

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, January 10th, 2019
6:30 p.m.**

On Thursday, January 10th, 2019 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, Ashley Toof, Christina Boissoneault, Tom Stanhope and Zoning Administrator, Becky Perron

Absent:

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

Application of Revive Salon and Spa, LLC requesting Conditional Use and Site Plan Amendment for a Change of Use to Business Services in accordance with Sections 404, 409, 802 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 141 Fairfax Road in the Mixed Residential/Commercial District and owned by Franklin County Humane Society, Inc.

The Applicant requested a continuation. The Board agreed to continue the hearing to the meeting of February 14th.

MOTION: B. Brigham made a motion to continue the Application of Revive Salon and Spa, LLC requesting Conditional Use and Site Plan Amendment for a Change of Use to the Development Review Board Meeting of February 14th, 2019. T. Stanhope seconded. All in favor, none opposed, motion carried.

Application of Klein Family LLC requesting Conditional Use Approval for a change of use from Research and Testing Facility to Manufacturing in accordance with Section 406 and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 650 Industrial Park Road in the Industrial District and owned by Zurn Sisters, LLC.

The Application was represented by Ricky and Kelly Klein of Klein Family LLC. There were no Interested Parties. The Applicants were sworn in by Clerk, B. Thompson.

K. Klein stated the building located at 650 Industrial Park Road is currently approved for Research and Testing. If approved by the DRB, the Applicant proposes to purchase the building and utilize a Manufacturing use to produce mead. The mead will be made, packaged and distributed from this site.

K. Klein explained the mead making process, stating it is very straight-forward and the process uses much less water than the production of beer. Minor plumbing changes will be required, but there will be no outside changes.

B. Thompson asked if this site will be in addition to their site in Colchester. R. Klein stated the entire business will be relocating and the Colchester location will close. The Applicant also runs a restaurant and tasting room from their current location, but is not proposing to have those uses in the proposed location.

B. Brigham noted the Applicant provided a Wastewater Permit with the Application. K. Klein explained the permit is for the current location so the Board could get a feel for the amount of water the business uses.

R. Klein explained the mead making process to the Board. The product is made from honey mixed with water which is then fermented. Their product is sold in nearly 200 locations.

B. Thompson inquired how many employees would work at the proposed location. R. Klein expected six employees, with three or four working on any given day. There will be additional space in the building not to be utilized by the Applicant; they are hoping to secure tenants for that space in the future.

A. Omartian explained a business in Virginia where people can brew their own beer and wondered if the Applicants proposed anything like that? The Applicant explained Vermont's population density doesn't support activities like that and Liquor Control is not always a fan.

B. Perron added the Fire Chief would like a knox box to be installed.

Deliberative Session

MOTION: A. Omartian made a motion to enter deliberative session at 6:55 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 7:10 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

Application of Klein Family LLC requesting Conditional Use Approval

MOTION: B. Thompson made a motion to approve the Application of Klein Family LLC requesting Conditional Use Approval for a change of use from Research and Testing Facility to Manufacturing in accordance with Section 406 and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 650 Industrial Park Road in the Industrial District and owned by Zurn Sisters, LLC with the following conditions: 1. All State and Federal Permits are the Owner's responsibility, 2. All previous conditions of approval remain in effect unless otherwise amended by this decision, and 3. to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated December 27th, 2018. A. Toof seconded the motion. All in favor, none opposed, motion carried.

Minutes:

MOTION: A. Omartian made a motion to accept the minutes from the DRB meetings dated December 13th, 2018. A. Toof seconded. All in favor, none opposed, motion carried.

Adjournment:

MOTION: T. Stanhope made a motion to adjourn the DRB meeting at 7:25 p.m. A. Toof 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

Tom Stanhope

Christina Boissoneault

Ashely Toof