

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, July 25th, 2019
6:30 p.m.**

On Thursday, July 25th, 2019 at 6:30 p.m., the Town of St. Albans Development Review Board met at Town Hall for hearings.

Present: Chair, Brent Brigham, Vice Chair, Arthur Omartian, Christina Boissoneault, Mike McKennerney, Jonathan Giroux, Alternate, and Zoning Administrator, Becky Perron

Absent: Clerk Bruce Thompson, Tom Stanhope, Ashley Toof

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

Application of the Henry K. Wirts Revocable Trust requesting an 801 Road Frontage Waiver and 2 Lot Subdivision in accordance with Sections 200 through 209, 403, and 801 of the St. Albans Town Unified Development Bylaws. The property is located at 500 Kyle Road in the Rural District and owned by the Applicant.

The Application was represented by Tom Anderson, Power of Attorney for H. Wirtz. Patrick Crawford, representative of Dianne Crawford, abutting land owner, requested Interested Party Status.

MOTION: M. McKennerney made a motion to grant Interested Party Status to Patrick Crawford as representative for Dianne Crawford. A. Omartian seconded. All in favor, none opposed, motion carried.

The Applicant and Interested Party were sworn in by Vice Chair, A. Omartian.

T. Anderson stated that H. Wirtz has lived in his home for 43 years and intends to sell and move out of state due to declining health. The property consists of roughly 101 acres. H. Wirtz would like to grant 70 acres to his son to be used for hunting and recreation and sell the house and the remaining roughly 31 acres to an interested purchaser. The lot with the home is proposed to own the 60' wide ROW known as Kyle Road with 123' of road frontage where Kyle Road meets Route 36. The Rural District requires 175' of Road Frontage, and therefor an 801 waiver is being requested to waive the road frontage requirements.

B. Brigham asked if the waiver will serve both lots. T. Anderson explained the proposed 2-Lot Subdivision will take the frontage from the house lot. Physically, nothing will change and there is already an existing access over Kyle Road.

There was a Boundary Line Adjustment recently from Lot 3 to Lot 2 granting more lands to control the viewshed. The previous Lot 4 was merged back into what is now Lot 3 (the home lot) A. Omartian asked why there was no Lot 1 on the Site Plan. T. Anderson guessed Lot 1 was the 7.5-acre lot that was part of a subdivision many years ago.

Other Business

Due to personal reasons, A. Toof has resigned from her position on the Development Review Board.

Deliberative Session

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

Application of Henry K. Wirtz Revocable Trust requesting an 801 Road Frontage Waiver and 2 Lot Subdivision

MOTION: J. Giroux made a motion to approve the Application of the Henry K. Wirts Revocable Trust requesting an 801 Road Frontage Waiver and 2 Lot Subdivision in accordance with Sections 200 through 209, 403, and 801 of the St. Albans Town Unified Development Bylaws. The property is located at 500 Kyle Road in the Rural District and owned by the Applicant with the following conditions: 1. All previous conditions remain in effect unless otherwise amended by this decision. 2. To accept the amended findings of fact and conclusions of law listed in the Zoning Administrators staff

report dated July 8th, 2019, and 3. All State and Federal Permits are the Owner's responsibility. A. Omartian seconded the motion. All in favor, none opposed, motion carried.

Request to appoint J. Giroux as full time Board member

MOTION: A. Omartian made a motion to request the Selectboard appoint J. Giroux as a full-time Board member from an Alternate Board member position. C. Boissoneault seconded. All in favor, none opposed, motion carried.

Minutes:

MOTION: C. Boissoneault made a motion to accept the minutes from the DRB meeting dated July 11th 2019. A. Omartian seconded. All in favor, none opposed, motion carried.

Adjournment:

MOTION: A. Omartian made a motion to adjourn the DRB meeting at 7:20 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

Respectfully Submitted,
AJ Johnson, Administrative Assistant

Brent Brigham, Chair

Arthur Omartian, Vice Chair

Mike McKennerney

Christina Boissoneault

Jonathan Giroux