

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, July 9th, 2020
6:30 p.m.**

On Thursday, July 9th, 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, Clerk Bruce Thompson, Christina Boissoneault, Mike McKennerney, Tom Stanhope and Zoning Administrator, Becky Perron

Arthur Omartian and Mike McKennerney were present via Zoom.

Zoom ID: 885 491 11239

Absent:

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

Continued Business:

Continued application of Dennis & Annette Kantz requesting Conditional Use Approval in accordance with Sections 401, 408, and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 1207 West Shore Road in the Lakeshore and Flood Hazard Overlay Districts and owned by the Applicants.

The Application was represented via Zoom by Dennis Kantz, owner. There were no Interested Parties. The Applicant was sworn in by Clerk, B. Thompson.

B. Brigham asked if the Applicant had received approvals years ago to remove two camps, rebuild one camp and re-site the garage. The Applicant confirmed and said he never got to the garage. The existing garage is 12x20.

B. Thompson asked if the Applicant had removed the old garage yet. The Applicant stated the old garage has not been removed. The new garage will be placed where the second camp has been removed. The Applicant is proposing to turn the previously approved garage by 30 or 40 degrees.

All setbacks will be met with the new proposal.

B. Thompson asked if the previous approval was for the 24x24 garage as shown on exhibit 3. The Applicant confirmed, and explained he is now requesting to build a 30x30 garage and turn it slightly, as outlined in Exhibit 4.

A. Omartian asked for confirmation that the Applicant will remove the old garage and build a new garage. D. Kantz explained that the old garage will stay in place until the new garage is constructed.

T. Stanhope asked for a timeline for when the old garage will be demolished. D. Kantz stated he would remove the old garage as soon as the new one was constructed and had a roof. The new garage is unlikely to be constructed this year.

M. McKennerney asked B. Perron to read the comments provided by Rebecca Pfeiffer, Agency of Natural Resources, in a letter dated March 26th. The letter states the garage will need to be designed so it will minimize flood damage, provide adequate drainage to reduce exposure to flood hazards, be designed and modified to be adequately anchored to prevent floatation, collapse or lateral movement (attaching the structure to the foundation), constructing with electrical, venting, heating, plumbing and air conditioning equipment, and other service utilities that are designed or located as to prevent water from entering or accumulating within the components during flood conditions, and that the lowest floor, including basements of all new buildings shall be at or above the base flood elevation. B. Perron asked if any additional fill would be brought in for construction of the garage. D. Kantz explained he is just at 102' elevation, and can build the slab up. The wall will go up 18" from the slab, and any lumber will be placed at or above 103' elevation. B. Perron reiterated that the utilities will need to be above the 102' elevation. She also added that any new fuel tanks will need to be elevated and anchored. D. Kantz stated he would not have any new fuel tanks.

B. Brigham asked about the 8'x30' garage extension and asked if it will be a carport. D. Kantz stated he will park his tractor there.

B. Thompson asked if the Applicant will be obstructing any views with the construction of the new garage. The Applicant stated he is not, and some neighbors may actually get a better view.

There were no further questions from the Board.

New Business:

Application of Edward & Carrie Giordano requesting Conditional Use Approval for additions to a camp in the Flood Hazard Overlay in accordance with Sections 401, 408, and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 468 Air Force Beach Road in the Lakeshore District within a Flood Hazard Overlay.

The Application was represented via Zoom by Edward Giordano, owner. His Father-in-Law, Gilles St. Amand was present in person in case there were any technical errors and the Board had questions. The Applicants were sworn in.

E. Giordano explained he is requesting to install some concrete foundation walls on the North and South side of the camp to replace existing piers and help stabilize the building, add dormers to the east side of the camp to create additional living space upstairs, expand an existing porch and enclose the whole porch, add an outdoor shower platform, and attach a landing space to the north side of the camp.

The camp is in the Flood Hazard Overlay and the edge of the existing porch is approximately 124' from the mean water mark (95.5'), and the new porch will be in line with that. All setbacks are met and no variances are being requested.

B. Brigham asked if the porch/shower extension will wrap around the South side of the camp. The applicant confirmed. The main part of the porch will be 11.5' x 15' and the extension down the side of the camp will be 6'x10'.

B. Perron requested confirmation the 10' side yard setback will be met. The Applicant confirmed, and said the Board could see the setbacks on the "S1" plan that was submitted highlighted in yellow.

B. Brigham asked if there is a setback for a proposed shed that is to be removed and replaced. B. Perron explained the Lakeshore District has 10' side yard setbacks. B. Perron explained that all additions meet the setbacks, but due to being in the Flood Hazard Overlay, a review is being required by the DRB.

B. Brigham asked if there is an elevation certificate for the existing camp. The Applicant confirmed, and explained the existing camp is 104.5' elevation and he intends to construct the additions to be the same.

M. McKennerney inquired if the application has been submitted to Rebecca Pfeiffer for review. B. Perron confirmed she has sent it to her, but has not received any comments; R. Pfeiffer has 30 days to submit any.

All of the Shoreland Protection permits have been applied for according to the Applicant.

B. Thompson asked if all of the additions are being constructed on leased lands. The Applicant confirmed.

B. Thompson asked if the Applicant is going to pour concrete. The Applicant stated the walls and piers will be concrete. The new deck area will be precast. B. Thompson explained he always reminds Applicants to take "before" pictures of the road, and that the road will need to be restored to pre-construction conditions.

Deliberative Session

MOTION: T. Stanhope made a motion to enter deliberative session at 7:10 p.m. C. Boissoneault seconded. All in favor, none opposed, motion carried.

MOTION: B. Thompson made a motion to come out of deliberative session at 7:20p.m. C. Boissoneault seconded. All in favor, none opposed, motion carried.

Application of Edward & Carrie Giordano requesting Conditional Use Approval for

MOTION: B. Brigham made a motion to approve the Application of Edward & Carrie Giordano requesting Conditional Use Approval for additions to a camp in the Flood Hazard Overlay in accordance with Sections 401, 408, and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 468 Air Force Beach Road in the Lakeshore District within a Flood Hazard Overlay with the following conditions: 1. Upon completion of the project the Applicant shall receive a confirming certificate of elevation, 2. At completion of the project, any damage to the road shall be repaired by the Applicant, 3. To accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated June 2nd, 2020. 4. The Applicant shall agree to and comply with the findings of fact and conclusions of law listed in the Zoning Administrator's staff report, 5. All other previously approved conditions shall remain in effect unless otherwise amended by this decision, 6. All St. Albans Town Bylaws, Ordinances and Policies shall be followed, and 7. All State and Federal permits are the owner's responsibility. A. Omartian seconded the motion. All in favor, none opposed, motion carried.

Continued application of Dennis & Annette Kantz requesting Conditional Use Approval Adjournment:

MOTION: B. Brigham made a motion to approve the Application of Edward & Carrie Giordano requesting Conditional Use Approval for additions to a camp in the Flood Hazard Overlay in accordance with Sections 401, 408, and 802 of the St. Albans Town Unified Development Bylaws. The property is located at 468 Air Force Beach Road in the Lakeshore District within a Flood Hazard Overlay with the following conditions: 1. Upon completion of the project the Applicant shall receive a confirming certificate of elevation, 2. At completion of the project, any damage to the road shall be repaired by the Applicant, 3. To accept the amended findings of fact and conclusions of law listed in the Zoning Administrator's staff report dated June 2nd, 2020. 4. The Applicant shall agree to and comply with the findings of fact and conclusions of law listed in the Zoning Administrator's staff report, 5. All St. Albans Town Bylaws, Ordinances and Policies shall be followed, and 6. All State and Federal permits are the owner's responsibility. B. Thompson seconded the motion. All in favor, none opposed, motion carried.

Minutes

MOTION: T. Stanhope made a motion to accept the minutes of the DRB meetings dated March 12th, March 19th, and June 25th. C. Boissoneault seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: C. Boissoneault. made a motion to adjourn the DRB meeting at 7:30p.m. T. Stanhope 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

Mike McKennerney

Tom Stanhope