

**RICHMOND DEVELOPMENT REVIEW BOARD  
 REGULAR MEETING  
 APPROVED MINUTES FOR OCTOBER 30, 2013 MEETING**

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Members Present: David Sunshine, Chair; Mike Donohue; Fred Fortune; Anne McLaughlin  
 Members Absent: Stephen Ackerman, Vice-Chair  
 Others Present: Cathleen Gent, Town Planner/Staff to the DRB; Ruth Miller, taping for MMCTV  
 Comcast 15; Wright Preston, Larry Burritt

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Sunshine called the meeting to order at 7:03 pm.

Sunshine welcomed the public and requested that people sign in. Sunshine noted that, if someone is present for a certain hearing and wishes to have interested party status for purposes of appealing a decision, that person must speak during the hearing.

1. PRELCO – Application #13-126 for Conditional Use Review (Richmond Zoning Regulations, Section 6.8 – Flood Hazard Overlay District – for bridge replacement in FEMA Special Flood Hazard Area -- for property located at 1930 Snipe Ireland Road (SI1930) in the Agricultural Residential zoning district.

Sunshine swore in Wright Preston, representing PRELCO, and Larry Burritt, representing VAST. Preston said that there are three bridges on the PRELCO property and that the eastern-most bridge was washed out in the storms of July 3-4. Preston discussed the new project in general, including the new concrete abutments, the steel frame (three beams) and decking which washed downstream but will be attached to the abutments via a cable system, new ramps placed on either side of the bridge, and stones in the stream to help protect the stream bank. He also requested a waiver from the requirement that the site plan be prepared by a professional engineer or surveyor. Preston noted that the storms in July were the most severe he has seen since 1979. Gent handed out a memo from Preston regarding the calculation of net fill for the project. Preston said that they have determined that there will be a net increase of 104 square feet for the project. To meet the standard for no net fill, PRELCO will remove 104 cubic feet of material from another location in the floodplain on the parcel, Preston said there is a large floodplain where the VAST trail crosses Snipe Ireland Brook. Preston added that this is a community project in that SD Ireland donated the concrete blocks, Richmond Home Supply donated the truck and hauling, and Richard Streeter donated his time. Burritt said that Chris Brunelle, the state stream alteration engineer, has indicated in writing (included in the application) that PRELCO does not need any stream alteration permits. DRB liaison McLaughlin said that she observed the location of the project and the deck with the I-beams downstream from the bridge location. She said the deck seemed to be in good condition. She asked what the largest equipment that will be traveling the bridge. Preston said the largest will be a VAST groomer and drag. The engineer has indicated the bridge is sufficient to support that equipment. McLaughlin said she did not see any discrepancies between the plans in the application and the site itself. In response to a question from Gent, Preston said that no logging trucks will use the bridge, due to the presence of a large wetland around the bridge. Preston added that VAST owns the bridge, not PRELCO.

Sunshine noted for the record that there was no public present to offer public comments.

Motion by Fortune, seconded by Donohue, to approve application #13-126, including the waiver from a professionally drawn site plan. Voting: 4 in favor; 0 opposed; 0 abstentions.

2. Deliberative Session

At 7:20 PM, motion by Fortune, seconded by McLaughlin, to enter deliberative session. So voted.

At 7:32 PM, motion by Donohue, seconded by Fortune, to come out deliberative session. So voted.

3. ADJOURNMENT

At 7:33:PM, Fortune made a motion, seconded by McLaughlin, to adjourn the meeting. So voted.

Respectfully submitted by Cathleen Gent, Town Planner/Staff to the DRB