

# SUBJECT TO DRB APPROVAL

**Town of St. Albans  
Development Review Board Meeting Minutes  
Thursday, January 9<sup>th</sup>, 2020  
6:30 p.m.**

On Thursday, January 9<sup>th</sup>, 2020 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.

**New Business:**

**Application of Franklin County Industrial Development Corporation and Peerless Clothing International requesting Site Plan Amendment in accordance with Sections 407 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 100 Industrial Park Road in the Industrial District and owned by Franklin County Industrial Development Corporation.**

The Application was represented by Peter Cross of Cross Consulting Engineers. There were no Interested Parties.

Clerk, B. Thompson swore in the Applicant.

P. Cross explained that a Site Plan was approved February 6<sup>th</sup>, 2017 by the Development Review Board. The Site Plan approval allowed for a temporary parking area to be located on the property of abutting business Teknor Apex. One of the conditions of approval stipulated that the temporary parking area was approved for a period of three years. After three years the parking area would need to be restored to its original condition

In addition to requesting an extension of the temporary parking area the Applicant is also requesting a few minor changes. A parking area approved on the Site Plan of 2/6/17 proposed a parking lot behind the building. To date, the parking lot has not been constructed and part of an old building still remains where the parking lot will be constructed. The building has not been removed because there is still machinery in use in the building. Once the building is removed, the parking lot can be constructed which will eliminate the need for the temporary parking area. Some regrading will need to be done to allow tractor trailer trucks to access the loading docks in the old building.

A lease was provided to the Board between Peerless and Teknor Apex which allows the temporary parking area to remain on site until November of 2021.

Two new sidewalks are also being proposed from the road to the building. Additionally, the Applicant is proposing to keep the connector between the old building and the new building until the construction / demolition process is complete.

A. Omartian asked how far in advance the old building would need to be deconstructed to ensure the new parking lot is in place prior to the expiration of the lease for the temporary parking lot. P. Cross estimated it would take four months. He explained that if approved, extending the lease of the temporary parking area will give them just over a year to come up with a plan. The Applicant may decide not to remove the old building so they can continue to utilize the machine within it in addition to the new machine within the new building. If the building does not get removed, a new Site Plan will need to be submitted with a new plan for permanent parking.

**Application of Franklin Park West LLC (Nissan) requesting Site Plan Amendment in accordance with Sections 406, 410 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 6 Franklin Park West in the Commercial District within a Designated Growth Center and owned by the Applicants.**

This Application was represented by Sam Ruggiano and Anthony Stead of Ruggiano Engineering and David Miller, owner. There were no Interested Parties.

The Applicants were sworn in by the Clerk, B. Thompson.

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A. Stead oriented the Board with the layout of the Site Plan. He explained the Applicant is proposing to reconfigure the parking area and add roughly 1000 square feet of additions to the building and update the façade. The existing lighting will remain the same and the additions will have new led lighting added. There will be no changes to landscaping, stormwater or wastewater. The Site Plan also called out proposed signage, but the ZA is responsible for reviewing and approving signage and not the Board.

B. Thompson asked why the Applicant was changing the façade of the building. D. Miller explained the building needs to be kept up to the Nissan code.

There will be no increase to impervious surface; in fact there will be a very small reduction. The proposed addition will be constructed over existing impervious.

Letters were received from the Fire Department and the Police Department.

A. Omartian questioned why a small portion of pavement had been removed and replaced with grass. S. Ruggiano explained they wanted to show a reduction of impervious surface instead of an increase.

B. Thompson asked how long Nissan has been operating out of the existing building. D. Miller stated it has been about two years. The building was previously operated by Paquins.

The project will need to receive a minor amendment by Act 250.

J. Giroux asked what the temporary sales office is. S. Ruggiano stated the sales employees will need a place to work out of during construction and identified where the trailer is proposed. The Applicant expressed a willingness to move the trailer if the Board did not think it was proposed in a suitable location. The trailer will be removed once construction is complete.

A. Omartian inquired how long construction would take to complete. The Applicant estimated four to six months.

## Deliberative Session

**MOTION: A. Omartian made a motion to enter deliberative session at 7: 03p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.**

**MOTION: B. Thompson made a motion to come out of deliberative session at 7:35p.m.M. McKennerney seconded. All in favor, none opposed, motion carried.**

## Application of Franklin County Industrial Development Corporation and Peerless Clothing International requesting Site Plan Amendment

**MOTION: B. Brigham made a motion to approve the Application of Franklin County Industrial Development Corporation and Peerless Clothing International requesting Site Plan Amendment in accordance with Sections 407 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 100 Industrial Park Road in the Industrial District and owned by Franklin County Industrial Development Corporation with the following conditions: 1) The Board grants the Applicants request to retain the temporary parking area, the sidewalk, the L shaped building connector and building A through the term of the lease with Teknor Apex dated 11/07/2019, 2) The Applicant shall renew both Letters of Credit for the parking lot removal and infrastructure in the amounts of \$12,000 and \$65,000 for three years, 3) All previously issued conditions shall remain in effect, 4) All State and Federal Permits are owners responsibility, and 5) To accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated December 27<sup>th</sup>, 2019. A. Omartian seconded the motion. All in favor, none opposed, motion carried.**

## Application of Franklin Park West LLC (Nissan) requesting Site Plan Amendment

**MOTION: B. Thompson made a motion to approve the Application of Franklin Park West LLC (Nissan) requesting Site Plan Amendment in accordance with Sections 406, 410 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 6 Franklin Park West in the Commercial District within a Designated Growth Center 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 December 27<sup>th</sup>, 2019, 2) All State and Federal Permits are the Owner's responsibility, 3) Upon completion of the project the Applicant shall provide certification from a registered engineer that the project was completed as per the DRB approved plans. T. Stanhope seconded the motion. All in favor, none opposed, motion carried.**

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**Minutes:**

*M. McKennerney made a motion to accept the minutes from the DRB meeting dated December 12<sup>th</sup>, 2019. B. Thompson seconded. All in favor, none opposed, motion carried.*

**Adjournment:**

*MOTION: J. Giroux made a motion to adjourn the DRB meeting at 7:45 p.m. C. Boissoneault 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

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Jonathan Giroux

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Mike McKennerney

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Tom Stanhope