

SUBJECT TO DRB APPROVAL

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, May 9th, 2019
6:30 p.m.**

On Thursday, May 9th, 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, B. Thompson, Mike McKennerney, Christina Boissoneault, Jonathan Giroux, Alternate, and Zoning Administrator, Becky Perron

Absent: Chair B. Brigham, Ashley Toof

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

Application of Jake and Ashleigh Smith requesting Site Plan Amendment to reconfigure a shared right-of-way in accordance with Sections 403 and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 622 Kellogg Road Next To in the Rural District and owned by the Applicants.

The Application was represented by Jake Smith. There were no Interested Parties. Clerk, B. Thompson swore in the Applicant.

The Applicant provided new plans which show the grade of the road with a better gradient depiction. J. Smith explained that there was previously a twelve foot drop off by the proposed hammerhead. The Applicant is proposing to switch from a 7% to 10% grade in some spots.

B. Thompson asked for confirmation the hammerhead is at the top of the driveways. The Applicant confirmed.

J. Smith stated there is a 4% grade from Kellogg road to the proposed road, which then drops to 9%, followed by 10%, and ending with the hammerhead at a 4% grade. The previously proposed plan was a 7% grade with a twelve foot drop off at the end with a guardrail, which created the proposed driveways of the development to be steep. The Applicant advised this proposed plan will be more level and create a better flow.

B. Thompson noted the grade on the first submitted plans look very steep. J. Smith explained it was due to the scale of the drawing and that is why he submitted new plans that clearly show the grade.

B. Thompson clarified the worst grade is proposed to be 10%. The Applicant confirmed, and explained the 10% would not be in the first 50 foot section. The Unified Development Bylaws state "Access roads and driveways shall not, in the first 50 foot section, exceed an average grade of 10% from the public right of way".

B. Thompson inquired why the Applicant was bringing this change before the Board 9 years after the project was approved. J. Smith explained he has recently purchased the property and did not think the previously approved grade flowed very well. The previous plan had the top of the hammerhead 12 feet above the actual ground, which would require the Applicant to bring in a huge amount of fill, and then drive back down to the houses. By switching the grade to 9 or 10% the road and driveways will flow better.

B. Thompson asked what the drop off will be if the Applicant removes the proposed guardrail. J. Smith explained there will be a gradual slope as opposed to the previously approved 12 foot drop. B. Thompson noted the hammerhead will drop 4 feet in a 28 foot section.

B. Thompson wondered where all the water will go from the road. J. Smith explained the water will flow into the pond which is the same spot originally designed. J. Smith indicated on the drawing a ditch where the water will flow in the pond on Lot 3.

B. Thompson asked if the pond was State approved. J. Smith explained the pond itself does not require State approvals, but the project was subject to a general State permit.

B. Thompson asked if the road access has been approved. B. Perron stated the previous Director of Public Works gave a curb cut permit.

B. Thompson asked if the Fire Department needed to review the project. B. Perron explained the project had been reviewed and the proposed hammerhead is at the request of Chief Cross.

SUBJECT TO DRB APPROVAL

B. Thompson wondered who maintains the erosion control. J. Smith stated under the General Permit he is responsible for it. Engineers have already marked the areas where the silt fence will to be placed.

Deliberative Session

MOTION: M. McKennerney made a motion to enter deliberative session at 6:45 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 7:45 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

Application of Jake and Ashleigh Smith requesting Site Plan Amendment

MOTION: B. Thompson made a motion to approve the Application of Jake and Ashleigh Smith requesting Site Plan Amendment to reconfigure a shared right-of-way in accordance with Sections 403 and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 622 Kellogg Road Next To in the Rural District and owned by the Applicants with the following conditions: 1. To accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated April 30th, 2019, 2. Upon completion of the 40' wide Right Of Way, certification by a registered engineer shall be provided to the ZA certifying the ROW was constructed as per the DRB approved plans, 3. All State and Federal Permits are the Owner's responsibility and 4. All previous conditions remain in effect unless otherwise amended by this decision. J. Giroux seconded the motion. All in favor, none opposed, motion carried.

Minutes:

MOTION: C. Boissoneault made a motion to accept the minutes from the DRB meeting dated April 25th, 2019. M. McKennerney seconded. All in favor, none opposed, motion carried.

Adjournment:

MOTION: B. Thompson made a motion to adjourn the DRB meeting at 8:00 p.m. A. Omartina seconded. All in favor, none opposed, motion carried.

Respectfully Submitted,
AJ Johnson, Administrative Assistant

Arthur Omartian, Vice Chair

Bruce Thompson, Clerk

Mike McKennerney

Christina Boissoneault

Jonathan Giroux, Alternate