

1
2 Richmond Development Review Board
3 REGULAR Meeting
4 UNAPPROVED MINUTES FOR OCTOBER 22, 2014 MEETING

6 Members Present:	David Sunshine, Chair; Fred Fortune; Brad Worthen, (DRB Alternate),
7	Stephen Ackerman, Vice-Chair, Mike Donohue, Cara LaBounty
8 Members Absent:	Marvin Carpenter (DRB Alternate)
9 Others Present:	Clare Rock, Town Planner/Staff to the DRB; Ruth Miller taping for
10	MMCTV Comcast 15; see attached list

11
12 Sunshine called the meeting to order at 7:05pm.

13
14 Sunshine announced this was the last meeting of Fred Fortune, Sunshine thanked Fortune for his
15 service. Sunshine welcomed Cara LaBounty a new DRB member recently appointed by the Select
16 Board.

17
18 HEARINGS

19 Sunshine opened the Hearing for:

20
21 **Dennis Bender / Lisa Curtis – Application # 14-132 for site plan review for the change of use to**
22 **include restaurant/café use at 40 Bridge Street (parcel BR0040) in the Village Commercial**
23 **Zoning District.**

24
25 Sunshine asked people to sign in and asked people to say something during the hearing if they wished
26 to be considered an interested party.

27
28 Sunshine sworn in Lisa Curtis.

29
30 Lisa Curtis, applicant provided an overview of the proposal. Curtis currently is a bakery owner in
31 Waitsfield and would like to open another bakery in Richmond. This location would be closer to her
32 home in Huntington. Curtis has applied for a small restaurant license from the State which would
33 allow for up to 25 seats, Curtis is proposing 20 seats, with 5 floating for employees and 20 inside
34 seats for the winter and then a combination of indoor seating and outdoor seating in the nicer weather.
35 Curtis is in the process of getting a commercial bakery and restaurant license from the State and is in
36 touch with health inspector, who will inspect the space once it is open. Curtis is hoping to open for
37 January 2, 2015.

38
39 Board members asked some questions about the space layout and the hours of operation. Curtis
40 testified that the ovens will be in the back, they were cut off in photo copy process. And the hours of
41 operation will be Mon-Thur 7am -2pm, Friday – Saturday 7am – 6pm and Sun 7am – 3pm. There are
42 residents/apartment located above the space, which are currently under renovation.

43
44 A board member asked about the status of current renovation work and approvals. Dennis Bender,
45 property owner confirmed the exterior work is almost complete, and the interior apartment
46 renovations are almost all complete, all which were approved under a separate permit.

47
48 Curtis testified that a hand cart will be used for deliveries in the front door. Discussion followed about
49 deliveries with Jon Fath, adjacent property owner. Curtis added that currently deliveries come to the
50 Waitsfield bakery at 11 am on Wednesdays and she uses the same company which delivered to On
51 The Rise bakery. A dumpster and recycling bins are located in the back of the building.

1 Bender is in coordination with the State Fire Division and will be seeking final approval and the back
2 of the building provides an emergency exit.

3
4 Fath asked about the menu, the applicant is not planning on doing soup and sandwiches and will not
5 serve alcohol.

6
7 Discussion about employee parking and weather the DRB can prohibiting employees from parking in
8 front of the building. The property owner has designated one parking space in the rear of the building
9 for the business.

10
11 The name of the business is Sweet Simones.

12
13 Bender gives the residents of his building priority of parking in the evening and commercial tenant's
14 priority during the day.

15
16 Worthen made a motion to approve application 14-132, seconded by Fortune All in favor.

17
18 Sunshine closed the public hearing.

19
20 **OTHER BUSINESS**

21
22 **Zoning Changes under consideration by the PC**

23 Rock provided an update of the zoning changes under consideration by the Planning Commission for
24 the Gateway Commercial District. And handed out the flyer announcing the VLCT Planning and
25 Zoning Forum.

26
27 **Meeting Minutes: August 13, 2014**

28
29 Ackerman, made a motion to approve, seconded by Worthen. In in favor. So voted.

30
31
32 **ADJOURN**

33
34 Motion by Ackerman to adjourn seconded by Worthen. All in favor. So voted.

35
36 Respectfully submitted by Clare Rock, Town Planner/Staff to the DRB