

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, June 14th, 2018
6:30 p.m.**

On Thursday, June 14th, 2018 at 6:30 p.m., the Town of St. Albans Development Review Board met at Town Hall for hearings.

Present: Vice Chair, Arthur Omartian, Clerk, Bruce Thompson, Mike McKennerney, Christina Boissoneault, Ashley Toof, and Zoning Administrator, Becky Perron

Absent: Chair, B. Brigham, Tom Stanhope

Vice Chair, A. Omartian called the Development Review Board hearing to order at 6:30 p.m.

Application of the Estate of Reginald Allard requesting approval of a 3 lot subdivision and 801 waiver in accordance with Sections 206, 207, 208, 209, 402, and 801 of the St. Albans Town Unified Development Bylaws. The property is located at 1106 Maquam Shore Road in the Rural District and owned by the Estate of Reginald Allard.

The application was represented by Ryan Wells of Cross Consulting Engineers. Sally Lemnah and Christine Brown, abutting land owners, came forward requesting Interested Party Status.

MOTION: M. McKennerney made a motion to grant interested Party Status to Sally Lemnah and Christine Brown as abutting land owners. C. Boissoneault seconded. All in favor, none opposed, motion carried.

R. Wells explained the farm, which is about 204 acres, is naturally subdivided by Lapan Road. The applicant is proposing to subdivide the 80 acre lot that runs along Sand Road. The applicant is proposing to take two lots from the 80 acre lot and make two residential building lots.

Lot 1 is proposed to be a 4.38 acre building lot and accessed by a 20' wide Right-of-Way (ROW) shared with Lot 2 from Lapan Road, over Sand Road, and through Lot 1 to the Southern boundary of Lot 2.

Lot 2 is proposed to be a 5.60 acre building lot with access by the 20' wide ROW.

The remaining 70 acres with 1025' of frontage on Lapan Road has not been surveyed and will consist of only the remaining lands.

The two building lots will both utilize on site wells and wastewater disposal systems. The proposed wastewater systems are mounds and the State permits will be applied for. The wetlands have been delineated.

B. Thompson asked if the existing gravel road there now is a 20 foot wide ROW. R. Wells stated the applicant is proposing a 20 foot easement to the property; there is currently not an easement. B. Thompson wondered why a waiver was being requested. B. Perron explained a waiver was required to access the two lots as there is no frontage along the lots. The driveways can be as large as the applicant wishes, but the ROW must be at least 20' wide.

A Fire Department letter was not requested as a large development is not being proposed.

A. Omartian asked if Sand Road is an existing road. The applicant confirmed, stating it is a very narrow road that currently serves several camps. The DRB stated the road should be left in the same or better condition post construction. The applicant agreed, and explained the road is currently in pretty poor condition. B. Thompson advised the applicant take "before and after" pictures of the road. B. Perron explained the road known as Sand Road was not found by the surveyors to have a defined width and appears to be an access only across lot 3.

Deliberative Session

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

MOTION: A. Omartian made a motion to come out of deliberative session at 7:15 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

MOTION: C. Boissoneault made a motion to approve the Application of the Estate of Reginald Allard requesting approval of a 3 lot subdivision and 801 waiver in accordance with Sections 206, 207, 208, 209, 402, and 801 of the St. Albans Town Unified Development Bylaws. The property is located at 1106 Maquam Shore Road in the Rural District and owned by the Estate of Reginald Allard with the following conditions: 1. Once the residences are constructed, Sand Road shall be restored to pre-construction condition or better, 2. All State permits are the owners responsibility, and 3. to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated June 4th, 2018. M. McKennerney seconded the motion. All in favor, none opposed, motion carried.

Adjournment

MOTION: B. Thompson made a motion to adjourn the DRB meeting at 7:25p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

**Respectfully Submitted,
AJ Johnson, Administrative Assistant**

Arthur Omartian, Vice Chairr

Bruce Thompson, Clerk

Mike McKennerney

Christina Boissoneault

Ashley Toof