

Richmond Development Review Board  
REGULAR Meeting  
UNAPPROVED MINUTES FOR JULY 12, 2017 MEETING

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Members Present: Ian Bender; Roger Pedersen; David Sunshine (Chair); Matt Dyer; Alison Anand (DRB alternate)

Members Absent: Gabriel Firman

Others Present: Deb Shelby, Lisa Kilcoyne, Fran Thomas, Andy Cabrera, Lindy Cochran Kelley, Andy Rowe, Joy & Bob Reap, Suzanne Mantegna (ZA/Staff); Clare Rock (Town Planner/Staff); Ruth Miller for MMCTV Comcast 15;

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David Sunshine opened the meetings at 7:03pm and requested participants sign in and provided an overview of what an interested party is.

David Sunshine opened the hearing and swore in Jimmy Cochran, Sunshine recused himself, left the room and returned as a member of the public.

Public Hearings:

- Cochran Family LLC – Application #17-066 for Conditional Use and Site Plan Review for an amendment to DRB Decision #13-077 to allow for additional uses (specifically to host functions) at Cochran’s Ski Area, located at 910 Cochran Road, Richmond, located within the Agricultural Residential Zoning District.

Jimmy Cochran provided an overview of the request as per the application, and added that the Round Church approached the ski area to see if it was possible to host wedding receptions at Cochran’s for weddings held at the Round Church. As a non-profit ski area the organization is seeking ways to use the facility year round to help offset the cost, the events would never be to the scale of race days at the ski area. But the ski area needs the summer revenue. Cochran has contact the Act 250 office to follow up on state compliance for additional uses and is in the process of applying for a new State Wastewater Permit due to the need to drill a new well. Cochrans would like to consider the following uses as defined in the application plus wedding receptions which would basically be outdoor functions or functions in the lodge.

Joy Reap, Planning Commission member, supports the Cochran’s application and indicates that the items which the Cochran’s would like to host are allowed on people’s private property without a permit.

Fran Thomas supports the Cochran’s and also wants to make sure the DRB doesn’t issue a “wishy-washy” decision. Thomas went on add that wedding revenue at the Round Church are down and this is likely due to there being no close by reception venue. Thomas suggests it would be mutually beneficial if they could attract more weddings and partner with another Richmond organization to host the reception. The Round Church relies on wedding revenue to help cover the cost of maintenance of the historic structure.

Andy Cabrera, adjoining landowner is in support of the request and wanted to make sure there was adequate parking and wastewater capacity.

Dyer made a motion to close the hearing and enter into deliberative session, seconded by Pederson, all in favor so voted.

David Sunshine rejoined the board and opened the following hearing and swore in Deb Shelby and her representatives Lisa Kilcoyne and Andy Rowe.

- Deborah Shelby – Application # 17-065 for Conditional Use and Site Plan Review for the construction of a commercial building located at 98 Willis Farm Road (Parcel ID # WI0098) / Lot 3 at 830 West Main Street, Richmond, located within the Gateway Commercial Zoning District. Property Owners Robert and Joy Reap.

1 Shelby provided a brief summary of the proposal. The pool will be 4 ft deep. There will a fulltime vet on staff.  
2 It will not be a full service vet clinic. It will be limited to recovery and rehabilitation, basically physical therapy  
3 for dogs. It will be a strictly a referral business, there will be no “walk ins.” Shelby anticipate 5 employees, with  
4 an expectation of 3 hydro therapists/vet techs, maybe 2 part-timers, no more than 12 employees with different  
5 shifts. There is an outdoor designated area for one dog and would only be used in the summertime. It would not  
6 be like the Crate Escape where multiple dogs would be outside at one time. Dogs would relieve themselves in a  
7 designated area outside with bags available for disposal. A dumpster would be located on the northeast corner  
8 of the parking lot, this is not shown on the plan. The dumpster would be shielded by a fence. Hours of operation  
9 M- F, 9-6pm (any maybe one or two days open late until 7 or 8pm. And maybe sat morning, 9-6pm.) The solar  
10 panels would help heat the pool, the objective is to make the building as green as possible.

11  
12 The building maybe a little smaller, but will be the building which is presented in the packet. The applicant is  
13 seeking a waiver from the paved parking requirement. There will a small portion of paved parking area at the  
14 building entry way. The fence would be cedar posts, with black wire mesh, and will be about 4 feet tall. There  
15 will be no boarding of dogs, the expected visit time is one hour. This would be the only facility like this in the  
16 state.

17  
18 The Wastewater Permit was submitted at the end of June. As this project is part of the Reap subdivision the  
19 entire subdivision is under the State jurisdiction of wastewater and stormwater.

20  
21 Joy Reap, added they are selling this property to the applicant and supports the project as a neighbor to their  
22 PUD application.

23  
24 Dyer made a motion to close the hearing and enter into deliberative session, seconded by Bender, all in favor  
25 so voted.

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27  
28 **Other Business:**

29  
30 - Approve Meeting Minutes, June 14, 2017

31 --- made a motion to approve the June 14, 2017 minutes with a minor spelling correction, seconded by ---, all  
32 in favor. So Voted.

33  
34 - Annual Organizational Meeting – Election of Officers

35 Bender made a motion to nominate Sunshine as Chair, seconded by Dyer, all in favor. So Voted.

36 Dyer made a motion to nominate Bender as Vice Chair, seconded by Pederson, all in favor. So Voted.

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39 - Deliberative Session

40 Pederson made a motion to come out of Deliberative Session, seconded by Dyer, all in favor. So Voted.

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42 Pederson made a motion to approve Application #17-066 with conditions, seconded by Dyer, all in favor. So  
43 voted. Sunshine abstained.

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45 Dyer made a motion to approve Application # 17-065 with conditions, seconded by Bender, all in favor. So  
46 Voted.

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48 **Adjourn**

49 Bender made a motion to adjourn, seconded by Pederson, all in favor. So voted.

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51 Respectfully submitted by Clare Rock, Town Planner/Staff to the DRB