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Richmond Development Review Board
REGULAR Meeting
APPROVED MINUTES FOR October 11, 2017 MEETING

Members Present: Roger Pedersen; Matt Dyer; Ian Bender (Vice-Chair)
Members Absent: Alison Anand (DRB alternate); Gabriel Firman; David Sunshine (Chair)
Others Present: Steve Diglio (KAS Engineering); Judy Rosovsky; Suzanne Mantegna
(ZA/Staff); Ruth Miller for MMCTV Comcast 15;

10 Ian Bender opened the meetings at 7:05pm and requested participants sign in and provided an overview of
11 what an interested party is and stated the procedures for the meeting.
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14 Public Hearings:
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16 **Sarah & Michael Hudson** – Application # 17-053 for a Final Subdivision Review for a 2-lot subdivision
17 (creation of 1 new lot) at Parcel ID # HU2452, located at 2452 Huntington Road, Richmond, located within the
18 Agricultural/Residential Zoning District.
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20 Steve Diglio, KAS, sworn in by Mr. Bender. Mr. Diglio gave an update on the status of DRB conditions. The
21 driveway agreement given at September 13, 2017 meeting was revised at the request of DRB and resubmitted to
22 Staff. The title discrepancy issue has yet to be resolved because of sick family member and therefore the applicant
23 is looking into a summary judgement to resolve it quicker. Mr. Bender questions what is involved in a summary
24 judgement. Mr. Diglio explains that it only involves the portion of the parcel that under dispute, which has been
25 subdivided previously. DRB would like clear evidence. Mr. Pedersen questioned if summary judgement has
26 been filed in court. Diglio not yet, but lawyers for applicant are pursuing. DRB wondered how plat can be
27 recorded in Land Records. Mr. Diglio responded that title discrepancy would have to be resolved prior to plat
28 being filed, potential purchasers of Lot #1 and 2 cannot move forward without this being resolved. Calvero
29 family owned the whole parcel and subdivided.
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31 Mr. Pedersen questions about revised Declaration of Easements and Maintenance Obligations. The wording in
32 Section 1- method of locomotion. Would like it to be changed to ingress or egress. Section 3- “In the event...”
33 what is the meaning of this sentence. Diglio flagged for clarity and rewrite. Section 6-typo 5 lines down
34 “attorneys fees” no apostrophe. Mr. Pedersen states that the DRB doesn’t want grantor to be able to terminate.
35 Terminated by members or association. Section 6- grantor should be removed.
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37 Mr. Dyer questions Section 7- Amendments and Modifications- if DRB approves and then why let them change
38 it later. Mr. Diglio responds that trying to set them up for success in Declaration. Mr. Dyer responds that point
39 taken. Mr. Diglio will give changes to The Hudson’s to revise and resubmit to Staff.
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42 Questions from audience:
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44 Judy Rovosky- potential purchaser of Lot 1, has question about of Agreement Declaration. DRB responds that
45 it would be a civil matter if a problem arises between homeowners. DRB trying to make sure that all lot owners
46 are equal.
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48 Motion by Mr. Bender to close the hearing, seconded by Mr. Pedersen, all in favor. So voted. Changes to
49 declaration and the clearing up the disputed boundary line. Passed 3-0.
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51 Conditions: Title discrepancy is cleared up. Plat filed. Standard Conditions. Declarations changes as per
52 direction given to Mr. Diglio.
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1 **Other Business:**

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3 *Minutes to be approved:*

4 July 12, 2017- motion to approve with changes to line 38 by Mr. Pedersen, Mr. Dyer seconds. Motion passes
5 3-0.

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7 September 13, 2017- motion to approve unchanged by Mr. Bender, Mr. Pedersen seconds. Motion passes 3-0.

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9 Michael Sipe - DRB decision from November 11, 2015 expires November 11, 2017. Request for one-year
10 extension for barn/studio completion. Original application #15-100 for Conditional Use and Site Plan approval
11 for the construction of a multi-use barn/workshop and for permitting of a photography business as a cottage
12 industry at parcel WF0060 located within the Agricultural/Residential Zoning District.

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14 Motion to extend by one year the DRB decision dated November 11, 2015 for Application 15-100 to
15 November 11, 2018 by Mr. Pedersen. Seconded by Mr. Dyer. Passed 3-0.

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18 *Adjourn:*

19 Matthew Dyer offered a motion to adjourn the meeting at 7:45 pm and was seconded by Roger Pedersen and
20 the motion carried 3-0.

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