

Richmond Development Review Board
REGULAR Meeting
APPROVED MINUTES FOR MAY 8, 2019 MEETING

Members Present:	David Sunshine (Chair); Matt Dyer (Vice-Chair); Roger Pedersen; Padraic Monks; Gabriel Firman
Members Absent:	Alison Anand (DRB alternate)
Others Present:	Suzanne Mantegna (ZA/Staff); Ruth Miller for MMCTV Comcast 15; Bret & Melissa Hamilton; Bruce & Cara LaBounty; Zenaida Kim; David Barton; Heidi Bormann; John Linn

David Sunshine opened the meetings at 7:03 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:

Stone Corral Brewery/ Bret & Melissa Hamilton- Application 2019-009 Site Plan Review for after-the-fact approval of an outdoor seating area at Parcel ID# HU0083, located at 83 Huntington Rd, Richmond, located within the Commercial (C) Zoning District.

Matt Dyer recuses himself.

Bret & Melissa Hamilton sworn in. Ms. Hamilton apologizes for not knowing that a Zoning Permit was required. Would like approval for the outdoor seating they put in the parking lot. She has brought measurements that show the square footage as less than in Staff Report. ZA explains that she used the sq. ft. that was in previous SP approval. ZA mentions that it should be gross square footage not but where people sit.

Ms. Hamilton also distributes a plan showing 27 parking spaces that are available to Stone Corral where Barry Washburn’s business is located (HU0071).

Questions from the Board-

Mr. Sunshine asks what Stone Corral’s hours are. Mr. Hamilton says that hours are 12:00pm-10:00pm. This corresponds with their outdoor consumption permit.

Mr. Monks asks about handicapped parking availability. ZA mentioned that only one handicapped space consistently available. Mr. Hamilton responds that there are two marked one in front of their garage door.

Mr. Pedersen asks how many total parking spaces are available. Mr. Hamilton admits that cars parked overnight for Mann & Machine sometimes.

Mr. Sunshine states that they can ask landowner, Heidi Bormann, who just entered. Mr. Pedersen asks Ms. Bormann how many spaces are taken up by overnight parking. Would it be a dozen? Ms. Bormann states that it is not a dozen and that John Linn, co-owner of Hillview Design, who often arrives to work early could better tell. Mr. Linn states that it varies but not usually more than a half dozen.

No further questions from the board.

Questions from the public- Mr. Linn states that there are usually no problems with parking.

1 No further questions from DRB or public. Motion to move into deliberative session application by Mr.
2 Monks seconded by Mr. Firman. Passed 4-0-1.

3
4 Mr. Firman explains to the applicants to not worry about deliberative session, most application enter
5 deliberative session. Mr. Sunshine explains that the DRB has 45 days to make a decision. The
6 applicants have not been letting people to sit there until this is settled, but with the return of better
7 weather people would like to sit outside.

8
9 Zenaida Kim- Application 2019-024 Conditional Use Review in the Flood Hazard Overlay District for
10 a 2-story addition to an existing principal structure at Parcel ID# ES0040, located 40 Esplanade,
11 Richmond, located within the High-Density Residential (HDR) Zoning District.

12
13 Ms. Kim sworn in. Attached to the rear of her house is an unheated shed that she would like to convert
14 to living space (mudroom and bathroom on first floor and expand a bedroom on second floor).

15
16 Mr. Dyer states that he conducted the site visit. It is flat in the back yard.

17
18 Mr. Sunshine enquires from ZA if the reason this application comes before DRB is because it is in
19 FHOD. ZA yes.

20
21 Ms. Kim has an estimate that the price would be approximately \$20,000.

22
23 Questions from the Board- None

24
25 Questions from the public- None

26
27 No further questions. Motion to approve by Mr. Dyer, seconded by Mr. Firman. Passed 5-0.

28
29 Bruce & Cara LaBounty- Application 2019-027 for Preliminary & Final Subdivision Review for a
30 proposed 3-lot Subdivision (creation of two new lots) at Parcel ID # EM2900, located at 2900 East
31 Main St, Richmond, located within the Agricultural/Residential (A/R) Zoning District.

32
33 Bruce and Cara LaBounty sworn in. Ms. LaBounty hands out a packet including letters from fire,
34 rescue... Mr. LaBounty explains that they are looking to subdivide their parcel into three lots.

35 Mr. Sunshine asks about the language on plat that sewage easements benefits Lots 3, 4, and 5. Would
36 all three lots be on single septic? Ms. LaBounty explains they were advised to keep rights to manage
37 septic area. Mr. LaBounty states that they want to make sure that it is taken care of.

38
39 Question about Boundary Line Adjustment. Ms. LaBounty explains that lot was her sister's but now
40 owned by the Barton's. The plan was always to give the triangular section to EM2902.

41
42 Ms. LaBounty reviews additional documents handed out: police department, fire, rescue, school. State
43 VTrans permit is pending but State is happy in theory. Wetlands Classifications- State agrees with
44 classification. Still waiting for Water and Wastewater permit approval, it has been submitted but not
45 approved yet.

46
47 Mr. Sunshine mentions that he has talked to State and they are backed up with approval.

48
49 Ms. LaBounty reviews the waivers they are seeking from the DRB for the road. Currently, there is a
50 6" culvert, requesting that only be increase to a 12", instead of 18". Otherwise there would be a big

1 hump. They have had a discussion with Pete (Highway Foreman) and he is fine with proposals. Mr.
2 Firman states that he conducted the site visit and what Ms. LaBounty states is accurate. The land is flat.
3
4 Mr. Pedersen states that the culvert is not on plat. Actual should be on plat but proposed is on Site
5 Plan. Driveway to two new lot not on plat either.
6
7 Mr. Pedersen inquires if there a road maintenance agreement. Ms. La Bounty replies that all easements
8 and draft road easements are in folder.
9
10 Mr. Sunshine offers a suggestion to all deeds. The last sentence of last descriptive paragraph might
11 want to have percentage. Ms. LaBounty states it can be done.
12
13 Mr. Sunshine also states that they might want to have language about who pays if problem. Mr.
14 Pedersen asks who determines about road maintenance. Ms. LaBounty states that their driveway is, by
15 far the longest and she don't like potholes, so she could imagine taking care of it.
16
17 Comment that survey doesn't represent what is being proposed. Ms. LaBounty states that she thinks
18 the survey can change. Mr. Sunshine state that the DRB is asked to approve what the recorded plat
19 should be. Mr. Pedersen states that the final survey should have road access to the new lots on it. Mr.
20 LaBounty states that he doesn't think should be included since things change. Mr. Pedersen again states
21 that the survey should show how each driveway access the lot.
22
23 Ms. LaBounty states that they have no problem adding road to survey. ZA states that she can approve
24 some changes administratively. Ms. LaBounty states they would be fine in adding prior to recording.
25
26 Ms. LaBounty discusses waivers again and that they would like to keep the access from East Main St.
27 the same 60' as existing. Does not want to dig it up. It is 20' wide currently. Asking for waiver. State
28 is pleased with their work.
29
30 Culvert waiver discussed.
31
32 Engineering fee waiver- the lot is flat, no topography to speak of.
33
34 Mr. Pedersen asks question about the 20' road width, becomes smaller after driveway. Ms. LaBounty
35 explains that is where private driveway begins.
36
37 Mr. Sunshine asks about the 30' wide utility easement on plat shown.
38
39 Mr. Monks states that the requirements for final plat require that well shields and wastewater system
40 be shown. He doesn't see it. Mr. Dyer states that they are visible on the larger plans.
41
42 Mr. Pedersen states that easement for driveway not visible. Mr. Dyer if we are struggling to see it then
43 maybe it should be improved. Actually easement is there but the shaded driveway is not there. Ms.
44 LaBounty states that they can put it there.
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46 Questions from the Board- None
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48 Questions from the public- No questions
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50 No further questions. Motion to enter deliberative session by Mr. Dyer, seconded by Mr. Firman.
51 Passed 5-0.

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Other Business

Minutes to be approved:

April 10, 2019- motion to accept with changes by Mr. Pedersen seconded by Mr. Dyer, passed 3-0.

Motion to enter deliberative session at 8:03 by Mr. Pedersen, seconded by Mr. Dyer, passed 5-0.

Exit deliberative session at 9:02 pm.

Vote on Application 2019-010- Cochran, Cochran & Brown. Mr. Dyer offers motion to approve. Mr. Pedersen seconds. Approve 4-0-1 (Mr. Sunshine recused).

Vote on Application 2019-012- Farr. Mr. Pedersen motion to approve. Mr. Dyer seconds. Approve 4-0-1 (Mr. Sunshine recused).

Vote on Application 2019-009- Stone Corral. Mr. Monks motion to approve. Mr. Pedersen seconded. Approve 4-0-1 (Mr. Dyer recused).

Vote on Application 2019-027- LaBounty. Motion to approve by Mr. Pedersen. Mr. Dyer seconded. Approved 5-0.

Adjourn:

Motion to adjourn the meeting at 9:03 pm by Mr. Pedersen, and seconded by Mr. Dyer. Vote 5-0.

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