

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, October 10th, 2019
6:30 p.m.**

On Thursday, October 10th, 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, Tom Stanhope and Zoning Administrator, Becky Perron

Absent:

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

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, Cross Consulting Engineers, Phil Lux, business owner, and Jeff Jimmo, builder. O.W. Bruley, Board member for FCIDC, was also present.

The Applicants were sworn in by Clerk, B. Thompson. The Board had previously continued this Application with several requests. The first request was to receive a letter from Fire Chief B. Cross. The Applicant obtained the letter; B. Cross requested that a fire hydrant be installed on the island at the first entrance in the vicinity of where the water line crosses Benoit Drive. P. Garceau stated the plan shows an existing hydrant within 350 feet of the building and wondered if B. Cross knew of the existing hydrant or was requesting another hydrant be installed. P. Garceau stated the Applicants will not argue – if Chief Cross requests another hydrant they will install one and abide by the Chiefs other conditions listed in his letter.

The Applicant provided a map depicting the phasing and dumpsters as requested. Phase I is proposed to include a 6,000 square foot Heavy Industry use with all infrastructure except the proposed southern parking area. Phase II is proposed to include a 9,000 square foot space for tenants and a 15-space parking area on the south side.

The Board requested the Applicant specifically identify which uses they are requesting under the Multi-Use Conditional Use criteria. P. Garceau explained it was his understanding that a Multi-Use Building could be composed of any combination of permitted or conditional uses in the district. B. Brigham stated there are some uses which would not be compatible with the surrounding uses such as a Junk Yard, Super Market or ATF Approved Explosive Magazine. If there are uses that are not compatible with the surrounding uses the Board can deny them.

B. Thompson asked if parking would be an issue. P. Garceau said the Applicant meets and exceeds the parking requirements for a Heavy Industry use which is what the building in Phase I is proposed to be. If and when a Multi-Use expansion is constructed, the Applicant will construct the second parking area. A multi-use building has a higher parking requirement than a Heavy Industry use. B. Perron explained that the Board is either approving or denying the whole Site Plan, the Applicant will not have to return to the DRB for each phase. A. Omartian asked how long the Site Plan is good for. B. Perron said the Site Plan Approval is good for 8 years.

Deliberative Session

MOTION: A. Omartian made a motion to enter deliberative session at 6:55 p.m. T. Stanhope seconded. All in favor, none opposed, motion carried.

MOTION: M. McKennerney made a motion to come out of deliberative session at 7:30 p.m. T. Stanhope seconded. 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 approve 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 with the following conditions: 1) The Applicant shall provide a parking lot plan to include a 4-position bicycle rack for Phase I. When the Phase II building permit is submitted, it shall depict a minimum of 38 parking spaces, 2) The Applicant shall adhere to the final recommendations of the Fire Department and a revised plan shall be submitted to the Zoning Administrator reflecting those recommendations, 3) The multi-use approval, as reflected in the staff report, shall not include AFT Approved Explosive Magazine, Junk Yard, Super Market, or Sexually Oriented Business Uses, 4) To accept the amended findings of fact and conclusions of law listed in the Zoning Administrators staff report dated October 2nd, 2019, less the findings numbered 5, 6 and 7. 5) Although the Application was warned as a 10,000 square foot building, the Applicant has been approved for a 15,000 square foot building, 6) Upon completion of the project, the Applicant shall provide certification by a registered engineer that the project has been completed as per the plans approved by the DRB, 7) A mylar shall be filed in accordance with State statute requirements, 8) All State and Federal Permits are the Owner's responsibility. B. Thompson seconded the motion. All in favor, none opposed, motion carried.

Minutes:

MOTION: M. McKennerney made a motion to accept the minutes from the DRB meeting dated September 26th, 2019. J. Giroux seconded. All in favor, none opposed, motion carried.

Adjournment:

MOTION: C. Boissoneault made a motion to adjourn the DRB meeting at 7:45 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

Bruce Thompson, Clerk

Christina Boissoneault

Jonathan Giroux

Mike McKennerney

Tom Stanhope