**Town of Richmond**

**Planning Commission Meeting**

AGENDA

Wednesday December 16, 2020, 7:00 PM

Due to restrictions in place for COVID-19, and in accordance to Act 92 **this meeting will be held by login online and conference call only**. You do not need a computer to attend this meeting. You may use the "Join By Phone" number to call from a cell phone or landline. When prompted, enter the meeting ID provided below to join by phone. For additional information and accommodations to improve the accessibility of this meeting, please contact Ravi Venkataraman at 802-434-2430 or at rvenkataraman@richmondvt.gov

Join Zoom Meeting: https://us02web.zoom.us/j/83379408426

Join by phone: (929) 205-6099

Meeting ID: 833 7940 8426

*My notes are in italics.*

1. Welcome and troubleshooting

1. Adjustments to the Agenda

1. Public Comment for non-agenda items
2. Approval of Minutes
* November 18th, 2020
* December 2nd, 2020
1. Presentation and Discussion on State Wetland Rules with District Wetland Ecologist Tina Heath (Scheduled for 7:15 pm)
2. Discussion on Community Outreach Work Plan
* Debrief on December 2nd meeting: proposed expansion of the Residential/Commercial District (W. Main St; Jericho Rd from the 4-corners to School St; Depot St)
* January 6, 2021: Village residential neighborhoods, currently zoned as High Density Residential District (Pleasant St, Church St, Esplanade, Tilden Ave, Baker St, Brown's Ct, Burnett Ct, Lemroy Ct)
* Community Outreach Work Plan webpage: <http://www.richmondvt.gov/boards-minutes/planning-commission/planning-commission-community-outreach/>

*Enclosed for your consideration are:*

* *A map of the full scope area*
* *A draft zoning map - This draft map includes proposed parcels to be rezoned to Residential/Commercial*
* *A map of the Flood Hazard Overlay District with the scope area identified*
* *Proposed Village Residential Neighborhoods, prepared by Virginia Clarke*

*A current zoning map with parcel sizes is available on this webapp:* [*https://arcg.is/1nj8v4*](https://arcg.is/1nj8v4)

*I'll provide insets show zoomed in areas for the January 6th meeting. For the scope area, I am looking for clarification on:*

* *Jericho Road - For areas north of the Four Corners (proposed Residential/Commercial areas) and south of I-89--including the schools--the draft zoning map designates this area as High Density Residential? Are you looking to keep it as High Density Residential?*
* *Lands at the end of Church Street part of the PUD (Peet Farm) - This area in the draft zoning map is classified as High Density Residential. Since this area is currently agriculture use and entirely within the Flood Hazard Overlay District, do you want to rezone it to the Agricultural/Residential District.*
* *Lands at the end of Railroad Street - A portion of this area is part of Dan Noyes's recent subdivision. More information about the subdivision can be found on the* [*Dropbox*](https://www.dropbox.com/sh/s1de75fhov6xyqc/AAA6PZznPxRY2jQEzS8Tu1mSa?dl=0)
* *Areas south of the Winooski River - Virginia suggested including areas south of the river. Do you agree with this? If so, which areas specifically?*

*In addition, please let me know if you have any questions about the questions on the "Community Outreach Work Plan" webpage.*

1. Presentation and Discussion on State Designation Programs with Downtown Program Manager Gary Holloway (Scheduled for 8:30 pm)

*For this item, I have included:*

* *An overview of State Designation Programs*
* *A table comparing the various State Designation Programs*
* *The Application Guidelines for the Downtown Designation*
1. Other Business, Correspondence, and Adjournment
* Establishing Ad-Hoc Committees

*Sidebar to this subject, there have been a couple recent, inadvertent violations of Open Meeting Laws by other town boards and committees. To get a clearer sense of Open Meeting Laws, I have provide a "Guide to Open Meetings" prepared by the Vermont Secretary of State.*

*For the work of ad-hoc committees, it's important that we make sure that business is conducted during during the open meeting sessions, and that comments from various members do not "daisy-chain" over email.*

* List of 2021 Planning Commission Meeting Dates

*A list of all the 2021 meeting dates is enclosed. For December 2021, I shifted the meeting dates to the second and fourth Wednesdays because its a lot easier for me to put together materials after Thanksgiving instead of during Thanksgiving. You may change the dates based on your availability. I recommend adopting this meeting schedule or the meeting schedule as amended. Per the Town's Open Meeting Policy, I have to post the dates of all the meetings for the year. Adopting the meeting schedule does not mean that the meeting dates are set in stone. Meeting dates and times may be changed at a later date as long as notice is provided prior to the meeting.*

* 2022 Municipal Planning Grant

*The Town received a $20,000 grant for a consultant to evaluate the Zoning Regulations and to provide recommendations for increasing the housing stock with "Zoning for Great Neighborhoods" as guidance. The submitted grant application is enclosed. I'll be working with the Housing Committee to move this grant forward. The Housing Committee representatives and I will provide regular updates.*