

**Town of Richmond
Development Review Board
Meeting of April 11th 2022
Minutes**

DRB members Present: David Sunshine (Chair), Matthew Dryer (Vice Chair), Padraic Monks

Staff: Tyler Machia

Others Present: Jennifer Risi, Eric Risi, Jacques Larose, Keith Kasper, Francine Pomerants, Stephen Ackerman, Kathleen LaLiberte, Henry Huston

**Meeting Opened at 7:01
Public Hearing**

PRE-SUB2022-02

Eric & Jenny Risi

Parcel ID #OF0317

A proposed project involving the subdivision of a previously subdivided parcel known as Lot 4 created as part of the Richmond Estates Subdivision located on Old Farm Road. The existing Lot 4 is 11.88 acres and currently has a 3-bedroom home with offsite wastewater system and drilled well. The proposed project seeks to further subdivide the existing Lot 4 to Lot 4A with 3.52 acres for the existing home and the remaining acreage to Lot 4B with 8.36 acres for a new home. Proposed subdivision is located inside Agricultural/ Residential Zoning District.

Discussion

- Jenney Risi provided an overview of the project
 - Currently resides in DC
 - Looking to move to Richmond with her family
 - Looking for a multi-generational living space
 - Purchased the property in question due to access to adjoining common land
 - Designing a net zero emission home
 - Passives solar design
 - Home will be designed to blend with the land
 - Tried to do as much in person outreach as possible
 - Planning on putting up screening for the house
 - Engaging a wetland expert to map potential wetlands
- Larose noted the following
 - Development will be a two lot subdivision
 - 3 acres
 - 8 acres
 - Will need an easement for a driveway
 - This project will have to go through Act 250
 - Driveway will be less then 12% grade
- Chair David Sunshine noted the following
 - He is supportive of having the project evaluated by a wetlands expert

- Noted that the applicants will need to submit any necessary easements to the DRB for final review
- Kathleen LaLiberte noted that she is concerned about the impact the development could have on the common land.
 - Would like to see wetlands analysis expanded to common property
 - Larose noted that the wetland evaluation will be expanded 50 feet onto the neighboring property
- There was a discussion as to the necessity of easements to access the common property and what form that should take
- DRB expressed an interest in seeing the language for all necessary easements before Final Subdivision application
- Kathleen LaLiberte would like to see more screening of the second house
 - The Risis voiced support for this.
 - Also noted a desire to protect existing vegetation as much as possible
- Stephen Ackerman noted the following
 - He lives downhill from the Risi property
 - Indicated that the existing pond on the Risi property leaks downhill from time to time
 - Expressed concern about the fact that the Risis rent out the existing home on a short term basis
 - Concerned with increase traffic on the road and the impact it will have on maintenance
- Jenny Risi noted that the reason the house was rented out is that they could not move from DC yet as her children were finishing up school

Motion to Move Application into Deliberative Session
Introduced by Padraic Monks, Seconded by Matt Dryer
Approved: Unanimously

Other Business

- DRB discussed a Memo sent to them by the planning commission asking for their input in updating Richmond's Zoning regulations
 - Chair David Sunshine noted that he would like the DRB to be involved in this process
 - Noted that as the DRB is responsible for administering the regulations. Therefore, they should provide feedback to help identify potential problems with the updated regulations.

Motion to Move Meeting into Deliberative Session
Introduced by Matt Dryer, Seconded by Padraic Monks
Approved: Unanimously

Motion to Move Meeting out of Deliberative Session
Introduced by Matt Dryer, Seconded by Padraic Monks
Approved: Unanimously

After deliberative session, motion to approve PRE-SUB2022-02 with the following conditions:

- **Allowing lot to be developed without frontage on the road**
- **Strongly recommend that they get state permits before their final review**
- **Provide language of all easements to the common land**
- **Provide a wetlands report**
- **If there is a shared Driveway provide a maintenance agreement for it**
- **Provide documentation as to the elevation and grade of the driveway**

Introduced by Padraic Monks, seconded by Matt Dryer
Approved: Unanimously

Motion to Adjourn Meeting
Introduced by Padraic Monks, Seconded by Matt Dryer
Approved: Unanimously

Adjourned at 8:27pm