

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, February 13th, 2020
6:30 p.m.**

On Thursday, February 13th, 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 the City of St. Albans requesting Conditional Use, Site Plan and PUD Approval with height waiver in accordance with Sections 403, 802, 803, and 804 of the St. Albans Town Unified Development Bylaws. The property is located at 179-181 Congress Street in the Rural District and owned by the Applicant.

The Application was represented by Nick Bouton, Peter Garceau and Peter Cross of Cross Consulting Engineering and Dominic Cloud City Manager of St. Albans City.

Also present was C. Johnson, Town Manager and B. Deso and A. Voegele of the Selectboard.

B. Brigham called the meeting to order. Heidi Manahan requested Interested Party Status.

MOTION: J. Grioux made a motion to grant Interested Party Status to H. Manahan as an abutting land owner. C. Boissoneault seconded. All in favor, none opposed, motion passed.

Clerk, B. Thompson swore in the Applicants and Interested Party.

P. Garceau provided an overview of the proposed site. Three new drawing were provided to the Board. The updated drawings showed a minor expansion of the pool house on the north side and a larger water line at the request of Fire Chief Cross.

P. Garceau pointed out the existing entrance to the site and showed the proposed entrance. A sidewalk will be extended to the new entrance and a recreation path will run adjacent to the gravel driveway for pedestrian access. Gratton Drive will be upgraded to a 2-lane road and the driveway up to the lodge will be upgraded.

The location of the previously approved ice rink has changed to accommodate the proposed pool.

The pool is proposed to be broken into three sections; a competition lap pool, a “zero entry” wading pool, and a diving pool with a seasonal water slide. P. Garceau showed a green line around the plans to indicate where the seasonal dome will be. The dome is proposed to be 130’x136’ with a height of 42’ high; a height waiver for the seasonal dome is requested. Bleachers will be placed along the competition lap pool. A slab will be situated along the east side of the pool to accommodate the HVAC system. The dome will utilize blowers that maintain adequate pressure to stay inflated. A fence will surround the pool.

A gravel wetland will be utilized for stormwater treatment of all impervious surfaces (existing plus proposed expansions). If the skating rink is developed in the future another gravel wetland will need to be installed. The stormwater will be sheet flow into swales that pick up the surface rain and be directed into catch basins piped to the swale that lead to the proposed gravel wetland.

The Applicant pointed out the proposed overflow parking lot area.

The existing road will be gated off and the new entrance will not be gated. Overhead utility lines will be utilized and the sewer and water lines will be extended from Eastview utilizing an existing easement. The Applicant is agreeing to Chief Cross’ request to upgrade the water line to an 8” pipe; Chief Cross stated if ANR is accepting of the Applicant only upgrading to a 6” water line for fire hydrants, he will also approve.

The Applicant is proposing the existing trees along the existing drive be removed and new trees be planted along the proposed drive. Boulders will be placed between the trees to prevent parking along the drive. There will also be some plantings in front of the pool entrance and handicap ramp.

A new pole mounted light will be installed at the entrance as well as new yard lighting and lighting in the new parking area in front of the drop-off / sidewalk area.

The existing chain link fence will be removed and a new six-foot stockade fence is being proposed.

B. Brigham asked why the Applicant was proposing stockade fence since the lifespan is not great. P. Garceau explained they wanted to be sure kids are staying out of the Eastview development and it's cost efficient.

B. Brigham asked if there is currently screening along the Eastview Development. The Applicant stated the development is fairly well screened but they are not proposing new screening at this time; some residents will be able to see the dome through the existing line of trees.

B. Brigham asked if there would be any supports in the dome structure. There are no supports – the dome stays inflated with blowers and pressure. In the event that there is a loss of pressure, alarms will sound. The dome will not immediately deflate; there is roughly 30-60 minutes before the dome collapses after the alarm sounds.

B. Brigham asked if the structure is inflated, why does it need to be that tall? P. Cross explained a smaller dome was planned but as the size of the pool house increased the dome needed to as well to ensure the walls are high enough to walk around inside the structure.

A. Omartian asked what the expected hours of operation are. D. Cloud explained the hours have not been determined but estimated 6 or 7 a.m. to 8 or 9 p.m. The current city pool is open until 9 p.m. on swim-meet nights.

B. Thompson wondered if the dome stays up all winter. The Applicant estimated the dome will be installed September until May. Snowfall on the dome will shed and employees will need to blow the shedding snow away. The process to deflate the dome for the season is intensive and will take roughly 25 people, but the process should only take one day. Inflation should also take one day.

B. Brigham inquired if the blowers have heated air. P. Cross explained the air is heated and the blowers use natural gas. The structure will have pressure sensors and CO sensors for safety, as well as a fire alarm and three emergency exits. There will be lighting inside of the dome.

B. Thompson asked if you would walk out of the dome into the pool house. The Applicant confirmed. There will be a revolving door to maintain pressure within the dome and a cover above the walkway to the pool house.

A. Omartian asked what temperature the dome needed to be during winter. The dome needs to be as warm or warmer than the water to prevent condensation. The anticipated temperature is 85 degrees.

A. Omartian inquired if State permits have been obtained. Wetland and Water/Wastewater permits have been submitted and the Act 250 permit will be applied for next week.

B. Brigham asked if the dome was only available in white. The dome is available in other colors, but there is a significant price for anything other than white. P. Cross is unsure if the logo and wording will be as shown on the drawings. There is a concern from Act250 if the logo faces the interstate.

B. Brigham asked if there had been any consideration into paving the access road. There had been discussion but ultimately it was decided against to keep the feel of Hard'Ack rural and not "too fancy or country-club-like". The access road will be designed so it could be paved one day. B. Brigham asked if there were any concerns that the road could become dusty. If that becomes an issue the Rec Department could treat the road. A. Omartian asked if the existing road was so beat up from winter use. The existing road is in poor condition due to a lack of sub-base and regular maintenance. The proposed road will have sub-base and be maintained.

B. Thompson asked about the hockey rink shown on the plan. P. Garceau explained the rink was previously approved and while they do not intend to construct it right off, they would like to preserve the right. The second gravel wetland will be created when the rink is constructed.

B. Brigham inquired why a Stormwater pond is not a requirement. P. Garceau said the State is gravitating away from open permanent ponds as a mean of Stormwater control. The goal is as much infiltration as possible while considering the locally heavy soils. The gravel wetland has wetland plantings and a 4' deep cell made of gravel. The cell fills with water and then leaches out. During a heavy storm the water

may pool, but the estimated pooling would only be about one foot deep and would likely leach within a day. The proposed system is the same system installed in the new St. Albans Town Public Works Garage.

A. Omartian asked how the estimated traffic compares to the current traffic. The current traffic is not very predictable. Some days there is very little but on days with big events there can be a couple hundred vehicles. The Applicant predicts traffic from the pool will be more predictable, but does not anticipate detrimental impacts to Congress Street.

J. Giroux wondered why he did not have a C5 plan. C5 was a Site Plan of the previously approved ice rink and had been removed from the plans.

B. Thompson asked who is responsible for the maintenance. D. Cloud explained a lot of volunteers help to maintain the ski area during the winter. The Recreational Department is being moved to the Greg Brown Lodge and there will be employees on site daily to maintain the pool as well as support from the City Department of Public Works.

B. Thompson asked if the overflow parking would be utilized often. D. Cloud said there aren't generally swim meets during winter but the overflow area may still be plowed. Many people have stated more parking area should be available to people going sledding. The current parking area of 40 spaces is not well organized; an additional 32 "formal" spaces are being proposed.

B. Brigham asked if the Fire Chief is requesting an additional fire hydrant be installed. The Applicant confirmed but is unsure of the requested location. The water line will need to be upgraded to an 8" or 6" line depending on comments from ANR. The Applicant does not contest the letter from Chief Cross and will conform to his requests. B. Thompson asked if a building needs to be a certain size before sprinklers are required. P. Cross stated it depends on the use of the building, the type of material etc.

B. Thompson pointed out the two handicap spaces being provided. D. Cloud explained that the intent is for the surrounding spaces to be used by people who need to be closer to the pool but do not have a handicap placard (such as senior citizens), but they are unsure how the signs will be worded.

A. Omartian inquired what "zero-entry" means in reference to the pool. P. Garceau described it like a beach- a gentle slope so people do not need to use stairs and can submerge slowly or not at all. A. Omartian asked how deep the lap pool is. The lanes will be roughly six feet – maybe less. The proposed 15' water slide will be outside of the dome and not usable during winter.

J. Giroux asked if a generator will be installed. There will be a back-up blower for the dome in case the first blower goes down. A separate battery-operated fan can run for four-hours without power. There will be three blowers – 1 primary blower, the back-up blower and then an emergency blower for power failures etc. J. Giroux asked if all of that fails what happens. The dome will slowly deflate and when the power is turned back on should re-inflate. J. Giroux asked if the HVAC equipment will be noisy. The only expected noise will be from the blowers and they will face the interstate.

A. Omartian questioned the life expectancy of the dome. The fabric is expected to last 15 years and the equipment should last longer.

Interested Party, H. Manahan asked what the expected use of the pool is during the winter. D. Cloud said they have not analyzed that information yet and it would depend on a number of factors. H. Manahan expressed concern in spending excess money to get the pool ready for winter use if the Applicants do not know it will be used. D. Cloud explained the Rec. Director has a lot of ideas and many different programs in mind that he thinks the community will enjoy and use.

C. Boissoneault asked if there have been discussions of BFA being able to utilize the pool as a part of a gym course. D. Cloud explained the school utilizes the current pool as much as they are able during the fall and spring and envision the students being able to utilize the proposed pool, although, they have not investigated what the price structure would look like.

A. Omartian asked if a hot tub area has been considered. D. Cloud explained it was considered, but they would have to give up the slide or other preferred features.

H. Manahan asked if the dome was "all or nothing" and could it be done later once the pool is generating enough interest. D. Cloud explained without the dome the pool can only be used for about 8 weeks and it is a lot of money to spend for something that cannot be used year-round. H. Manahan asked what the replacement cost is for the fabric. D. Cloud estimated 250,000. B. Brigham explained the purpose of the DRB meeting is only to determine if the project meets the bylaws.

The Applicant showed a floor plan of the pool house which includes bathrooms, locker rooms, offices, concession area and storage space.

B. Thompson asked if there was any space set aside for birthday parties. There is some room for tables by the diving board.

A. Omartian asked if the floors in the locker room would have radiant heat. The Applicant confirmed.

Deliberative Session

MOTION: B. Thompson made a motion to enter deliberative session at 7:45 p.m. A. Omartian seconded. All in favor, none opposed, motion carried.

MOTION: B. Thompson made a motion to come out of deliberative session at 9:10 p.m. C. Boissoneault seconded. All in favor, none opposed, motion carried.

Application of the City of St. Albans requesting Conditional Use, Site Plan and PUD Approval with height waiver

MOTION: B. Brigham made a motion to approve the Application of the City of St. Albans requesting Conditional Use, Site Plan and PUD Approval with height waiver in accordance with Sections 403, 802, 803, and 804 of the St. Albans Town Unified Development Bylaws. The property is located at 179-181 Congress Street in the Rural District and owned by the Applicant with the following conditions: 1) The following documents shall be provided in a timely manner to the Zoning Administrator: A) The C5 drawing of the ice rink for the plans, B) floor plans and elevations of the pool house, C) An updated CI which will show the location of the fire hydrants (once determined), and a 50 foot PUD buffer around the entire perimeter of the property. The DRB recognizes the existing rope tow and snow-making building will fall within that buffer, D) a copy of the recorded deed for the Aldis Hill playground, 2) The Board requests that all Fire Department regulations be followed, 3) Upon completion of the project a registered engineer shall certify that the project was built as per DRB approved plans, 4) All previously issued conditions shall remain in effect, 5) All State and Federal Permits are owners responsibility, and 6) To accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated February 3rd, 2020. M. McKennerney seconded the motion. B. Brigham, B. Thompson, C. Boissoneault, M. McKennerney, J. Giroux, T. Stanhope in favor, A. Omartian abstains, motion carried.

Minutes:

B. Thompson made a motion to accept the minutes from the DRB meeting dated January 9th, 2020. A. Omartian seconded. All in favor, none opposed, motion carried.

Adjournment:

MOTION: B. Thompson made a motion to adjourn the DRB meeting at 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