

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, July 23rd, 2020
6:30 p.m.**

On Thursday, July 23rd, 2020 at 6:30 p.m., the Town of St. Albans Development Review Board met at Town Hall and via Zoom for hearings.

Present: Chair, Brent Brigham, Vice Chair, Arthur Omartian, Christina Boissoneault, Mike McKennerney, and Zoning Administrator, Becky Perron
Absent: Clerk Bruce Thompson, Tom Stanhope

Arthur Omartian was present via Zoom.

Zoom ID: 854 024 93231

Chair, B. Brigham called the Development Review Board hearing to order at 6:35 p.m.

New Business:

Application of Lawrence J. Handy Business Property Partnership 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 405 Swanton Road in the Commercial District within a Designated Growth Center and owned by the Applicant.

The Application was represented by Sam Ruggiano, of Ruggiano Engineering. There were no Interested Parties. C. Boissoneault swore in the Applicant.

S. Ruggiano stated the Applicant is proposing to construct an approximately 37,000 square foot parking area on the lot that was formally the drive-in theater. The Applicant is also proposing to construct an approximately 2,700 square foot free standing building to be utilized for car detailing. Lastly, the Applicant is seeking approvals to add an approximately 4,000 square foot addition onto an existing building.

The Applicant will continue to utilize the same access to the site. The project was reviewed by VTRANS and no permit will be required.

All State permits have been applied for and received. There will be no additional employees and no changes to sewer or water flow.

S. Ruggiano explained that most auto sales are done on the internet, and car dealerships need to have large areas to display vehicles and store trade-ins.

B. Brigham asked what "Site Balancing Area" referred to on the plans. S. Ruggiano explained the stormwater treatment consist of a dry pond and a disconnection area. B. Brigham asked if the proposed filtration system is on site now. It is not. B. Brigham inquired if there would be a pond on site. S. Ruggiano stated that the stormwater control acts like a big swale.

A. Omartian asked if the gray area of the parking lot shown on the plans is proposed or existing. S. Ruggiano explained that gravel has already been laid, but the stormwater control has not been implemented and the culverts have not been installed.

B. Brigham asked for an estimated timeline of construction. S. Ruggiano stated the free-standing detailing building will be constructed right away. The addition to the existing building may take a couple of years.

B. Brigham wondered if any additional landscaping is proposed. S. Ruggiano stated there is none.

S. Ruggiano shared an elevation plan. The Board did not have a copy, and B. Perron asked to receive one.

B. Brigham asked if the configuration of the existing parking lot will change. It will not.

C. Boissoneault asked if there will be any additional lighting. There will be no additional yard lighting.

Application of Thomas & Diane Mahoney requesting a waiver of the road frontage requirements for a two-lot subdivision in accordance with Sections 203, 404, and 801 of the St. Albans Town Unified Development Bylaws. The property is located at 595 Pion Road in the Rural District and owned by the Applicant.

The application was represented by Thomas Mahoney, Sean Howrigan, and Erin Howrigan. There were no Interested Parties. The Applicants were sworn in by C. Boissoneault.

S. Howrigan explained that he and Erin, along with his brother, Kyle, have leased land from the Mahoney's for five years to use for maple sugaring. They now intend to purchase the property. While obtaining financing, the bank requested the property be subdivided; the business will buy the land and S. Howrigan will personally buy the house. There is not enough road frontage in the Town of St. Albans for B. Perron to approve a 2-Lot subdivision without the Board granting an 801 waiver. A road frontage waiver is being requested and the land has access through an existing driveway.

B. Brigham inquired about an existing 60-foot-wide right-of-way (ROW). The Applicant does not intend to use the ROW as frontage or access since it is a utility ROW.

B. Brigham asked if that was all there was to this application. B. Perron confirmed, and explained if the Board approves the application, she can do an administrative 2-Lot subdivision.

Deliberative Session

MOTION: M. McKennerney made a motion to enter deliberative session at 7:00 p.m. C. Boissoneault seconded. All in favor, none opposed, motion carried.

MOTION: M. McKennerney made a motion to come out of deliberative session at 7:15 p.m. seconded. All in favor, none opposed, motion carried.

Application of Lawrence J. Handy Business Property Partnership requesting Site Plan Amendment

MOTION: C. Boissoneault made a motion to approve the Application of Lawrence J. Handy Business Property Partnership 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 405 Swanton Road in the Commercial District within a Designated Growth Center and owned by the Applicant with the following conditions: 1) The Board accepts the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated July 13th, 2020. 2) The Applicant shall agree to and comply with the findings of fact and conclusions of law listed in the Zoning Administrator's staff report, 3) Upon completion of the project and prior to the issuance of a Certificate of Compliance, the Applicant shall have a registered engineer certify that the project was constructed as per the DRB approved plans, 4) All previous approvals shall remain in effect unless otherwise amended by this decision, 5) All St. Albans Town Bylaws, Ordinances and Policies shall be followed, and 6) All State and Federal permits are the owner's responsibility. M. McKennerney seconded the motion. All in favor, none opposed, motion carried.

Application of Thomas & Diane Mahoney requesting a waiver of the road frontage requirements for a two-lot subdivision

MOTION: C. Boissoneault made a motion to approve the Application of Thomas & Diane Mahoney requesting a waiver of the road frontage requirements for a two-lot subdivision in accordance with Sections 203, 404, and 801 of the St. Albans Town Unified Development Bylaws. The property is located at 595 Pion Road in the Rural District and owned by the Applicant 1) The Board accepts the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated July 13th, 2020. 2) The Applicant shall agree to and comply with the findings of fact and conclusions of law listed in the Zoning Administrator's staff report, 3) All St. Albans Town Bylaws, Ordinances and

Policies shall be followed, and 4) All State and Federal permits are the owner's responsibility. M. McKennerney seconded the motion. All in favor, none opposed, motion carried.

Minutes

MOTION: B. Brigham made a motion to accept the minutes of the DRB meetings dated July 9th. A. Omartian seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: made a motion to adjourn the DRB meeting at 7:30p.m. seconded. All in favor, none opposed, motion carried.

**Respectfully Submitted,
AJ Johnson, Administrative Assistant**

Brent Brigham, Chair

Arthur Omartian, Vice Chair

Christina Boissoneault

Mike McKennerney