

**Town of St. Albans  
Development Review Board Meeting Minutes  
Thursday, May 10<sup>th</sup>, 2018  
6:30 p.m.**

On Thursday, May 10<sup>th</sup>, 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, Tom Stanhope, Ashley Toof and Zoning Administrator, Becky Perron

**Absent:**

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

**Continued 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 application was represented by Lillian DeCell. Garth Brooks, abutting land owner, requested Interested Party Status.

**MOTION: M. McKennerney made a motion to grant Garth Brooks Interested Party Status as an abutting land owner and abutting land owner representative for AR Brooks & Sons. C. Boissoneault seconded. All in favor, none opposed, motion carried.**

Clerk, B. Thompson swore in the applicant and Interested Party.

The property on Bronson Road consists of a 3.12 acre lot with a single family home detached garage and outbuildings. The applicants are proposing a two lot subdivision.

L. DeCell explained an 801 waiver is being requested as the proposed Lot 2 does not meet the frontage requirements. Lot 1 is proposed to be 1 acre with 211.95' of road frontage. Lot 2 is proposed to be 2.12 acres with 20.12' of road frontage. The 20.12' of road frontage will be used to access Lot 2.

L. DeCell stated when her mother passed away, her and her sisters were each given 1 acre of the 3.12 acre lot. L. DeCell is keeping her acre but the sisters agreed to merge their 1 acre lots for the 2.12' acre lot.

A trailer and garage are currently on the proposed Lot 1. The trailer will be removed, but the garage will stay. L. DeCell will need to remove an existing shed on the proposed Lot 2 as it will no longer meet the setbacks once the subdivision is complete. B. Thompson wondered if the shed would need to be removed due to not meeting setbacks. The applicant confirmed.

The Board had a brief discussion on if the district-required 40 foot front yard setback would apply if a parcel did not have frontage on a road. B. Perron stated that may require more investigation.

B. Brigham asked if the applicant had any plans to develop either lot. There are no plans to develop by the applicant. B. Brigham asked how long it had been since someone had lived in the trailer to be removed. It has been two or three years.

The Interested Party had no questions or concerns.

**Organizational Meeting:**

The board agreed to accept the Rules of Procedure and Conflict of Interest policy. Once the Selectboard decides on a blanket Conflict of Interest Policy, the DRB will have further discussions on removing that portion of the policy to follow the blanket policy approved by the Selectboard.

**MOTION: T. Stanhope made a motion for the DRB to accept the Conflict of Interest and Rules of Procedure policy. B. Thompson seconded. All in favor, none opposed, motion carried.**

The board had a brief discussion about Chair, Vice Chair, and Clerk and agreed to keep all officers in

place. B. Brigham will remain Chair, A. Omartian will remain Vice Chair, and B. Thompson will remain Clerk.

**MOTION: B. Thompson made a motion to keep the current officers in place. T. Stanhope seconded. All in favor, none opposed, motion carried.**

#### Deliberative Session

**MOTION: T. Stanhope made a motion to enter deliberative session at 7:00 p.m. B. Thompson 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. T. Stanhope seconded. All in favor, none opposed, motion carried.**

Application of Marcel Lamothe, Lillian DeCell, Gloria Blessington and Claire Ordway requesting an 801 waiver

**MOTION: B. Thompson made a motion to approve the 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 with the following conditions: to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated April 26<sup>th</sup>, 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 April 26<sup>th</sup>, 2018. T. Stanhope seconded. All in favor, none opposed, motion carried.**

#### Adjournment

**MOTION: B. Thompson made a motion to adjourn the DRB meeting at 7:35p.m. A. Toof seconded. All in favor, none opposed, motion carried.**

Respectfully Submitted,  
AJ Johnson, Administrative Assistant

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Brent Brigham, Chair

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Arthur Omartian, Vice Chair

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Bruce Thompson, Clerk

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Mike McKennerney

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Tom Stanhope

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Christina Boissoneault

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Ashley Toof