

**Town of St. Albans  
Development Review Board Meeting Minutes  
Thursday, September 12<sup>th</sup>, 2019  
6:30 p.m.**

On Thursday, September 12<sup>th</sup>, 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, Clerk Bruce Thompson, Christina Boissoneault, Mike McKennerney, Jonathan Giroux and Zoning Administrator, Becky Perron

**Absent:** Tom Stanhope

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

**Application of Jeffrey & Tammy Boissoneault requesting a 3 lot subdivision in accordance with Section 200, 205, 206, 207, 208, 209, and 403 of the St. Albans Town Unified Development Bylaws. The property is located at 209, 221 and 0 Brigham Road in the Rural Districts and owned by the Applicant.**

The Application was represented by Jeffrey Boissoneault, owner. B. Thompson swore in the Applicant. There were no Interested Parties. C. Boissoneault recused herself as the Applicant is a family member.

J. Boissoneault is requesting to subdivide two existing farm labor homes from the remaining Ag land.

B. Brigham inquired if the mound system on Lot 9 serves Lot 10 also. J. Boissoneault explained Lot 10 has a conventional system, part of which is on Lot 9. An easement will be provided.

B. Thompson asked if the homes are being used for the Boissoneault Farm laborers. J. Boissoneault confirmed they used to be, but he is now subdividing and selling the homes.

B. Brigham wondered where the well on Lot 9 is located. J. Boissoneault explained Lot 10 utilizes a well whereas Lot 9 is tied into municipal water.

B. Brigham stated there is plenty of frontage and the setbacks look adequate.

**Application of Nicole Lapierre Rev. Trust and Andre & Nicole Lapierre requesting Site Plan and 2 Lot Subdivision within a pre-existing PUD in accordance with Sections 200 – 209, 403, 404, 407, and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 0 Nason Street and 1 Lapierre Drive in the Rural, Residential, and Industrial Districts and owned by the Applicants.**

The Application was represented by Michelle Krause, daughter of Nicole Lapierre and POA of Nicole Lapierre Revocable Trust, and Peter Garceau of Cross Consulting Engineers. The Applicants were sworn in.

P. Garceau explained the Applicant is requesting to subdivide the Mobile Home Park from the remaining homestead lands. The proposed Lot 3 is composed of 22 mobile home park sites on 5.7 acres with frontage running along Nason St. The proposed Lot 4 will consist of the duplex and existing outbuildings, almost 63 acres, and 461.62' of frontage along the proposed ROW. The proposed 60' wide ROW will provide access to the duplex utilizing an existing driveway known as Lapierre Drive.

P. Garceau pointed out a table on sheet 2 that shows the three different Zoning districts these parcels fall in, and what the necessary setbacks are for each district.

B. Thompson asked if the road (Lapierre Drive) would need to be widened. P. Garceau explained the road is just an access at this point; if future development were to occur the road could need to be altered.

B. Thompson pointed out there are no physical changes being requested.

**Application of FCIDC requesting a 3 Lot Subdivision and Site Plan Approval for an approximately 10,000 sq. ft. manufacturing building in accordance with Sections 200 – 209, 407, 802 and 803 of the St. Albans Town Unified Development Bylaws. The property is located off Benoit Drive in the Industrial District and owned by the Applicant.**

The Application was represented by Peter Garceau of Cross Consulting Engineering, Jeff Jimmo, builder, and Phil Lux, business owner. Tim Smith was also present, but did not speak on the application. The Applicants were sworn in.

B. Brigham asked if Lot 1 and 1A have been previously subdivided. P. Garceau stated that is a part of the Application in front of the Board. Lot 2 has been recently subdivided and had a similar plan.

P. Garceau stated the Applicant is requesting a 3 Lot Subdivision; Lot 1A, a proposed lot situated next to Ben & Jerrys, is proposed to be 3 acres with access from the proposed “Magnan Drive”. Lot 1B is proposed to be 2.91 acres also utilizing access from the proposed Magnan Drive. Lot 1C is proposed to be 3.88 acres with access off a proposed 60’ wide ROW through Lot 2 as the frontage along this lot contains wetlands.

The Applicant is requesting Site Plan Amendment on Lot 1B for a 10,000 square foot “flex space” (multi-use). Depending on the cost of construction, the Applicant may only construct 6,000 square feet, and leave the remaining 5,000 square feet for a future expansion. The plan shows 32 parking spaces between two parking lots, but the Applicant may only construct one parking lot with half of the spaces until the additional space is built.

After some confusion from the Board it was determined that the Applicant is requesting phasing of the project. The first phase is proposed to be a 6,000 square foot manufacturing building with all infrastructure. The second phase is proposed to be 4,000 square feet multi-use building, with additional parking. An additional 5,000 square foot building could be proposed in the future.

B. Brigham wondered how the stormwater would be handled. P. Garceau explained the entire Industrial Park has a blanket permit; all impervious surface in the Industrial Park was approved with the exception of each recharge area. A grass swale will be utilized to meet the recharge area. The stormwater pond is located on Lot 7.

B. Brigham asked about the existing infrastructure. P. Garceau stated the conduits are in for the utilities, and the lighting bases are on site.

B. Thompson asked for clarification that there is no proposed development on Lot 1A. P. Garceau explained all proposed development is for Lot 1B. Lots 1A and 1C are only subject to the subdivision, and Site Plan Amendment is being requested for a 60’ wide ROW is being requested to provide access for Lot 1C over Lot 2.

The Board asked what the proposed names were for the unnamed roads. P. Garceau explained the name “Magnan Drive” is proposed as well as “Ken Kaye Drive”. B. Perron did not think the road names had approval from the Town’s E911 coordinator and was going to follow up.

B. Perron asked the Applicant to clarify if they were requesting approvals for both Manufacturing and Multi-Use Building at this hearing. The Applicant stated it depends on the use the future tenant was requesting. Parking standards for Multi-Use buildings would require 26 spaces and the Applicant has proposed 32. The 6,000 square foot building is proposed to be used by P. Lux for his business, and the proposed 4,000 square foot Multi-Use building would be for a future tenant(s).

P. Garceau said he could provide a plan with phasing indicated. The Board expressed concern with granting a “blanket” Multi-Use and having a tenant come in that could use the space, but the use really not fit the area.

The Applicant provided a set of plans that indicated the elevation of the Manufacturing building would be 20’4” at the peak.

A. Omartian inquired what the Manufacturing use would be for. P. Lux explains he primarily manufactures medical components such as electrodes. His current location is in Colchester in a building owned by J. Jimmo.

Yard lights are proposed in the parking area and wall packs are proposed for the side of the building.

B. Thompson asked if the dumpster area was screened in. The Applicant did not plan to screen it in, but was willing.

**Deliberative Session**

**MOTION: C. Boissoneault made a motion to enter deliberative session at 7:15 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.**

**MOTION: C. Boissoneault made a motion to come out of deliberative session at 8:10 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.**

**Application of Jeffrey & Tammy Boissoneault requesting a 3 lot subdivision**

**MOTION: B. Thompson made a motion to approve the Application of Jeffrey & Tammy Boissoneault requesting a 3 lot subdivision in accordance with Section 200, 205, 206, 207, 208, 209, and 403 of the St. Albans Town Unified Development Bylaws. The property is located at 209, 221 and 0 Brigham Road in the Rural Districts 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 September 2<sup>nd</sup>, 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.**

**Application of Nicole Lapierre Rev. Trust and Andre & Nicole Lapierre requesting Site Plan and 2 Lot Subdivision**

**MOTION: B. Thompson made a motion to approve the Application of Nicole Lapierre Rev. Trust and Andre & Nicole Lapierre requesting Site Plan and 2 Lot Subdivision within a pre-existing PUD in accordance with Sections 200 – 209, 403, 404, 407, and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 0 Nason Street and 1 Lapierre Drive in the Rural, Residential, and Industrial Districts and owned by the Applicants 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 September 2<sup>nd</sup>, 2019, and 3. All State and Federal Permits are the Owner's responsibility. C. Boissoneault seconded the motion. All in favor, none opposed, motion carried.**

**Application of FCIDC requesting a 3 Lot Subdivision and Site Plan Approval**

**MOTION: A. Omartian made a motion to continue the Application of FCIDC requesting a 3 Lot Subdivision and Site Plan Approval for an approximately 10,000 sq. ft. manufacturing building in accordance with Sections 200 – 209, 407, 802 and 803 of the St. Albans Town Unified Development Bylaws. The property is located off Benoit Drive in the Industrial District and owned by the Applicant to the meeting of October 10<sup>th</sup>, 2019 with the following requests: 1. The Board be provided with a Fire Department letter, 2. A new map depicting the proposed phasing and the fencing around the dumpster be provided to the Board, and 3. The Board requests the specific uses for the multi-use building be provided for review. B. Thompson 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 August 8<sup>th</sup>, 2019. J. Giroux seconded. All in favor, none opposed, motion carried.**

**Adjournment:**

**MOTION: M. McKennerney made a motion to adjourn the DRB meeting at 8:30 p.m. A. Omartian seconded. All in favor, none opposed, motion carried.**

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

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Brent Brigham, Chair

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Arthur Omartian, Vice Chair

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Bruce Thompson, Clerk

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Christina Boissoneault

\_\_\_\_\_  
Jonathan Giroux

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Mike McKennerney