, board member for Collins Perley. There were no Interested Parties. Clerk, B. Thompson swore in the applicants.

P. Garceau stated the applicant intends to remove an existing snack bar and construct a one-story 50' x 34' concession stand with restrooms. Right now, restrooms are not available outside; Visitors must walk inside to use restrooms.

B. Brigham asked if the restrooms would remain open all the time, or if it would just be open during games. P. Garceau stated one bathroom would remain open. The larger bathroom will only be open for games and events.

The applicant will be extending the water and sewer lines to the building. A wastewater permit has been submitted to the State. No additional water allocations are required.

B. Brigham questioned if the structure would be ready for fall. The applicant was hopeful.

M. McKennerney asked where the applicant was intending to put a sidewalk, since projects within the Designated Growth Center required sidewalks to be constructed. P. Garceau stated the applicant was not proposing any additional sidewalks at this time. The property is unique in that a walking path goes around the perimeter of the property. A fence runs along Fairfax Street that pedestrians would walk around to access the existing paths. The applicant is proposing a gravel walkway to be placed around the building and link to an existing gravel walkway which leads to the grandstands and the parking area to the West. B. Perron asked if a sidewalk would be required for the Act 250 permit. P. Garceau stated Jeff Greeno said he would accept the current plans with no sidewalk if the Town does. He agrees the existing path should suffice.

A. Toof asked what kind of gravel would be used to construct the path around the concession stand. A crushed stone will be used with a pea stone base.

B. Thompson inquired if additional lighting would be utilized. The applicant explained there will be no additional yard lighting. A security light will be placed on the building.

B. Thompson wondered if Collins Perely had resolved a previous problem of unpermitted storage trailers. The applicant was unsure.

Deliberative Session

MOTION: M. McKennerney made a motion to enter deliberative session at 6:45 p.m. A. Omartian seconded. All in favor, none opposed, motion carried.

MOTION: B. Thompson made a motion to come out of deliberative session at 7:00 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

Application of BFA Union High School Directors (Collins Perley) requesting Site Plan Amendment

MOTION: B. Thompson made a motion to approve the Application of BFA Union High School Directors (Collins Perley) requesting Site Plan Amendment to construct a field house in accordance with Sections 405, 409, and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 890 Fairfax Road in the Commercial District within a Designated Growth Center and owned by the Applicants with the following conditions: 1. The applicant shall provide certification by a registered engineer that the project was done as per the plans approved by the DRB, 2. All previously approved conditions shall remain in effect, and 3. to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated April 10th, 2018. A. Omartian 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 March 29th, 2018. B. Thompson seconded. B. Brigham, A. Omartian, B. Thompson, M. McKennerney in favor, A. Toof abstains , motion carried.

Adjournment

MOTION: B. Thompson made a motion to adjourn the DRB meeting at 7:30p.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

Mike McKennerney

Ashley Toof