

The Town of St. Albans
PLANNING COMMISSION MINUTES
Meeting held via Zoom Conference Call
August 11th, 2020 at 6:30 p.m.

Minutes

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

C. Toof was absent. A. Voegelé joined the meeting at 7:10 p.m.

Zoom Meeting ID: **815 9506 8397**

CALL TO ORDER

E. Creley called the meeting to order at 6:30 p.m. The Pledge of Allegiance was not recited due to the lack of an American flag.

REVIEW DRAFT BICYCLE AND PEDESTRIAN IMPACT FEE ORDINANCE PER CHANGES TO THE PRIOR DRAFT ORDINANCE BASED ON OUR JULY 28 MEETING

The PC reviewed changes made to the draft Bicycle and Pedestrian Impact fee ordinance by N. Connell as requested at the previous meeting. Based on a lower forecast growth rate of 1% per annum as estimated by the Regional Planning Commission, the lower growth rate required the fees to be lowered to \$250.00 for new Single-Unit Homes, and \$192.50 per unit for Multi-Unit Homes. N. Connell agreed to add definitions for Single-Family Home and Multi-Unit Home. The PC agreed that C. Toof and A. Voegelé should be present in the discussion when recommending the Bicycle and Pedestrian Impact Fee Ordinance to the Selectboard. The PC agreed to ask N. Connell to get the Bicycle and Pedestrian Impact Fee Ordinance on the second Selectboard agenda in September, in anticipation they will discuss and approve recommending the Ordinance at the next meeting.

DISCUSS STATE LEGISLATION (S.237) CONCERNING HOUSING DENSITY AND AFFORDABILITY – IS A LOCAL RESPONSE NECESSARY?

The PC had a brief discussion about S.237, which is an act that promotes and relates to affordable housing. The PC decided to not make a response at this time, but to revisit it when the whole PC is present and after the act is further along in the legislative process.

ST. ALBANS BAY – VILLAGE DESIGNATION APPLICATION

N. Connell will email the PC a copy of map of the proposed Village center. N. Connell will present this map and the application to the Selectboard. If the Town is approved for a designated Village center, additional funding sources can be secured for grants, and the Act 250 guidelines are often better.

CORRESPONDENCE

The PC reviewed correspondence regarding a filing for the proposed Hungerford Solar Project located on Lower Newton Road.

The PC received notice that NRPC has released municipal grant available for application. The grants are due in October.

Swanton sent the PC a warning that the Zoning regulations are proposed to be updated and a hearing will be held on August 18th to discuss.

PUBLIC COMMENT

None.

OTHER BUSINESS

None.

MINUTES

MOTION: A. Voegele made a motion to approve the minutes from July 28th, 2020. H. Rounds seconded. All in favor, none opposed, motion carried.

SCHEDULE

Next Meeting: August 25th, 2020

ADJOURNMENT

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

Respectfully submitted,
AJ Johnson, Administrative Assistant

Erin Creley, Chair

Date

Al Voegele, Clerk

Date

Anne Pomeroy

Date

Hannah Rounds

Date