

The Town of St. Albans
PLANNING COMMISSION MINUTES
Meeting held via Zoom Conference Call
June 9th, 2020 at 6:30 p.m.

Minutes

Present: Erin Creley, Casey Toof, Al Voegele, Anne Pomeroy, Hannah Rounds
Staff Present: Ned Connell, AJ Johnson, Administrative Assistant
Public Present:

Zoom Meeting ID: 850-8305-5412

CALL TO ORDER

E. Creley called the meeting to order at 6:30 p.m.

DISCUSSION OF DRAFT BICYCLE AND PEDESTRIAN IMPACT FEE ORDINANCE

N. Connell shared a proposed draft Bicycle and Pedestrian Impact Fee Ordinance in an email to the Planning Commission dated May 21, 2020. The PC reviewed the draft and anticipated having the discussion at the June 2nd meeting, but due to time constraints, agreed to review and discuss at this meeting. Initially, N. Connell suggested a Sidewalk Impact fee based on the linear footage of the land to be developed. After further review, he realized this was not an ideal method and there would be unanticipated consequences. N. Connell presented “key points” for consideration to the PC while formulating an Impact Fee for sidewalks.

Ultimately, N. Connell recommended a \$150.00 fee per new Residential dwelling unit, and a \$150.00 fee per 1,000 square feet of new Non-Residential development, which would be utilized for Bicycle and Pedestrian development.

Additionally, N. Connell suggested a Town Policy which would annually allocate \$75,000 or 8.5% (whichever is less) from the LOT as a local match against State and Federal grant funds. The PC discussed the implications of developing a Town Policy Vs. an annual Town Vote to utilize the LOT money toward pedestrian development.

The PC members each shared their opinions regarding the proposed Residential and Non-Residential fees, and discussed if the collected amount would be enough to risk looking unattractive to developers.

N. Connell agreed to make changes to the proposed draft and return it to the PC for further discussion the first meeting of July.

CORRESPONDENCE

None.

PUBLIC COMMENT

None.

OTHER BUSINESS

None.

MINUTES

MOTION: A. Voegele made a motion to approve the minutes from June 2nd. C. Toof seconded. All in favor, none opposed, motion carried.

SCHEDULE

Next Meeting: June 23rd

ADJOURNMENT

MOTION: C. Toof made a motion to adjourn the meeting at 7:55 p.m. A. Pomeroy seconded. All in favor, none opposed, motion carried.

Respectfully submitted,

AJ Johnson, Administrative Assistant

Erin Creley, Chair

Date

Casey Toof, Vice Chair

Date

Al Voegele, Clerk

Date

Anne Pomeroy

Date

Hannah Rounds

Date