

Richmond Development Review Board
REGULAR Meeting
UNAPPROVED MINUTES FOR JANUARY 9, 2019 MEETING

Members Present: David Sunshine (Chair); Matt Dyer (Vice-Chair); Padraic Monks; Roger Pedersen; Gabriel Firman
 Members Absent: Alison Anard (DRB alternate)
 Others Present: Suzanne Mantegna (ZA/Staff); Ruth Miller for MMCTV Comcast 15; Robert & Joy Reap; Meghann & Joe Greenough

Matt Dyer and ZA conducted a site visit of WO0258 on Monday, January 7th, with landowner Robert Reap.

David Sunshine opened the meetings at 7:07 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:

Roman Livak- Application 2018-140 for Final Subdivision Review for a proposed 3-lot subdivision, creation of two new lots at Parcel ID KR0793, located at 793 Kenyon Rd, Richmond, within the Agricultural/Residential (A/R) Zoning District. Motion to accept with conditions. Mr. Firman motion to approve, Mr. Pedersen seconds. Passed 4-0. Mr. Dyer abstain.

Robert & Joy Reap- Application 2018-146 for Preliminary Subdivision Review for a proposed 2-lot Subdivision, creation of one new lot, at Parcel ID # WO0258, located at 258 Wortheim Rd, Richmond, within the Agricultural/Residential (A/R) Zoning District.

Robert & Joy Reap, sworn in, and explain that they plan to subdivide their property. Have already received Act 250 approval. Mr. Sunshine remarks that they have also received their State water & wastewater permit.

Questions from the Board- Mr. Sunshine mentions the applicant would need a Road Agreement for final subdivision approval. Ms. Reap states that it shouldn't be difficult as they already have one between the White's (WO0288) and themselves.

Mr. Dyer asks how the Administrative Lot fits into the parcel. Ms. Reap states that it was Bob Marquis', previous landowner, permit to create the White's lot.

Mr. Pedersen asks if the lots are undeveloped. Ms. Reap replies no, that their current house is on what will be the smaller lot.

Mr. Firman asks if this subdivision would affect the mountain biking? Ms. Reap replies no.

Mr. Sunshine asks where the plat is. Mr. Reap passes out the plat. Ms. Reap clarifies that the application does not state that one is required and that is why it is late. ZA states that the application has now been amended. Ms. Reap would recommend that don't require plat for subdivision since it is a big expense. Mr. Sunshine explains that is how the DRB know where the boundary lines are.

Mr. Sunshine asks about lack of trails on plat. Discussion about trails and what the Subdivision Regulations means for Recreational Trails. Ms. Reap states lots of land owners would not like to have trails mapped on plat. Mr. Sunshine understands reason.

Questions from the public- none

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2 Mr. Dyer motion to approve Preliminary Subdivision 2018-146. Seconded by Mr. Monks. Passed 5-0.

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4 Ms. Reap asks what happens next. Mr. Sunshine replies that any conditions must be complied with.

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6 **Other Business**

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8 *Minutes to be approved:*

9 December 12, 2018- approved as written 4-0-1 (Mr. Sunshine, Mr. Firman, Mr. Monks and Mr.
10 Pedersen) Mr. Dyer abstains.

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12 Discussion of what planning issues the DRB would like to see addressed by Planning Commission.

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14 More discussion about recreational trails and in subdivision requirements. If licensed trail and not an
15 easement trail the landowner can decide to put on the plat or not.

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17 Mr. Sunshine asks who the DRB liaison was. Mr. Dyer replies that he went and saw no issues. He
18 was surprised that the proposed driveway didn't feel very steep since in places it will be close to 12%
19 grade.

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21 *Adjourn:*

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23 Mr. Firman offered a motion to adjourn the meeting at 7:45 pm and was seconded by Mr. Monks and
24 the motion carried 5-0.

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26
27 Respectfully submitted by Suzanne Mantegna, Zoning Administrator/Staff to the DRB