

Richmond Development Review Board  
REGULAR Meeting  
UNAPPROVED MINUTES FOR APRIL 26, 2017 MEETING

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Members Present:	Ian Bender; Matthew Dyer; Gabriel Firman; Roger Pedersen; David Sunshine (Chair); Gabriel Firman
Members Absent:	n/a
Others Present:	Martha Lange, Harsh Shah, Adam Moultroupe, Mark Klonicke, Mary Ann Barnes, Steven Brownlee, David Curley, Alison Anand (DRB alternate), Mike Hudson, Brian Carpenter, Clare Rock (Town Planner/Staff); Erin Waag for MMCTV Comcast 15;

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David Sunshine opened the meetings at 7:03pm and requested participants sign in.

Public Hearings:

- Sarah and Mike Hudson - Application #17-026 for a Sketch Plan Review for a 2-lot subdivision (creation of 1 new lot) at Parcel ID # HU2452, located at 2452 Huntington Road, Richmond, located within the Agricultural/Residential Zoning District.

Sunshine provided an overview of the sketch plan process, it is a preliminary discussion with the applicant and no formal decision will be issued. Mike Hudson described the project: a subdivision, for the creation of one new lot of 1.1 acre lot from the existing residential lot. The new lot will share the existing driveway, the DRB will want easement language for maintenance and legal access of the shared driveway. The new lot will have its own septic system and new well. Discussion followed about the shape of the new lot. The applicant stated that currently the state wastewater permit is in process and it will be a conventional design/system. There will be a new survey and the subdivision plans will show the building setbacks. There are no wetlands and there is a pond, and no identified deeryards. The lot will be sold for development by a new owner. The applicant would like to do the preliminary and final subdivision approval process at the same time.

- David Curley & Chip Spillane – Application #17-027 for Conditional Use and Site Plan Review to convert an existing building to a commercial multi-use building containing a mix of retail and light manufacturing use(s) located at 3176 East Main Street, Richmond. Property Owner Curley & Spillane, Parcel ID # EM3176, located within the Commercial Zoning District and the Flood Hazard Overlay District.

Sunshine swore in David Curley and Chip Spillane. Curley explained the request to add additional commercial uses for the first floor/ground floor in addition to the existing retail use. Curley explained there is one residential unit upstairs.

Sunshine asked about the parking plan, applicant stated the employees would probably park in the rear. The mural will be gone and owner Spillane wanted to publicly apologize for the mural which was done with out his consent. The owners do not want to allow any parking in front of the building, yet the space in the front of the building does allow for people to reverse/turn around from the parking spaces on either side. The parking areas will be clearly designated. No landscaping plan has been presented. The dumpster would go behind the building. There is a new door on the right side of the building, but there is no other exterior changes proposed. The applicant is currently working through the process to get an updated wastewater permit from the state. The applicants are willing meet any conditions. The property owners are also the owners of the neighboring EM3214. Discussion followed about the deed and the parking requirements.

The neighbors across the street, support the project but want to make sure customers will not be parking in their driveway.

1 Resident/tenant of the building said there is no obvious sight line problems when reversing from the parking  
2 areas.

3  
4 Dyer made a motion to close the hearing and move to deliberative session, seconded by Firman, all in favor.  
5 So voted.

- 6
- 7 - Steven Brownlee/Umiak Outfitters – Application #17-028 for a Conditional Use and Site Plan Review
- 8 for adding outdoor storage as an accessory to the existing retail use at 4 West Main Street, Richmond.
- 9 Property Owner Mason Cone, LLC, Parcel ID# WM0004, located within the Village Commercial
- 10 Zoning District.
- 11

12 Sunshine recused himself as he is involved with the landowner, after swearing in Brownlee. Brownlee  
13 described the request and referenced the application submittals. The current parking will not change. Racks  
14 will be mounted on both sides of the building. The depth of the racks are 22” and each rack will hold 4 to 5  
15 kayaks. If boats need to be moved, the employees would handle the boats for the customers.  
16 The width of the existing deck is 54”. Discussion about the beneficial use of the building.

17  
18 Pederson made a motion to approve Application #17-028 for a Conditional Use and Site Plan Review for  
19 adding outdoor storage which is limited to non-motorized boats, kayaks and other water sport equipment as an  
20 accessory to the existing retail use at 4 West Main Street, seconded by ---, all in favor. So Voted.

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22  
23 **Other Business:**

- 24
- 25 - Approve Meeting Minutes

26 Sunshine made a motion to approve the March 8, 2017 minutes, seconded by Dyer, all in favor. So voted.

- 27
- 28 - Deliberative Session

29 Sunshine made the motion to enter into deliberative session, seconded by Bender, all in favor. So voted.

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31 Dyer made a motion to exit deliberative session, seconded by ---, all in favor. So Voted.

32  
33 Pederson made a motion to approve Application #17-027 for Conditional Use and Site Plan Review to convert  
34 an existing building to a commercial multi-use building containing up to 3 commercial units with any  
35 combination of retail and/or light manufacturing use(s) on the Route 2 street level floor, located at 3176 East  
36 Main Street, Richmond with conditions (see Final Decision), seconded by Firman, all in favor. So voted.

37  
38 **Adjourn**

39  
40 Firman made a motion to adjourn, seconded by Bender, all in favor. So voted.

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42 Respectfully submitted by Clare Rock, Town Planner/ Acting Zoning Administrator/Staff to the DRB