

**RICHMOND DEVELOPMENT REVIEW BOARD
REGULAR MEETING
APPROVED MINUTES FOR JULY 9, 2014 MEETING**

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

HEARINGS

Sunshine called the meeting to order at 7:01pm and provided information regarding interested party status.

Sunshine reminded folks who may be watching via MMCTV Richmond DRB is seeking a new member and encouraged interested people contact Geoff Urbanik, Richmond Town Manger.

Sunshine welcome Brad Worthen, DRB alternate.

Sunshine sworn in Pete Potchop and Geoff Urbanik and opened the following Hearing:

Town of Richmond, Marvin Kirk & Darlene Morgan, Kevin Bessett & Jennifer Miller –
 Application # 14-063 for preliminary and final subdivision approval for a 3-lot subdivision off Jericho Road (the subdivision of 2 existing lots [JR0708 and HS0060] to create an additional new lot for the future development of the municipal water tower) located within the High Density Residential Zoning District.

Urbanik stated the intent of the project is to build a new municipal water reservoir. The purpose of the project resolve two deficiencies 1) lack of adequate pressure to get water to the top of the hill and 2) lack of adequate fire fighting capabilities. Currently, fire fighting demand is for 50-60-70 thousand gallons of water an hour.

Pochop and Urbanik stated, the new water tank which is proposed for the newly created lot will be at least twice at large as the existing ones and it will be buried in the side of hill and it will have flat roof and will have plantings to screen the structure from the road.

Sunshine reiterated that this application is purely for the subdivision (the creation of the new lot) and that the Town will come back with a subsequent application for the construction of the facility.

Sunshine reviewed the Town attorney’s opinion which was included in the application packet, and stated agreement with the opinion.

Sunshine participated in the site visit today with Rock and Urbanik, and Urbanik stated that there will be no mechanical systems within the facility.

Any curb cut or vehicle access will be north of the Southview and final designs will part of the subsequent conditional use and site plan application for the construction

Pochop stated the intent of the town is to remove the old facilities but no final decision has been made to remove them.

Urbanik stated the bond has been approved from the voters, but the specific type of funding has not been identified or secured for the construction of the tank.

1 Katherine Long, resident of Valley View Road, an adjoining landowner, inquired about the project
2 and where the access will be. The access will be through a curb cut or pull off opposite the
3 SouthView Road.
4

5 An additional question about if the financing fell through what would be the future of the new lot.
6 Long asked the Board to consider the pedestrian safety in the next phase of the project permitting as
7 currently there is no sidewalk or shoulder for pedestrians walking on that section of Jericho Road.
8 Long also expressed concerns about pedestrian visibility on that portion of Jericho Road.
9

10 Sunshine would like the Board to consider that the only purpose of the newly created lot is for this
11 municipal water project.
12

13 Pochop stated there is a slope easement on the property, and the Town had to get the state to
14 approve the project.
15

16 Questions followed about the pressure and the height of the tank and the elevation above sea level.
17 The tank will be buried 35 feet. The enclosure will have a minimally sloped roof, only enough to shed
18 rain and snow melt. The tank will be poured concrete.
19

20 Fortune made a motion to approve application #14-063 for preliminary and final subdivision,
21 seconded by Worthen. So voted.
22

23
24 **OTHER BUSINESS**

25
26 **Meeting Minutes: June 11, 2014**

27
28 Minutes were not approved as there was no quorum of June 11 attendees.
29

30
31 **ADJOURN**

32
33 Motion by Worthen, seconded by Fortune to adjourn. All in favor.
34

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