

Richmond Development Review Board
REGULAR Meeting
APPROVED MINUTES FOR November 14, 2018 MEETING

Members Present:	David Sunshine (Chair); Padraic Monks; Roger Pedersen;
Members Absent:	Alison Anard (DRB alternate); Gabriel Firman; Matt Dyer
Others Present:	Suzanne Mantegna (ZA/Staff); Ruth Miller for MMCTV Comcast 15; Matt Dyer; Josh Arneson (Town Manager); Jonathan Low; Teagan Low; Wright Preston; Gary & Jean Bressor; Jim & Lyn Feinson; Ed Wells

David Sunshine opened the meetings at 7:04 pm and requested participants sign in and provided an overview of what an interested party is and stated the procedures for the meeting.

Public Hearings:

Town of Richmond- Application 2018-127 for Conditional Use Approval for a kiosk at Parcel ID# EM1129, located at 1129 East Main St, Richmond, located within the Agricultural/Residential (A/R) Zoning District

Teagan Low and Wright Preston sworn in. Teagan is a Boy cout working on his Eagle Scout project. Wright Preston represents the Interim Town Forest Committee, the applicant.

Mr. Low presents plan for kiosk and explains where it will be placed and what information will be places on the sign.

Questions from the Board-

Mr. Sunshine asks if it will be visible from the road. Mr. Low replies yes. Mr. Sunshine says that they might need to get approval from VTrans since East Main St. is a State road. ZA mentions that the kiosk will actually be placed far back from the road near the yellow gate. Mr. Low confirms that it will be approximately 200' from East Main St.

Mr. Sunshine wonders how it will be anchored. Mr. Low explains that the kiosk will be on a base. Mr. Sunshine questions about what will be placed on it and who will maintain.

Mr. Monks thanks Mr. Low for coming in advance and explaining what was proposed.

Questions from the public-

Jim Feinson asks if there will be parking there. Mr. Low says a small lot is already in place. Mr. Preston explains that the power company, VELCO, had added the lot this past summer and the TF committee would like to increase in size in the future.

Jonathan Low, Scoutmaster, asks Mr. T. Low to speak about the timing of the project. Mr. T. Low explains they would like to have it in the ground by Dec. 1. He has already built the outlines of the kiosk and the rest would be built on site.

Mr. Preston states the project is constrained by school and weather. Mr. J. Low states that the process started 6 months ago but just recently learned that needed approval from DRB. Would like approval as soon as possible.

Mr. Preston talks about the Town Forest being subject to the DRB 2013 decision and would have to come back. Would be good to get change in decision so would not have to come back to DRB for every

1 change. Mr. Sunshine ask ZA if ZA would have been able to approve without DRB language. ZA
2 replies yes.

3
4 Mr. Preston expands upon concern that Town Forest would need DRB approval for bridges and trails.
5 Mr. Sunshine agrees that would be a waste of everyone's time and money.

6
7 Motion to approve by Mr. Pedersen. Mr. Monks seconded. Passed 3-0.

8
9 Peaceable Kingdom- Gary & Jean Bressor, James & Lyn Feinson- Application 2018-129 for Final Plan
10 Review for proposed Subdivision and PUD-Residential at Parcel ID# TR0069, located at 55 Thompson
11 Rd and CO0004, located at 4 Cochran Rd, Richmond, located within the Agricultural/Residential (A/R)
12 Zoning District

13
14 Gary and Jean Bressor, Jim & Lyn Feinson sworn in.

15
16 Mr. Bressor responded to the October 10th decision and wanted to clarify that in original preliminary
17 decision he did not say was going to retain barn but that he might retain barn. Final application is
18 definitely not planning to retain barn but build new garage/storage/unit8. Mr. Sunshine replies that is
19 a great idea- everyone needs storage.

20
21 Mr. Bressor states that he has gotten State Wastewater approval and Selectboard approval for waivers
22 from curbing and drainage. Selectboard required that he receive sign off from Town Departments
23 which he has received.

24
25 Mr. Bressor explains that the Landscaping Plan has been changed- has changed parking to the front of
26 the garage structure and hopes that will eliminate most light. Ed & Susan Wells (neighbors) have
27 agreed to plan.

28
29 Mr. Bressor explains that actually the garage could accommodate more cars but he would rather have
30 two spacious parking spots since he doesn't think that 9' wide is enough.

31
32 Mr. Bressor discusses other changes to the plan. Has gotten the number of unit down as requested.

33
34 Questions from the Board-

35 Mr. Sunshine asks if the unit in the garage would be single story. Mr. Bressor replies two-story.

36
37 Mr. Pedersen asks where exactly unit 8 would be. Mr. Bressor replies on the far side of barn. Could
38 accommodate duplex, but only planning one unit.

39
40 Mr. Bressor is asking for a waiver from paving and requesting a taller structure exemption for the
41 garage/barn/unit 8.

42
43 Mr. Sunshine asks if there is an elevation of the structure. Mr. Bressor replies no, but shows the
44 drawings that were submitted with preliminary application.

45
46 Mr. Bressor explains that the garbage structure is removed. With new expanded garage, the plan is for
47 every owner takes care of their own.

48
49 ZA reminds Mr. Bressor that he also wanted a waiver for fee. Mr. Bressor would like to get refund
50 since didn't receive Final approval with preliminary application. Mr. Sunshine replies that he is not

1 sure if they (DRB) have jurisdiction and should ask the Selectboard. Mr. Sunshine believes this should
2 be clarified for the future.

3
4 Mr. Monks- question about the Condo documents and any new changes to plans might require updating
5 document. It does reference an old site plan.

6
7 Mr. Sunshine states that the State may have an issue with structures in garages. Mr. Bressor aware and
8 is thinking of different options. Fire wall up to the attic.

9
10 Mr. Pedersen states that unit 6& 7 and unit 8 have no road frontage. What would they do with garbage?
11 Mr. Bressor says they will place outside of unit's garage. Mr. Pedersen questions if garbage trucks can
12 get in there. Mr. Bressor believes so.

13
14 Mr. Monks discusses potential issue of unit 7 backing up. Mr. Bressor believes that the access is wide
15 enough to pull straight back.

16
17 Mr. Sunshine questions about snow removal and the landscaping. Mr. Bressor states he might have to
18 adjust landscaping for snow storage there.

19
20 Mr. Sunshine questions if there is a phasing plan. Mr. Bressor replies no and will build when people
21 want to purchase one.

22
23 Mr. Sunshine asks if he will build ahead of time or under contract. Mr. Bressor replies both are an
24 option.

25
26 Mr. Bressor states in looking at the landscaping plan there is a little snow storage toward the Wells.

27
28 Mr. Pedersen enquires if property is on Town water and sewer. Mr. Bressor replies yes.

29
30 Questions from the public-none

31
32 Motion to move to deliberative session by Mr. Monks. Mr. Pedersen seconds. Passed 3-0.

33
34 **Other Business**

35
36 *Minutes to be approved:*

37 September 12, 2018- tabled until December for lack of quorum.

38
39 October 10, 2018- tabled until December for lack of quorum.

40
41 Motion to enter deliberative session by Mr. Monks at 7:45. Mr. Pedersen seconds. Passes 3-0.

42
43 Motion to exit deliberative session at 8:30 pm.

44
45 *Motion to approve 2018-129 final subdivision application with conditions. Grant waivers for gravel,*
46 *and allow for a roof up to 44', and Selectboard approvals by Mr. Pedersen. Seconded by Mr. Monks.*
47 *Passed 3-0.*

48
49 *Adjourn:*

50

1 Mr. Pedersen offered a motion to adjourn the meeting at 8:20 pm and was seconded by Mr. Monks
2 and the motion carried 3-0.

3
4
5 Respectfully submitted by Suzanne Mantegna, Zoning Administrator/Staff to the DRB