

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, November 8th, 2018
6:30 p.m.**

On Thursday, November 8th, 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, Tom Stanhope, and Zoning Administrator, Becky Perron

Absent: Vice Chair, Arthur Omartian, Ashley Toof, and Christina Boissoneault

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

Continued 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.

At the previous DRB meeting of October 25th, the DRB continued the Application requesting the Applicant provide a clear and legible map 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. The Applicant was unable to provide the requested items for this meeting and requested a continuance via email.

Application of Rewes Properties LLC requesting Conditional Use and Site Plan Approval for a Building Contractor Shop in accordance with Sections 405, 409, 802, and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 39 Rewes Drive Next 2, Lot 1 in the Commercial District within a Designated Growth Center.

The application was represented by Nathan Callas and Tyler Mumley of Ruggiano Engineering, and Jim and Tom Hungerford. There were no Interested Parties. Clerk, B. Thompson swore in the Applicants.

N. Callas explained the existing lot consists of 2.24 acres accessed from Rewes Drive. The lot is mostly flat and slopes West toward Stevens Brook. The only existing natural feature is a Class II wetland which previously was a drainage ditch.

The lot is in the Commercial Growth Center and is abutted by an Auto Shop, Recycling Facility and Municipal Wastewater Plant. The proposed Building Contractor shop is expected to generate 42 trips per day as per the ITE manual. N. Callas explained the Auto Shop generates 300 trips per day, and the Recycling Facility generates 100 trips per day, so the addition of 42 trips of day is negligible.

Fire Chief Cross reviewed the plan and requested a fire hydrant be added to the plan across from the driveway. The Chief also requested a Knox Box be added outside of the main entrance with keys to all exterior doors. The project has received Police and Amcare approval.

A 50' wetland buffer area is shown on the Site Plan and the Applicant does not propose any encroachment or disturbance. The wetland will be protected during construction by silt fencing around the buffer which will be removed at the conclusion of construction.

M. Mckennerney asked if there would be any outdoor storage. J. Hungerford stated there is not a lot of room on the site for outdoor storage due to the wetland buffer area. M. Mckennerney asked if there would be any hazardous materials or propane tanks on site. J. Hungerford stated there will not. B. Thompson asked if there will be any salt stored on site. J. Hungerford confirmed, adding the salt will be kept in a storage container with locking doors. B. Perron asked where on site the storage container will be. J. Hungerford was not sure, but stated the storage container will be on a part of the plan that is already labeled as impervious. B. Perron explained the storage containers require a building permit, and that the project could be subject to another Site Plan Approval. J. Hungerford explained he had not considered the storage bin needing an approval and had not yet digested the thought. T. Mumley wondered if J. Hungerford could pick a location on the plan for a storage area to avoid having to return to the Board with an amended plan. J. Hungerford chose the area on the Easterly side of the parking lot. B. Perron stated the plan shows more parking spaces than required, and agreed that location made sense. B. Perron wondered if J. Hungerford would need more than one storage container. J. Hungerford proposed to utilize a 20'x40' area on the Easterly side of the parking lot, so if he does want two storage bins, he won't need to return to the Board to amend his Site Plan.

B. Brigham wondered if there is an existing fire hydrant down the road already. J. Hungerford confirmed, but stated the Fire Chief did not find it adequate.

M. McKenney wondered since the project is located within the Growth Center, if it would require a sidewalk. B. Brigham stated that the project is in the Growth Center, but not in a location that is considered a priority as per the draft of the Sidewalk Plan. Since the Bylaws refer to the Sidewalk and Pedestrian Master Plan, and the Plan is not yet completed, the Board agreed a sidewalk would not be necessary for this project.

B. Brigham asked for confirmation there are three proposed lights on the building. J. Hungerford confirmed. There will be no pole mounted lights.

B. Thompson wondered what had made the wetlands on the parcel grow. N. Callus explained old plans of the property shows the "wetland" area as being a drainage ditch. The State had been on site and they are now classifying it as a Class II wetland. T. Hungerford is discouraged that over 60% of his property is unusable because of a wetland classification.

B. Thompson asked if J. Hungerford intends to rent any of the proposed shop. J. Hungerford intends to use the entire shop for his business.

B. Brigham inquired when construction will start. N. Callus hopes to start the process as soon as possible, but the application still needs to go through the State permitting process.

Deliberative Session

MOTION: B. Thompson made a motion to enter deliberative session at 6:50 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 7:23p.m. T. Stanhope 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 December 13th, 2018 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. M. McKenney seconded the motion. All in favor, none opposed, motion carried.

MOTION: B. Brigham made a motion to approve the Application of Rewes Properties LLC requesting Conditional Use and Site Plan Approval for a Building Contractor Shop in accordance with Sections 405, 409, 802, and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 39 Rewes Drive Next 2, Lot 1 in the Commercial District within a Designated Growth Center with the following conditions: 1. The Applicant will provide the Zoning Administrator with an updated Site Plan showing the 20' wide storage area for container storage and laydown area, 2. The amended Site Plan shall be signed off by the Fire Chief, 3. Upon completion, a registered engineer shall certify that the project was constructed as per the Site Plan, and 4. To accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated November 2nd, 2018. T. Stanhope seconded the motion. All in favor, none opposed, motion carried.

MOTION: T. Stanhope made a motion to accept the minutes from the DRB meetings dated October 25th, 2018. M. McKenney seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: T. Stanhope made a motion to adjourn the DRB meeting at 7:45 p.m. M. McKenney seconded. All in favor, none opposed, motion carried.

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

Brent Brigham, Chair

Bruce Thompson, Clerk

Mike McKenney

Tom Stanhope