

Richmond Development Review Board
REGULAR Meeting
UNAPPROVED MINUTES FOR November 11, 2020 MEETING

Members Present:	David Sunshine (Chair); Padraic Monks; Roger Pedersen; Matt Dyer (Vice-Chair)
Members Absent:	Gabriel Firman; Alison Anand (Alternate)
Others Present:	Suzanne Mantegna (ZA/Staff); MMCTV; David Curley; Robert MacLeod; Taylor Newton-CCRPC

Mr. Sunshine opened the meeting at 7:05 pm.

Mr. Sunshine requested participants sign in or identify themselves since we are via zoom and provided an overview of what an interested party is and stated the procedures for the meeting.

Public Hearings:

Spillane Curley Properties- Application 2020-149 for Conditional Use Re-Approval for a commercial multi-use building containing a mix of retail and light manufacturing uses located at 3176 East Main Street, Richmond. Located within the Commercial Zoning District and the Flood Hazard Overlay District.

David Curley, co-owner of Spillane Curley Properties sworn in. Property was historically known as the Jonesville Store. It is a 6,000 sf mixed-use building. Received DRB approval in 2017 but never got the zoning permit. Thought that recording it in the Land Records was sufficient and didn't need a permit. Now trying to get re-approval. A lot of the work has been done.

Questions from the board- Mr. Sunshine confirms that the Applicant is not making any changes from what was proposed in 2017. Mr. Curley replies correct. Mr. Sunshine inquires about if there is parking in the front of the building. Mr. Curley replies that there had been a problem on Route 2 when the Jonesville Store was the tenant but part of their lease agreements with tenants is specified parking. Mr. Pedersen asks what about people who come to visit? Mr. Curley replies that it hasn't been an issue. The tenant for unit 2/largest unit was to be antique sales, but ended being more ebay sales and the space was used for storage. If a future tenant of Unit 2 has more foot traffic they would be happy to put up signage in front of store. Mr. Pedersen says he thought he remembered that signage part of the original decision. Mr. Dyer replies the decision said no parking in front but did not require landowner to put up signs. Mr. Sunshine suggest that the landowner could put up signs to direct parking in the back. Mr. Curley states they also own the neighboring 2 buildings so parking is ample. ZA clarifies that parking plan that was submitted, which is the same as the 2017 application, has not been completed. Mr. Curley states that there are currently 8 spots in front and 1 in back. Unit 2 tenant use never required that parking be completed as shown on the plan. Mr. Pedersen states that the parking plan shows 8 in the front and 6 in the back. Mr. Curley states that parking plan only shows EM3176, but they have spaces available on other lots owned by them. Mr. Sunshine states that they have 3 commercial lots and none of them have visitors? Mr. Curley replies probably the only one is North Star Guns and the Flea Market. Mr. Sunshine states what about this parcel. Mr. Curley says that Finn- online fly fishing retailer is in Unit 1 and Quality Coffee Laboratories is Unit 3 with no visitors really.

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Questions from the public: None.

Mr. Monks states that they should develop parking or submit a new parking plan showing where the 2 spots for parking dedicated to EM3176 will be. Mr. Curley confirms that 11 are required. There are 8 in front and one in the back. Mr. Dyer states that maybe they should submit an updated parking plan. Mr. Curley states that would be fine, so they can look and see where would be best to delineate throughout parcels. Mr. Monks wonders if they should continue to next hearing or have ZA approve.

Mr. Dyer moves to approve with conditions as laid out in staff report, plus that “No Parking” signs should be install in the front with prior to the issuance of a CO and an updated parking plan submitted to be approved by the ZA with a Zoning Permit. Mr. Pederson seconded. Passed 4-0-0.

Discussion of December DRB meeting potential application.

Well wishes for outgoing ZA.

Other Business:

Minutes to be approved:

October 14, 2020 motion to approve with changes. Passed 4-0-0.

Adjourn at 7:43 pm by Mr. Dyer. Seconded by Mr. Pedersen. Passed 4-0-0.

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