

Richmond Development Review Board
REGULAR Meeting
APPROVED MINUTES FOR April 11, 2018 MEETING

Members Present: David Sunshine (Chair); Matt Dyer; Ian Bender (Vice-Chair); Gabriel Firman; Roger Pedersen

Members Absent: Alison Anand (DRB alternate);

Others Present: Suzanne Mantegna (ZA/Staff); for MMCTV Comcast 15; Geoffrey Urbanik (Town Manager); Jessica Draper (Town Planner); Linda Parent; Josi Kytile; Brendan: Gary Bressor;

ZA, David Sunshine, and Gabriel Firman meet with Josi Kytile on April 11 for a site visit.

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:

Buttermilk LLC – Application # 18-020 for PUD, Conditional Use & Site Plan Review for the construction of a 4-story, mixed-use building at parcel JC0074, 74 Jolina Court, Richmond, located within the Village/Commercial (V/C) Zoning District.

Brendan O’Reiley and Josi Kytile, owners, want to explain history past, present and future. Have been partners with the Town to development site. Looking for approval of building #2, believe that it has been accepted by Town (Selectboard) and State for grants. Josi Kytile hand out timeline and explains history of site. It was a brownfield status. Purchase by Caswell without knowledge of need to clean up site. Town passed JCIZD in 2014 and Buttermilk became interested in property. Has received grants to clean up the site with the Town as a coapplicant. Community Development Block Grant received, has spent at least 1,000,000 so far on site clean-up. Has had at least 20 public meetings with Selectboard. September 2016, Buttermilk purchase property. Received approval from Selectboard in December 2016. Clean up began in April 2017, at the moment in final stage of clean-up. Western Slopes Business Association grant issued in December 2017.

Brendan speaks about the IZ plan. Town Plan not approved and IZ not included in new Town Plan or Regulations.

Geoff Urbanik, Town Manager, speaks to hope that 2017 Town Plan would have been adopted. IZ expired in May 2017. Never intended that Town Plan would go on so long. In regulatory black-hole.

Brendan speaks about black hole issue of TP and the irony of being held up by conservation because there process is hoped to be net-zero. Stormwater drainage system Town requested they would upgrade. Have a draft lease approval for lease for parking from Railroad excess to be used by Town. Conducted a Traffic Study requested by the Town, included Phase I and II and III. Shows drawing of Phase I street scene. Josi talks about a grant that they would apply for that requires the 40% residential component. Partnered with VITA for grant. Current zoning would only allow for commercial. Potential tenant for Building 1. Building 2 potential tenant wants the lower level. B2 three floors above grade and one partially below grade. Mixed-use commercial/residential.

Josi talks about parking and landscaping plan. Ian questions if the second building would be the last building? No, parking would move into Floodplain. Roger questions about IZ. Brendan talks about IZ. Geoff explains that IZ can only be for 3 years. Town Plan expires. No changes to zoning allowed. Brendan conforms with IZ but not RZR.

David questions the ratio for the building. Josi it is currently 50/50. Plan to be 60/40 comm/res in final phase. Discussion regarding commercial/residential ratios. ZA mentions the plan in decision referenced Phase III.

Opens questions to audience:

1
2 Marshall Paulsen- question regarding noise and lighting during IZ and the current RZR. What to make applicant
3 conform to IZ agreements. David can't make decision on IZ only RZR. Mr. Paulsen on IZ committee and
4 concern about all the agreements worked on not being used. David not sure if it is true. Ian can we adopt IZ.
5 No, only if in the ordinance.

6
7 Gabriel questions Marshall regarding IZ committee. Marshall speaks to the differences in noise between RZR
8 and IZ. Marshall question regarding light pollution extending beyond boundary. Are they compliant with IZ
9 Yes.

10
11 Sharon Dwyer, adjacent property owner, speaks to 60/40 commercial/residential. Remembers that second
12 building would make up ratio. Brendan and Josi talk about work with SB on ratio. How might have 75/25 in
13 building 2. (shown 50/50 in both buildings). Dwyer wonders how Town can be assured that ratio would be met.
14

15 Matt Dyer point 40/60. Brendan says that Phase II entire development area. Discussion on ratio.

16
17 Linda Parent, Richmond Cemetery Commission, Richmond Historical Society members present as well.
18 Gravestones very delicate, concerned about them. Would like to have a fence between Building 1 and cemetery,
19 and Jolina Court. Brenden- happy to consider a fence, landscaping- lilacs.

20
21 Mariann Barnes, RHS, does have correspondence that mentions a silt fence. RHS would like to have fence
22 similar other cemetery. Would like DRB condition of fence.

23
24 Pleasant St neighbor, are we going to have a Town Plan soon? David hopefully by November.

25
26 Gretchen Paulsen, she watched SB on tape. Phase II and Phase III were buildings 2 and 3. Wondering about
27 the proposal for road to go through the Town Center.

28
29 Gary Bressor, supportive of first phase, on board of RHS, wondering about the setback- 5'? Yes. Wondering
30 about how to do scaffolding. Brendan on pumpjacks. Condition of approval with fence requested. Concern
31 about ratio. Gary express road into Town Center not before the DRB but not in favor.

32
33 Julie Eschels, height requirements of Building 2 and fire truck. Brendan average above grade is 35'. Does not
34 include. Question about parking by Railroad, light in her backyard. Brendan working on lights to not shine
35 beyond property. Potential change to parking to be flexible. Brendan is concerned about the gravestones, during
36 construction.

37
38 Tim Monty, Richmond resident Western Slopes Business Assoc., potential tenant of Building 2. Would like to
39 see residential for vibrant downtown. Josi worked very hard for the grant from WSBA and would assume it was
40 similar from

41
42 Detlev Huntslofer, owner of JC0013, involved in IZ. Town Plan.

43
44 Geoff would like to echo Mr. Monty sentiments. Brendan and Josi have worked very hard to secure the grants
45 the Town is extremely please with the.

46
47 Megan , commercial broker involved with project. Would urge the Town to do something to encourage this
48 project. Loves what is happening with this project.

49
50 Detlev, question of mixed-use, and not complying with IZ.

51
52 Ian are the apartment market rate? Josi-Yes.

53
54 Josi -Feels like the rug has been pulled out from under them. SB intent was to approve per Phase. Hard decision
55 on both sides- for DRB and applicant.

56

1 Brendan- proposal complies with the Town Plan and IZ. Potential tenant for Building 2 has timeline.
2

3 Linda Parent, Town Clerk, in no way does the RHS or the Cementery Committee want to squelch the project,
4 just wants to
5

6 Matt Dyer votes to go into deliberative session. Passed 5-0.
7

8 **Other Business**
9

10 Minutes to be approved:
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12 Minutes from March 14, 2018. Motion to approve by Gabriel Firman with no changes. Motion passes 5-0.
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14

15 Adjourn:
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17 Adjourned at 8:45pm. Mr. Sunshine offered a motion to adjourn the meeting at 8:50 pm and was seconded by
18 Mr. Dyer and the motion carried 4-0.
19

20 Out of deliberative session at 9:30.
21

22 Respectfully submitted by Suzanne Mantegna, Zoning Administrator/Staff to the DRB