

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, January 14th, 2021
6:30 p.m.**

On Thursday, January 14th, 2021 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, Mike McKennerney, Tom Stanhope, Zoning Administrator, Megan Sherlund. Administrative Assistant AJ Johnson
Absent: Clerk, Bruce Thompson, Christina Boissoneault

Zoom ID: 833 3875 8195

Chair, B. Brigham called the Development Review Board hearing to order at 6:30 p.m.

New Business:

Application of Northwestern Medical Center, Inc. requesting Site Plan Approval, in accordance with Section 406, 410, & 803 of the St. Albans Town Unified Development Bylaws. The property is located at 133 Fairfield St, in the Commercial Residential District within a Designated Growth Center and owned by the Applicant.

The Application was represented by Dereck Woolridge of Cross Consulting Engineers. Tyson Moulton of Northwest Medical Center (NMC) requested Interested Party Status. Jon Hall joined the meeting, but did not request Interested Party Status.

MOTION: A. Omartian made a motion to request Interested Party Status to Tyson Moulton. M. McKennerney seconded. All in favor, none opposed, motion carried.

The Applicant and Interested Party were sworn in by Vice Chair, A. Omartian.

D. Woolridge explained the existing medical gas tank is located between the loading dock area and conference center. The delivery company, Air Gas, is switching the delivery vehicle to a tractor trailer truck. The truck will be unable to load at the existing location due to parking restrictions. The existing equipment is older and needs to be replaced. NMC is proposing to relocate the equipment to the South of the Doctor's Office Commons. This location is North of the existing stormwater pond. The new tank will greatly increase the amount of oxygen reserve the hospital can utilize.

To improve accessibility for a tractor trailer, minor changes will be made to the curbing and sidewalks around the Doctor's Office Commons. Two parking spaces will be gained from the existing location of the tank. There are seven spaces that may need to be blocked off once or twice a month so the delivery vehicle can deliver the oxygen to the proposed location. Deliveries typically come at night, so parking in the proposed area should not be greatly affected.

D. Woolridge outlined plan C6 which shows the details of the tank pad installation. The tank will have a security fence with barbed wire around it for security. A light with a switch and a motion sensor will be installed. No landscaping is requested.

T. Moulton explained the current tank is not large enough to meet the needs of the hospital. The original tank was sized when the NMC was smaller. The need for more oxygen is especially apparent now that COVID is affecting respiratory needs of patients. The existing tank is being refilled every 4 days. Ideally the hospital would like a 96-hour reserve in its tank at any point. The existing tank barely has that after a full delivery. The existing location is not ideal to expand as there is a large underground fuel storage tank nearby, buildings encroaching the area, and parking – none of which mix well with a flammable gas.

A. Omartian inquired how long offloading oxygen takes from the truck. T. Moulton estimated 20-30 minutes.

A. Omartian asked if there are currently dumpsters located in the proposed fuel tank area. The Applicant confirmed. The space will be reconfigured to allow for room between the proposed tank and the dumpster. D. Woolridge referred to plan C4. The dumpster will have to be placed at an angle. A six-foot-tall fire wall will be placed between the tank and the dumpster.

A. Omartian questioned if the Doctor's Office Commons typically see patients during the day only. The Applicant confirmed. One office sees patients into the evening, but not overnight.

Application of Michael J. Gosselin Rentals II, LLC requesting Site Plan Amendment, Conditional Use Approval, and Planned Unit Development Approval to construct 10 self-storage unit buildings in accordance with Sections 406, 410, 802, 803 and 804 of the St. Albans Town Unified Development Bylaws. The property is located at 30 – 40 Swanton Rd in the Commercial District within a Designated Growth Center and owned by the Applicant.

The Application was represented by Dereck Woolridge of Cross Consulting Engineers and M. Gosselin, owner. There were no Interested Parties. A. Omartian swore in the Applicants.

D. Woolridge explained the Applicant is proposing self-storage units as shown on plan C1. Ten buildings are being proposed for a total of 300 units. The Applicant received prior DRB approval for an office building, half of which will be utilized as the self-storage office space. The same access will be utilized. Four of the units will be grouped together on the East side of the parcel and six units will be terraced to provide for the slope of the land. This will also allow the drainage navigate to a swale along the North side of the lot, and into a gravel wetland on the West side of the lot. The wetland will discharge into a ditch on the South side.

Trees are proposed along the frontage of the Lot. There are existing trees on site, but due to the grading many will be removed. Minimal building lighting is being proposed for safety. There will be no sewer or water servicing the units.

M. Gosselin stated he may install solar panels along the roof of the units.

M. Mckennerney asked if there will be employees on site. M. Gosselin explained his company will maintain the yard and access (lawn mowing and snowplowing as needed). There will be an employee on site in the office building. Typically, storage unit facilities have very little traffic flow.

B. Brigham asked if there will be a fence along the perimeter. D. Woolridge stated the Applicant may need to fence around the Stormwater pond due to regulations, but there is no proposal to fence around the units.

B. Brigham inquired if the units are proposed to be constructed from wood or metal? M. Gosselin explained he has reviewed other storage units, and metal ones seem to rot along the bottom faster. Therefore, he is proposing wood units with steel roofs and vinyl siding.

B. Brigham asked if the buildings will slope with the grade. D. Woolridge explained the buildings will have a one-foot step-down per thirty feet of building length.

B. Brigham asked if a hydrant will be installed as approved by the DRB application for office space. M. Gosselin stated if he needs to have one installed, he will. His understanding is hydrants need to be installed every 1000'. He stated he will request a letter of "no maintenance" if he must install once. He wondered who maintains hydrants within the Town. The DRB explained he will need to work with Chief Cross on hydrant concerns, but the previous application was approved with a hydrant.

A. Omartian asked what the cost of the storage buildings are. M. Gosselin stated lumber has gone up quite a bit. Originally a unit would cost around \$45,000 to build, now it is closer to \$60,000. He hopes the cost of lumber will go down by Spring.

Continued Business:

Application of Thomas & Serafina Stanhope requesting Sketch Plan Review of a Subdivision amendment with two additional lots in accordance with Sections 200, 201, 202, 205, and 206 (A)of the St. Albans Town Unified Development Bylaws. The property is located at 637 Maquam Shore Road and owned by the Applicants.

M. Sherlund received a letter stating the Applicant is requesting to withdraw the Application.

Deliberative Session

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

MOTION: A. Omartian made a motion to come out of deliberative session at 7:30 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

Application of Northwestern Medical Center Inc. requesting Site Plan Approval

MOTION: A. Omartian made a motion to approve the Application of Northwestern Medical Center, Inc. requesting Site Plan Approval, in accordance with Section 406, 410, & 803 of the St. Albans Town Unified Development Bylaws. The property is located at 133 Fairfield St, in the Commercial Residential District within a Designated Growth Center and owned by the Applicant, with the following conditions: 1) The Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated January 11th, 2021, 2) All State and Federal permits are owner's responsibility and, 3) All previous conditions of approval shall remain in effect unless otherwise amended by this decision. M. Mckennerney seconded the motion. All in favor, none opposed, motion carried.

Application of Michael J. Gosselin Rentals II, LLC requesting Site Plan Amendment, Conditional Use Approval, and Planned Unit Development Approval

MOTION: M. McKennerney made a motion to approve the Application of Michael J. Gosselin Rentals II, LLC requesting Site Plan Amendment, Conditional Use Approval, and Planned Unit Development Approval to construct 10 self-storage unit buildings in accordance with Sections 406, 410, 802, 803 and 804 of the St. Albans Town Unified Development Bylaws. The property is located at 30 – 40 Swanton Rd in the Commercial District within a Designated Growth Center and owned by the Applicant with the following conditions: 1) The Applicant shall maintain compliance with the Fire Department letter of impact, 2) All State and Federal permits are owner's responsibility, 3) The Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated January 11th, 2021, 4) Upon completion of the project, a registered engineer shall certify that the project was completed as per DRB approved plans. A. Omartian seconded the motion. All in favor, none opposed, motion carried.

Minutes:

MOTION: T. Stanhope made a motion to accept the minutes of December 17th, 2020. M. McKennerney seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: A. Omartian made a motion to adjourn the DRB meeting at 7:40 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

Tom Stanhope

Christina Boissoneault

Mike McKennerney