

Richmond Development Review Board
REGULAR Meeting
APPROVED MINUTES FOR March 8, 2017 MEETING

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

Members Absent: n/a

Others Present: Alison Anand, Jake Davis, Lisa Gannon, Jan Sibal, Doug Goulette, Tim Kenney, Ted Kenney, Clare Rock (Town Planner/Staff); Ruth Miller for MMCTV Comcast 15;

David Sunshine opened the meetings at 7:10pm and requested participants sign in.

Public Hearings:

Tim and Jennifer Kenney – Application #17-003 for a Preliminary and Final Subdivision Review for a 3-lot Subdivision at 1768 Wes White Hill, parcel ID # WW1768 (for the creation of 2 additional lots.) The property is located in the Agricultural / Residential Zoning District.

Sunshine swore in Doug Goulette, Lamoureux and Dickenson and was joined by Tim Kenney. Goulette described the project which is very similar to the project presented at the sketch plan review in 2016. The 2 proposed curb cuts have received access permits and an approved WW permit. Wastewater for lot 2 is a mound system on lot 2, and lot 3’s system will also be in lot 1 with an easement. Sketch plan had a list of conditions which have been met.

Sunshine asked about the draft deed language, the applicant provided a copy of the draft warrant deed. Discussion of the Doane communication, the applicant sent photos for the location to Doane. Goulette has a revised copy of the plat with the correction/addition “this ROW includes slope rights...”

Rock added a recent phone conversation with neighbor Catherine Desroches, who is unable to make the meeting this evening. Desroches is concerned that the proposal will impact their water source. Goulette responded that the neighbors well would not be impacted due to the existing well head shield and the distance between the proposal and the neighbor’s property. Sunshine added this would fall under the purview of the State’s potable water and wastewater permit. Desroches would like to be added to the list of interested parties.

Lisa Gannon questioned the location of the eastern property line and questions the purpose and location of the ROW in the southwest corner. Goulette showed a copy of the Gannon survey which shows the location of the property boundary.

Edward Kenney read the language which describes the ROW, the description doesn’t include a purpose or reason for the ROW.

Jan Sibal added the above mentioned ROW has been used as a horse trail. Goulette stated, the power lines will remain in the same place and there is no proposed tree cutting at this point, but future owners may cut down trees in the future.

Jake Davis would like to be considered an interested party and asked a question about the water easement. Goulette stated it’s a historic easement which they’ve chosen to respect and retain. Davis added the property line in the rear isn’t correct in the northeast corner, Goulette stated that Richmond is stuck with 20’ topo lines, based upon the ortho photography and they are not proposing anything within 500’ of the brook. Davis also asked has there been any further environmental impact studies or delineation on the wetland or deer winter area. Goulette stated they have not undertaken any further study, as the town doesn’t require it and neither doesn’t the state due to the scope of the project.

Discussion followed about ambiguity of the purpose of the ROW.

1 Motion to approve Application #17-003 for a Preliminary and Final Subdivision Review for a 3-lot Subdivision
2 at 1768 Wes White Hill, parcel ID # WW1768, all in favor. So voted.
3

4 **Other Business:**

5 - **Approve Meeting Minutes**

6 Motion by Pederson, seconded by Dyer, to approve the minutes, all in favor, so voted.
7

8 **Adjourn**

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10 Dyer made a motion to adjourn, seconded by Bender.. All in favor, so voted.
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12 Respectfully submitted by Clare Rock, Town Planner/ Acting Zoning Administrator/Staff to the DRB