

# SUBJECT TO DRB APPROVAL

**Town of St. Albans  
Development Review Board Meeting Minutes  
Thursday, June 28<sup>th</sup>, 2018  
6:30 p.m.**

On Thursday, June 28<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, Ashley Toof, and Zoning Administrator, Becky Perron

**Absent:** Tom Stanhope

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

**Application of Body Rage Fitness & Combat Sports and Armand & Michael Gregoire requesting a change of use from Retail to Retail and Recreation in accordance with Sections 405, 409, and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 120 Swanton Road in the Commercial District within a Designated Growth Center and owned by Armand & Michael Gregoire.**

The application was represented by Mariah Murphy of Body Rage Fitness. Rachel Smith of SR Smith Real Estate and Michael Gregoire, property owner, were also present. Clerk, B. Thompson swore in the applicant. There were no interested parties.

M. Murphy is proposing to lease the building at 120 Swanton Road, formally Fastenal, to host fitness classes and have a nutrition bar. The applicant had a previous location, known as Core Nutrition, on Lake Street. The change of use is from Retail to Retail and Recreation.

B. Brigham asked what changes would be made to the building. M. Murphy explained the building would stay as is. Fitness mats will be added to the floor and equipment may be brought in for personal training.

B. Brigham inquired if there was enough parking. The applicant confirmed.

B. Brigham mentioned the applicant would need to get a permit for any signage.

B. Brigham wondered what the hours would be. M. Murphy stated the fitness center was class based, so the building would only be open if there was a class or if she was doing personal training with someone.

A. Omartian asked if the applicant is using all of the building. There is one small bay attached to the side of the building that will not be part of the lease. There are no other tenants in the building.

**Application of Northwest PEG TV requesting Site Plan Amendment in accordance with Sections 405, 409, and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 616 Franklin Park West in the Commercial District within a Designated Growth Center and owned by the Applicant.**

The application was represented by David McWilliams and Elizabeth Malone of Northwest PEG TV. There were no Interested Parties. Clerk, B. Thompson swore in the applicants.

E. Malone stated Northwest PEG TV is requesting an amendment of the previous decision of the Board to allow a waiver of the requirement to construct a sidewalk along the frontage of their lot for 5 years or to be subjected to the St. Albans Town Sidewalk Master Plan and Policy, whichever comes first.

B. Brigham stated the Board has reviewed several of these requests.

E. Malone wondered if the Board would require money to be put in an escrow account. B. Perron stated one had not been set up yet. E. Malone stated NWPEGTV has a \$4,000 line of credit. E. Malone asked about receiving a non-conditional Certificate of Compliance.

B. Thompson wondered why he did not get the local station. E. Malone explained it had to do with funding, and most people who have dish do not receive the channels. D. McWilliams stated much of the programming can be found on YouTube.

B. Thompson asked if the building was done. The applicant confirmed, stating the last step is for an engineer to certify the site was developed as per the approved plan.

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## Deliberative Session

**MOTION: M. McKennerney made a motion to enter deliberative session at 6:40 p.m. A. Omartian seconded. All in favor, none opposed, motion carried.**

**MOTION: M. McKennerney made a motion to come out of deliberative session at 7:20 p.m. B. Thompson seconded. All in favor, none opposed, motion carried.**

**MOTION: B. Thompson made a motion to approve the Application of Body Rage Fitness & Combat Sports and Armand & Michael Gregoire requesting a change of use from Retail to Retail and Recreation in accordance with Sections 405, 409, and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 120 Swanton Road in the Commercial District within a Designated Growth Center and owned by Armand & Michael Gregoire with the following conditions: 1. All State permits are Owner's responsibility, and 2. to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated June 22<sup>nd</sup>, 2018. C. Boissoneault seconded the motion. All in favor, none opposed, motion carried.**

**MOTION: B. Brigham made a motion to approve the Application of Northwest PEG TV requesting Site Plan Amendment in accordance with Sections 405, 409, and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 616 Franklin Park West in the Commercial District within a Designated Growth Center and owned by the Applicant with the following conditions: 1. The Applicant shall construct the sidewalk within 5 years of the date of this decision or shall be subject to the St. Albans Town Sidewalk Master Plan and Policy, whichever comes first, 2. All State permits are the Owner's responsibility, and 3. to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated June 22<sup>nd</sup>, 2018. A. Omartian seconded the motion. All in favor, none opposed, motion carried.**

**MOTION: A. Omartian made a motion to accept the minutes from the DRB meeting dated June 14<sup>th</sup>, 2018. A. Toof seconded. All in favor, none opposed, motion carried.**

## Adjournment

**MOTION: A. Omartian made a motion to adjourn the DRB meeting at 7:35p.m. C. Boissoneault 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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Christina Boissoneault

\_\_\_\_\_  
Ashley Toof

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Mike McKennerney