

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, October 11th, 2018
6:30 p.m.**

On Thursday, October 11th, 2018 at 6:30 p.m., the Town of St. Albans Development Review Board met at Town Hall for hearings.

Present: Chair, B. Brigham, Clerk, Bruce Thompson, Mike McKennerney, Ashley Toof, Tom Stanhope and Zoning Administrator, Becky Perron

Absent: Vice Chair, Arthur Omartian, and Christina Boissoneault

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

Continued Application of Leonard & Betty Charland requesting Conditional Use Approval to reconstruct a portion of a damaged seawall in accordance with Sections 400, 407, and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 634 West Shore Road in the Lakeshore District within the Flood Hazard Overlay and owned by the Applicants.

The application was represented by Leonard Charland, property owner and Raymond Trombley of Trombley Excavating. There were no Interested Parties. The Applicants were sworn in.

The Applicants are requesting Conditional Use Approval to repair an existing seawall and add a seawall to fill in a ramp area. R. Trombley explained the Applicant is proposing to put a footing under roughly 78' of the seawall which has fallen and been damaged. The repair will consist of adding a poured concrete rebar reinforced 8" x 4' wide footing, stacking two 6' x 2' wide x 2' high blocks on top of the footing, placing fabric behind the blocks with 1 ¼" stone fill topped with topsoil and reseeding. The Applicant is returning the seawall to its previous size.

B. Brigham asked for confirmation there would be no drainage issues on either end that may effect neighboring properties. R. Trombley stated there would be no drainage issues.

B. Thompson asked if any vegetation would be disturbed. The Applicant stated there are no trees within the work area and disturbed grass will be reseeded. B. Thompson asked if there was any chance the road would be damaged during construction. R. Trombley explained the road will not be damaged; he is going to use a mini excavator and a 1-ton dump truck to perform the work. B. Thompson advised the Applicant to take pictures of the road prior to construction. R. Trombley stated most of the construction material is already on site.

A. Toof asked if there was existing foundation for the wall (footings). R. Trombley stated the footings will be new.

B. Thompson asked if the Applicant wished to complete the project this year. The Applicant confirmed.

Deliberative Session

MOTION: B. Thompson made a motion to enter deliberative session at 6:39 p.m. T. Stanhope seconded. All in favor, none opposed, motion carried.

MOTION: B. Thompson made a motion to come out of deliberative session at 6:48p.m. T. Stanhope seconded. All in favor, none opposed, motion carried.

MOTION: B. Thompson made a motion to approve the Continued Application of Leonard & Betty Charland requesting Conditional Use Approval to reconstruct a portion of a damaged seawall in accordance with Sections 400, 407, and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 634 West Shore Road in the Lakeshore District within the Flood Hazard Overlay and owned by the Applicants with the following conditions: 1. All previous decisions will remain in effect unless otherwise amended by this decision, 2. A finished construction elevation certificate is required upon completion of the project, and 3. To accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated September 25th, 2018. T. Stanhope seconded the motion. All in favor, none opposed, motion carried.

Adjournment

MOTION: T. Stanhope made a motion to adjourn the DRB meeting at 7:00 p.m. A. Toof seconded. All in favor, none opposed, motion carried.

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

Brent Brigham, Chair

Bruce Thompson, Clerk

Mike McKenerney

Tom Stanhope

Ashley Toof