

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, July 12th, 2018
6:30 p.m.**

On Thursday, July 12th, 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: Tom Stanhope, Christina Boissoneault, Ashley Toof

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

Application of Paul & Victoria Trahan requesting conditional use approval to remove and replace a portion of an existing seawall/retaining wall and patio in accordance with Sections 400, 408, and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 65 North Road in the Lakeshore District within a Flood Hazard Overlay and owned by the Applicants.

The application was represented by Paul Trahan, owner, and Ric Santa Maria of Round Tree Construction. There were no Interested Parties. The applicants were sworn in.

The applicant explained that substantial wave action has undermined the retaining wall and existing patio. The wall, along with an existing patio area, is over fifteen years old. In this season alone, a significant portion of the patio has been damaged.

The applicant had received approval by the Board on 3/22/18 to remove and replace the seasonal camp on the same footprint as the existing camp with the top of the bottom floor at approximately 103.8’.

R. Santa Maria proposed to replace the edge of the shotcrete with some large pieces of rectangular stone with filter fabric and crushed stone behind it. The existing paver patio will be replaced with 2” bluestone on top of 6”-8” crushed stone with filter fabric. The patio is proposed to be raised to 102’ – 102.4’. All work will be completed above the 98’ elevation.

R. Santa Maria stated the new patio will have a better drainage system due to under drains below the stone. B. Brigham asked if the new patio would have the same footprint as the old one. The applicant confirmed. B. Thompson asked if the State gave permission to remove a tree on the edge of the patio. The applicant explained that they probably could have removed the tree, but they chose to prune it instead.

B. Brigham asked if there was certification of the elevation of the land. The applicant stated that Civil Engineer Associates, licensed surveyors, provided the elevation on the plan.

B. Perron asked for confirmation the existing patio has an elevation of 101.3’. The applicant confirmed.

B. Brigham inquired if the shotcrete would be removed completely or if the applicant would just work on the bottom of it. The R. Santa Maria showed a dashed line on the plans that indicates a two foot area to be removed. P. Trahan explained it would be substantial work to remove all of the shotcrete.

B. Perron wondered if the patio will be cemented together. R. Santa Maria explained the patio would not be cemented together, and would be completely pervious. B. Perron wondered what the chances of ice or wave action damaging the patio and wall again. R. Santa Maria stated the wall will be down in the ground far more substantially than the previous shotcrete that just overlapped the top, and starting at the 98’ elevation will allow the natural topography to protect the wall more sufficiently than previously.

Deliberative Session

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

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

MOTION: M. McKennerney made a motion to approve the Application of Paul & Victoria Trahan requesting conditional use approval to remove and replace a portion of an existing seawall/retaining

wall and patio in accordance with Sections 400, 408, and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 65 North Road in the Lakeshore District within a Flood Hazard Overlay and owned by the Applicants with the following conditions: 1. The applicant shall provide a confirming elevation certificate from a certified engineer to the Zoning Administrator upon completion of the project, and 2. to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated July 10th, 2018. 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 28th, 2018. M. McKennerney seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: B. Thompson made a motion to adjourn the DRB meeting at 7:25 p.m. A. Omartian 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