

1 Richmond Planning Commission

2 Wednesday, July 19, 2017

3 Unapproved Minutes

4 **Members Present:** Brian Tellstone, Alex Brosam, Joy Reap, Alison Anand, Lauck Parke

5 **Absent:** Sean Foley, Mark Fausel,

6 **Others Present:** Judy Rosovsky, Brad Elliot, Clare Rock (Staff)

7
8 Tellstone opened the meeting.

9
10 Public Comment – na

11
12 Administrative Items & Updates

- 13 - Approve meeting minutes – May 3, 2017 & June 28, 2017

14 The PC did not have a quorum of members present from the May 3 meeting or from the June 28
15 meeting to approve the meeting minutes.

- 16 - Updates – Rock provided the following:

17 Buttermilk LLC – The developer anticipates starting work on the utilities in
18 right-of-way by the end August and the Act 250 approval is pending.

19 Public Safety Building – there is a new development on the topic, the Fire
20 Department is no longer interested in being part of the project, the Fire
21 Department feels like it can remain in its current location for the next 20 years
22 with some building upgrades. The committee will be meeting again next week
23 to reevaluate the status of the project.

24 VLCT Article – Rock distributed an article which appeared in the VLCT Feb
25 2001 newsletter titled “Project Completion Date” which discussed whether a
26 town can impose project completion dates on applications. Based upon the
27 article a town can, if the zoning regulations include specific language on what
28 impacts the unfinished project would have on the town.

29 DRB schedule – there are no current application pending DRB approval, there
30 will be no DRB meeting in August.

31 E911 coordination – discussion and explanation of the E911 numbering
32 system and how it’s linked to the parcel tax codes and how this presents some
33 challenges for addressing new buildings which have been built upon lots
34 which were created a few years ago. The Zoning Administrator is the E911
35 coordinator.

36
37 Town Plan

- 38 - Natural and Working Lands – continued review

- 39 ○ Continued review of latest draft from Conservation Commission dated
40 5/12/2017. The PC had the following comments:

41
42 Discussion picked up on page 29 line 15 Floodplains

43 Rock provided an overview of the Richmond Floodplain Regulations – Richmond chooses to
44 regulate the floodplain at a higher standard than the NFIP threshold.

45 Joy Reap suggested that we should relook at the floodplain regulations, specifically in the village
46 area to allow for some additional new homes/buildings in the village in the floodplain.

1 Discussion followed about the costs of living in the floodplain. Some planning commission
2 members felt the PC did a good job with the last revision to the floodplain regulations.
3 Page 29 – strike original bullet on line 24
4 Page 30 – keep bullet on line 1 and line 6, strike bullet on line 12
5 Page 30, line 9 – revisit bullet 9, ask Mark F about when the town explored the CRS, was it
6 before or after the 2014 maps went into effect.
7 Page 30 – keep target and action (line 17 and line 22)
8 Page 31 – keep bullets on line 1, 6, 10, 14
9 Page 31 – action on line 23 – rephrase word of “reviewing” to be “communicating”
10 Page 32 – bullet 1, strike “visitor center” replace with “disseminating information, such as a
11 kiosk”, Line 12, add word “identifies.”
12 Discussion about a LESA and the potential financial benefits to landowners/farmers. Judy
13 Rosovsky can look more into the process and the benefits.
14 PC member questioned the use of the word “etc” should we allow that?
15 Page 33 – line 7, include “allow for agricultural based businesses” after the word “regulations,”
16 to make the intent of the action clearer at the beginning.
17 Page 33 – strike “current” line 12, keep alternatives on lines 20 and 28
18 Page 34, minor change to “Target” – reword to be “appropriate”
19 Action on line 7 – ask Sean Foley how this should be modified to agree with the CCRPC energy
20 planning memo
21 Alison Anand feels strongly that the word incentive should not be included in line 8.
22 Keep goals on line 19 and action on line 25.
23 Keep bullets on page 35
24
25 Next meetings August 2 and August 16.
26
27 Adjourn
28 Reap made a motion to adjourn, seconded by Brosam, all in favor. So voted.
29
30 The meeting ending at 9:05pm
31 Respectfully submitted by Clare Rock, Town Planner
32