

The Town of St. Albans  
PLANNING COMMISSION MINUTES  
Town Hall, 579 Lake Road  
September 10<sup>th</sup>, 2019 at 6:30 p.m.

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Minutes

**Present:** G. Henderson (Chair), B. Brigham (Vice Chair), E. Creley (Clerk), Casey Toof  
**Staff Present:** Ned Connell, Director of Administration, AJ Johnson, Administrative Assistant  
**Public Present:**

**CALL TO ORDER**

G. Henderson called the meeting to order at 6:30 p.m. C. Toof arrived at 6:40 p.m.

**PRESENTATION FROM VERMONT LAND TRUST SEEKING A MOTION / LETTER OF SUPPORT ON A PROPOSED CONSERVATION EASEMENT ON THE HUDAK FARM**

Allen Karnatz of the Vermont Land Trust alongside parcel owners Marie and Richard Hudak appeared before the Planning Commission to discuss the proposed conservation of the Hudak Farm. A. Karnatz explained he likes to check in with municipalities at both Planning Commission and Selectboard meetings when the proposed conserved parcel is near a Town center to ensure there are no conflicts with zoning.

The Hudak's are in very early stages of discussing a conservation easement on their farm which is unique since it has acreage in both the Town of St. Albans and Swanton. A conservation easement prevents future subdivision of a parcel and strictly limits future development; in some cases, farm housing is allowed.

R. and M. Hudak explained their intentions to continue farming on the parcel and hope their son will eventually take over the farming operation. The farm has been operating in the family since 1952.

After some discussion, the PC agreed there were no conflicts with local zoning. E. Creley made a motion to authorize the Chair to sign a letter of support.

**MOTION: E. Creley made a motion to authorize Chair, G. Henderson to sign a letter of support for a proposed conservation easement on the Hudak Farm. B. Brigham seconded. All in favor, none opposed, motion carried.**

**DEVELOP PROJECT SCOPE FOR A MUNICIPAL PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR RE-USE OF THE EXISTING DPW SITE AT 300 GEORGIA SHORE RD**

The PC reviewed an old email generated by C. Johnson, Town Manager, explaining the process of converting the current DPW site into a boat launch.

The PC discussed a project scope for a Municipal Planning Grant; the deliverable of the grant would be a recommendation on the best use of the parcel once DPW has moved. Options include leasing, selling, or retaining the land.

N. Connell provided results from a previous town survey that indicated a majority of people would like to see the parcel used for recreational use. An article is proposed to be added to a future Town Meeting day vote of whether to sell or keep the parcel.

**PUBLIC COMMENT**

There were no public.

**OTHER BUSINESS**

The Town of St. Albans was granted \$40,000 from the 2019 VTrans Bicycle and Pedestrian Program to be used in developing a design concept and estimated construction costs the Health Path crossing of the St. Albans State Highway (SASH). An RFP will need to be generated to hire a consultant.

**SCHEDULE**

The next PC meeting is scheduled for September 24<sup>th</sup>.

**MINUTES**

**MOTION: B. Brigham made a motion to approve the meeting of the meeting dated August 27<sup>th</sup>, 2019. E. Creley seconded. All in favor, none opposed, motion carried.**

**ADJOURNMENT**

**MOTION: B. Brigham made a motion to adjourn the meeting at 7:47 p.m. All in favor, none opposed, motion carried.**

Respectfully submitted,  
AJ Johnson, Administrative Assistant

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**Grant Henderson, Chair**

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**Date**

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**Brent Brigham, Vice Chair**

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**Date**

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**Erin Creley, Clerk**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Casey Toof**

\_\_\_\_\_  
**Date**