

**Town of St. Albans  
Development Review Board Meeting Minutes  
Thursday, October 25<sup>th</sup>, 2018  
6:30 p.m.**

On Thursday, October 25<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, Tom Stanhope, Ashley Toof, Christina Boissoneault and Zoning Administrator, Becky Perron

**Absent:**

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

**Application of Gregory Costes, Chris Costes, Laurie Austin, and George T. Costes Living Trust requesting two boundary line adjustments, site plan approval and a 7 lot subdivision in accordance with Sections 204, 205, 206, 207, 208, 209, 402, and 803 of the St. Albans Town Unified Development Bylaws. The properties are located off Costes Court and 175 French Hill Road in the Rural District and owned by the Applicants.**

The application was represented by Peter Garceau of Cross Consulting Engineers and Gregory Costes.

Abutting property owner William Bressette requested Interested Party Status.

**MOTION: M. McKennerney made a motion to grant Interested Party Status to William Bressette as an abutting land owner. T. Stanhope seconded. All in favor, none opposed, motion carried.**

The Applicant and Interested Party were sworn in by Clerk, B. Thompson. P. Garceau stated the Applicant had already worked with the Zoning Administrator on Boundary Line Adjustments and moving property lines. B. Brigham asked if that work is complete. P. Garceau confirmed, and explained the Applicant is now requesting two additional Boundary Line Adjustments. The first BLA request is to grant 0.204 Acres. The previously approved right of way (ROW) is 80' wide; the Applicant is proposing to reduce the ROW to 60' as per the most recent Town of St. Albans Road Ordinance. This proposed adjustment will change Lot 4A from 2.690 Acres to 2.894 Acres.

A second Boundary Line Adjustment is also being requested for the land owned by Gregory Costes and the land owned by Christopher Costes and Laurie Austin. The Lot currently owned by Costes/Austin is 18.5 acres; after the proposed BLA the Lot will consist of 22 acres.

The remaining lands (26.174 acres) owned by Greg Costes have been merged and a 7 lot subdivision is proposed. The road will be reconfigured to extend into the property to provide frontage for the lots.

B. Brigham asked if Wastewater permits have been applied for. P. Garceau confirmed the permits have been approved through the State. The State stormwater permit has been applied for and received.

B. Brigham inquired if the Applicant to clarify where the Stormwater system will be installed. P. Garceau stated the system will run along the cul-de-sac.

B. Brigham questioned if each Lot will have their own wastewater systems on site. The Applicant confirmed.

B. Brigham asked about the letter issued by Fire Chief Cross which requests bollards be placed to provide for ease of hose placement should fire suppression ever be required. The Applicant and Board reviewed the plans to see where the requested bollards would be placed. The Board was able to determine that bollards will be placed before the driveway of Lot 10 and after the driveway of Lot 9. There was difficulty determining where on the plans the bollards were to be placed due to the size of the plans.

Lots 10 and 8 are proposed to share a driveway.

B. Thompson asked if there are any structures on the Lots yet. B. Brigham stated there is a house on Lot 4A which was a part of the Boundary Line Adjustments, but not part of this application.

B. Thompson asked if the extension of Bluff Lane has been constructed yet. It has not.

W. Bressette asked for confirmation that the frontage will be along Bluff Lane. The Applicant stated the frontage will be along the new road (the extension of Bluff Lane), which the Applicant referred to as Costes Court.

W. Bressette inquired if Lots 8, 9, 10, or 11 could be subdivided in the future. The Applicant stated there are no intentions to further subdivide. B. Perron stated there is not enough road frontage to subdivide the lots further, unless the Bylaws change.

W. Bressette asked if there was a minimum distance of how far septic systems needed to be from homes. P. Garceau explained all of the proposed systems are about 100 feet from the homes and must be put in where they are shown on the plans.

**Application of Suncrest Independent Living requesting Conditional Use Approval for a Dwelling, Multi Unit Small in accordance with Sections 404 and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 672 Sheldon Road in the Mixed Residential/Commercial District and owned by the Applicants.**

The application was represented by Callie and Coleen Kohault. There were no Interested Parties. The Applicants were sworn in.

Coleen Kohault explained Suncrest Independent Living is requesting to turn a duplex into a triplex. The duplex was originally constructed as a 5 bed, 4 bathroom Single Family Home.

B. Brigham wondered if the triplex would be independent living. The Applicant confirmed.

B. Brigham asked if the third unit will be on the second floor. The Applicant confirmed; Unit 3 will be situated over Unit 1. B. Brigham questioned if the unit will be handicap accessible. It will not. There will be external stairs to access the third unit.

B. Brigham asked if there will be any age restrictions on potential tenants. The Applicant said there would be no formal restrictions, but the triplex is conducive for senior living as it is next door to a care home.

There is municipal water to the home and the Applicant confirmed there is plenty of parking for an additional unit.

**Deliberative Session**

**MOTION: T. Stanhope made a motion to enter deliberative session at 7:15 p.m. C. Boissoneault seconded. All in favor, none opposed, motion carried.**

**MOTION: A. Omartian made a motion to come out of deliberative session at 7:55 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.**

**MOTION: B. Thompson made a motion to continue the Application of Gregory Costes, Chris Costes, Laurie Austin, and George T. Costes Living Trust requesting two boundary line adjustments, site plan approval and a 7 lot subdivision in accordance with Sections 204, 205, 206, 207, 208, 209, 402, and 803 of the St. Albans Town Unified Development Bylaws. The properties are located off Costes Court and 175 French Hill Road in the Rural District and owned by the Applicants to the meeting of November 8<sup>th</sup> with the following requests: A clear and legible map shall be submitted showing the grade of the driveways for the first fifty feet from the edge of the road Right-of-Way and clarification of variances requested on exhibit 12. C. Boissoneault seconded the motion. All in favor, none opposed, motion carried.**

**MOTION: C. Boissoneault made a motion to approve the Application of Suncrest Independent Living requesting Conditional Use Approval for a Dwelling, Multi Unit Small in accordance with Sections 404 and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 672 Sheldon Road in the Mixed Residential/Commercial District and owned by the Applicants with the following conditions: To accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated October 11<sup>th</sup>, 2018. M. McKennerney seconded the motion. All in favor, none opposed, motion carried.**

**MOTION: A. Omartian made a motion to accept the minutes from the DRB meetings dated September 13<sup>th</sup>, 2018 and October 11<sup>th</sup>, 2018. T. Stanhope seconded. All in favor, none opposed, motion carried.**

**Adjournment**

**MOTION: T. Stanhope made a motion to adjourn the DRB meeting at 8:10 p.m. A. Omartian 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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Mike McKennerney

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Christina Boissoneault

\_\_\_\_\_  
Tom Stanhope

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Ashley Toof

