

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, February 14th, 2019
6:30 p.m.**

On Thursday, February 14th, 2019 at 6:30 p.m., the Town of St. Albans Development Review Board met at Town Hall for hearings.

Present: Vice Chair, Arthur Omartian, Clerk, Bruce Thompson, Mike McKennerney, Ashley Toof, Christina Boissoneault, Tom Stanhope and Zoning Administrator, Becky Perron

Absent: Chair, B. Brigham,

Vice Chair, A. Omartian called the Development Review Board hearing to order at 6:30 p.m.

Application of Ben & Jerry's Homemade, Inc. requesting Site Plan Amendment for a proposed expansion in accordance with Sections 406 and 803 of the 2016 St. Albans Town Unified Development Bylaws and Sections 407 and 803 of the currently proposed St. Albans Town Unified Development Bylaws. The property is located at 900 Industrial Park Road in the Industrial District and owned by the Applicant.

B. Perron stated this Application was withdrawn by the Applicant.

Application of the Henry S. Coon Revocable Trust requesting Sketch Plan, Final Plat, and 801 Waiver for a 3 lot subdivision with shared drive in accordance with Sections 206, 207, 208, 209, 400, 402, and 801 of the 2016 St. Albans Town Unified Development Bylaws and 207, 208, 209, 401, 403, and 801 of the currently proposed St. Albans Town Unified Development Bylaws. The property is located at 688 Hathaway Point Road in the Lakeshore and Rural Districts and owned by the Applicant.

The Application was represented by Tyler Mumley of Ruggiano Engineering. David Benson, abutting land owner, requested Interested Party Status.

MOTION: T. Stanhope made a motion to grant Interested Party Status to David Benson as an abutting land owner. C. Boissoneault seconded. All in favor, none opposed, motion carried.

Clerk, B. Thompson swore in the Applicant and the Interested Party.

T. Mumley presented a map of the site. He pointed out the existing driveway which wraps around the existing Single Family Home. The site consists of 5 acres half of which is zoned Lakeshore and the other half which is Residential. The Applicant is proposing a 3 Lot Subdivision and a waiver of the road frontage requirements for Lot 3.

Much of the back portion of the parcel is flat and wooded which, although not considered a wetland, does create wet conditions; the focus of this project will be on the front of the parcel. There is an existing stream that comes through the property. The stream has gone through many changes over the years and is fairly dry at this point; previous development north of the property and a swale system has contributed to this. Chris Brunelle from the State of Vermont has been on site and agreed the stream is out of the State jurisdiction even though it is still shown on maps.

The Applicant is proposing a 3 Lot Subdivision which will consist of the following-

Lot 1: existing Single Family Home and 1.19 acres with 133' of road frontage along Hathaway Point Road.

Lot 2: 1.01 acres with 137' of road frontage along Hathaway Point Road.

Lot 3: the remaining back portion of the lot, approximately 3 acres utilizing a waiver for road frontage requirements. A 20' easement is proposed through Lot 2 to access Lot 3.

A State Wastewater/Potable Water Permit will be required from the State and has been applied for. The existing dwelling on the proposed Lot 1 has an existing septic system which is operating and shows no signs of failure, as well as an existing spring well. The spring well will need to be abandoned as there can be no building within 500 feet of it as per regulations. A new spring well is proposed on Lot 3 and will be accessed by an easement. An area has been identified and set aside for a replacement area for the septic of the existing home on Lot 1, should the current system ever fail.

T. Mumley explained the Site Plan looks very busy as there are many easements being proposed. The proposed easements are as follows:

1. Easements across Lot 2 for the existing driveway to serve Lot 1,

2. A 20' wide ROW is proposed across Lot 2 to serve both Lots 2 and 3 for a shared driveway,
3. An easement over Lot 3 for a drilled well to serve Lot 1,
4. An easement over Lot 2 for a shared pump station for Lots 1 and 2,
5. An easement over Lot 1 for the primary mound for Lot 2 and replacement mound for Lot 1,
6. An easement over Lot 3 for a drilled well to serve Lot 2.

T. Mumley joked that this Site Plan was a game of fitting everything around isolation zones.

B. Thompson asked how far the well for Lot 2 is from the dwelling. T. Mumley stated approximately 150 feet.

There is no timeline for the project. T. Mumley was unsure if Mr. Coon intends to start construction or sell the lots off with the approvals.

There is an existing access which will serve the proposed Lots 2 and 3. Director of Public Works, Alan Mashtare was on site and gave the okay to use the access without obtaining a new curb cut. The current access will need to be extended a bit as well as the culvert beneath it.

Existing landscaping is proposed to remain with the exception of one tree, which may be removed due to a mound system. A line of trees may need to be cut along the Benson property to get the water line in.

Interested Party, D. Benson asked for confirmation the Applicant is in no rush to complete this project. He and T. Mumley discussed surface water on his yard since the most recent development was constructed. T. Mumley does not expect additional surface water as a result of this project.

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 March 14th.

MOTION: B. Thompson 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 March 14th, 2019. A. Toof seconded. All in favor, none opposed, motion carried.

Deliberative Session

MOTION: T. Stanhope made a motion to enter deliberative session at 7:00 p.m. C. Boissoneault seconded. All in favor, none opposed, motion carried.

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

Application of Henry S. Coon Revocable Trust requesting Sketch Plan, Final Plat and 801 Waiver for a 3 Lot Subdivision

MOTION: B. Thompson made a motion to approve the Application of the Henry S. Coon Revocable Trust requesting Sketch Plan, Final Plat, and 801 Waiver for a 3 lot subdivision with shared drive in accordance with Sections 206, 207, 208, 209, 400, 402, and 801 of the 2016 St. Albans Town Unified Development Bylaws and 207, 208, 209, 401, 403, and 801 of the currently proposed St. Albans Town Unified Development Bylaws. The property is located at 688 Hathaway Point Road in the Lakeshore and Rural Districts and owned by the Applicant with the following conditions: 1. All State and Federal Permits are the Owner's responsibility, 2. Certification by a registered engineer shall be provided to the ZA certifying the improvements have been completed as per the DRB approved plans and, 3. to accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated January 28th, 2019. T. Stanhope seconded the motion. All in favor, none opposed, motion carried.

Minutes:

MOTION: C. Boissoneault made a motion to accept the minutes from the DRB meetings dated January 10th, 2019. A. Toof seconded. All in favor, none opposed, motion carried.

Adjournment:

MOTION: T. Stanhope made a motion to adjourn the DRB meeting at 7:30 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

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

Arthur Omartian, Vice Chair

Bruce Thompson, Clerk

Ashley Toof

Mike McKennerney

Tom Stanhope

Christina Boissoneault

Ashely Toof