

# SUBJECT TO DRB APPROVAL

**Town of St. Albans  
Development Review Board Meeting Minutes  
Thursday, May 24<sup>th</sup>, 2018  
6:30 p.m.**

On Thursday, May 24<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, and Zoning Administrator, Becky Perron

**Absent:** Christina Boissoneault, Ashley Toof, Tom Stanhope

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

**Application of Cronulla Development, LLC requesting a Boundary Line Adjustment, 2 Lot Subdivision, PUD Amendment and 801 Waiver extension in accordance with Sections 203, 204, 801, and 804 of the St. Albans Town Unified Development Bylaws. The property is located at 51-59 Pinewood Drive in the Rural District and owned by the Applicant.**

The application was represented by Grant Butterfield of Cronulla Development and Peter Garceau of Cross Consulting Engineering. Mike Trombly came forward as an Interested Party as well as a co-Applicant of the proposed Boundary Line Adjustment.

**MOTION: M. McKennerney made a motion to grant interested Party Status to Mike Trombly as an abutting land owner and Co-Applicant of the proposed Boundary Line Adjustment. A. Omartian seconded. All in favor, none opposed, motion carried.**

The Applicants and Interested Party were sworn in by Clerk, B. Thompson. G. Butterfield explained that two years ago a 2 lot subdivision with setback waivers was proposed to, and approved by, the Board. Due to an error, a signed mylar was not filed in the 180 day time period required to complete the 2 lot subdivision. The applicant is now proposing a Boundary Line Adjustment with 9T's, a request to extend the previously approved 801 waiver to waive road frontage requirement to access 9T's land, a PUD Amendment to amend the PUD's 50 foot buffer zone to match the newly created lot lines, and a new 2 Lot subdivision. In exchange for a 20' wide Right-of-Way (ROW) to access 9T's landlocked parcel, 9T's LLC will grant 2.715 of their 97 acres to Cronulla Development. The 9T's parcel only has frontage along the interstate.

The proposed Lot 1 will include the existing 9 condo units and 8.339 acres with no changes. The proposed Lot 2 will contain the old NCO club on 5.121 acres.

B. Brigham asked if the NCO club had received the repairs the applicant had previously proposed. G. Butterfield stated work had not been completed. A new proposal conditions a part of the building will need to be removed as it will be too close to the proposed boundary.

B. Thompson wondered if the ROW would be made into a road. The applicant stated a gravel road has been there for some time; a verbal agreement has been in place that 9T's, LLC could use the gravel road to access the landlocked parcel. The ROW will need some work as the vegetation is overgrown. B. Thompson asked if a gate would be placed at the ROW to ensure safety. The applicant stated the parcel is marked with signage not to access but, he was not concerned about unwanted people entering the property.

**Application of Bird's Eye Realty requesting a Site Plan Amendment in accordance with Sections 404, 409 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 128 Fisher Pond Road in the Mixed Residential/Commercial District within a Designated Growth Center and owned by the Applicant.**

The application was represented by Sam Ruggiano of Ruggiano Engineering. The Applicant was sworn in by Clerk, B. Thompson. There were no Interested Parties.

S. Ruggiano explained a Medical/Office PUD was approved in 2010 with one building proposed to be up to 10,200 square feet and one building proposed to be less than 24,000 square feet. The first building was constructed in 2014.

The applicant is now proposing Building Two as a 24,000 square foot 3 story building. The impervious surface has decreased from the first plan submitted in 2010 and the stormwater has stayed the same. The

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proposed parking spaces have also decreased to match today's parking regulations. The required parking spaces for both buildings are 70; the Applicant is proposing 100 spaces.

The Applicant received their utilities permit as well as sign off from AOT stating the intersection was sufficient for this development. B. Brigham asked if the Applicant had to request AOT to sign off a second time as they had already signed off on the first plan. The Applicant confirmed AOT did need to review the plan again after a traffic count was completed.

There are no requests for additional water or sewer allocations; all allocations were purchased and paid for when the original plan was submitted. Previously the Applicant anticipated 43 total employees – this number has not changed.

B. Brigham asked for confirmation the stormwater ponds would be the same as the original application. The Applicant confirmed.

When asked about the dimensions of the proposed building, the Applicant stated it has changed a little from the previous plan. The Applicant is now proposing a building that is a bit longer, and instead of 2 stories will be 3 stories. In the Growth Center, a building can have a maximum height of 50 feet.

A lighting plan was received at the hearing. The Applicant will be utilizing the same lighting that currently exists on site. The proposed lighting will match what currently exists on site - 20 foot high, 150 watt down shielded lights, in the color bronze. The street will also be lined with lights to the NCSS building.

The applicant was asked for the approximate cost for infrastructure. An estimated \$53,000 will be spent.

B. Thompson asked if there were proposed tenants. The Applicant was unsure but thought perhaps the hospital or NCSS could use the space. The date of construction will be mostly tenant motivated. The first building is full; there is currently a dermatologist and an eye doctor.

The applicant is open to considering solar panels on the roof.

**Application of 2 Franklin Park West, LLC requesting Site Plan and Conditional Use Approval for Motor Vehicle Sales & Service in accordance with Sections 405, 409, 802, and 803 of the St. Albans Town Unified Development Bylaws. The property is located at Franklin Park West, Lot 3 in the Commercial District within a Designated Growth Center and owned by the Applicant.**

The application was represented by Dan Keene and Dan Bokan of 2 Franklin Park West, LLC and Sam Ruggiano of Ruggiano Engineering. The Applicants were sworn in by Clerk, B. Thompson.

S. Ruggiano explained the previous owner had received Conditional Use and Site Plan approval in 2005 but the Site Plan expired before the previous owner completed the plan. The area known as Lot 3 is currently a gravel area and an existing barn.

The Applicant is proposing to utilize Lot 3 as a gravel display area in conjunction with the auto dealership directly across the road on Lot 2. There are 425 parking spaces. Access is being proposed off Parah Drive and has the approval of Public Works Director Alan Mashtare. The existing curb cut is proposed to be upgraded to 30'.

The Applicant needs to receive local approval, an Act 250 amendment and Stormwater approval. All of Franklin Park West is on the same stormwater system. Any time any additional impervious surface is created, the entire park's Stormwater permit needs to be amended. The Stormwater controls are proposed to be sheet flow across the proposed parking area as well as into a double catch basin to a proposed detention pond located to the east of Lot 3.

The applicant submitted a plan showing sidewalks along both Parah Drive and Franklin Park West, but they are requesting that they be allowed to either construct them within 5 years from the date of approval, or be subjected to the Town's Sidewalk Master Plan and Policy when put in place, whichever comes first.

Lighting will be located along the North, West, and South sides of the parking area as well as on the existing barn. No additional landscaping is being proposed. After discussing safety with the Board, the applicant is proposing stop signs at the site exits off Parah Drive and Franklin Park West.

The existing barn will be utilized for storage. M. McKenney inquired if the site would be fenced in. The applicant stated it would not be fenced in but the entrance may be blocked by vehicles at night.

A letter has been requested from Fire Chief Cross. There are several fire hydrants in the surrounding areas.

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## Deliberative Session

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

**MOTION: B. Thompson made a motion to come out of deliberative session at 8:25 p.m. A. Omartian seconded. All in favor, none opposed, motion carried.**

Application of Cronulla Development, LLC requesting a Boundary Line Adjustment, 2 Lot Subdivision, PUD Amendment and 801 Waiver

**MOTION: B. Thompson made a motion to approve the Application of Cronulla Development, LLC requesting a Boundary Line Adjustment, 2 Lot Subdivision, PUD Amendment and 801 Waiver extension in accordance with Sections 203, 204, 801, and 804 of the St. Albans Town Unified Development Bylaws. The property is located at 51-59 Pinewood Drive in the Rural District and owned by the Applicant with the following conditions: 1. The previous setback waivers and conditions remain in effect unless otherwise amended by this decision and 2. to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated May 4<sup>th</sup>, 2018. A. Omartian seconded the motion. All in favor, none opposed, motion carried.**

Application of Bird's Eye Realty requesting a Site Plan Amendment

**MOTION: A. Omarian made a motion to approve the Application of Bird's Eye Realty requesting a Site Plan Amendment in accordance with Sections 404, 409 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 128 Fisher Pond Road in the Mixed Residential/Commercial District within a Designated Growth Center and owned by the Applicant with the following conditions: 1. All previous conditions remain in effect unless otherwise amended by this decision, 2. There shall be no condition requesting a letter of credit for this application, 3. Upon completion a letter will need to be submitted to the Zoning Administrator by a registered engineer certifying the project was done as per the approved plan and 4. to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated May 4<sup>th</sup>, 2018. B. Thompson seconded the motion. All in favor, none opposed, motion carried.**

Application of 2 Franklin Park West, LLC requesting Site Plan and Conditional Use Approval

**MOTION: M. McKennerney made a motion to approve the Application of 2 Franklin Park West, LLC requesting Site Plan and Conditional Use Approval for Motor Vehicle Sales & Service in accordance with Sections 405, 409, 802, and 803 of the St. Albans Town Unified Development Bylaws. The property is located at Franklin Park West, Lot 3 in the Commercial District within a Designated Growth Center and owned by the Applicant with the following conditions: 1. All previous conditions remain in effect unless amended by this decision, 2. A letter from the Fire Department must be provided to the Zoning Administrator, 3. The required installation of sidewalks shall be waived for 5 years or the Applicant shall be subjected to the Town's Sidewalk Master Plan and Policy, whichever comes first 4. to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated May 4<sup>th</sup>, 2018. 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 May 10<sup>th</sup>, 2018. M. McKennerney seconded. All in favor, none opposed, motion carried.**

## Adjournment

**MOTION: B. Thompson made a motion to adjourn the DRB meeting at 8:30p.m. A. Omartian seconded. All in favor, none opposed, motion carried.**

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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