

Planning Commission Minutes
3-20-19

Called to Order 7:05pm

Present: Mark Fausel, Virginia Clarke, Lauck Parke, Scott Nickerson, Brian Tellstone, Josi Kytte, Colin Moffat, Brendan O'Reilly, Steve Bower, Pat Fullem, Cindy Feloney, Gabe Firman, Jessica Draper

Absent: Joy Reap, Alison Anand

Public Comment: NA

Administrative Items:

Mark Fausel announced that he had and the other members were invited to the Richmond Land Trust annual meeting at Cochran's lodge on April 6th. He said he would work with Jess on a presentation about what the planning commission is working on for that event.

Jessica explained that the selectboard had voted to have planning commission meetings taped, as a 10 meeting trial, which was to be a new budget line for the planning and zoning department unfunded at \$60 per meeting. Mark said it was a surprise but is probably for the best.

Lauck Parke said that he attended that meeting where they had also discussed the purpose of liaisons. Lauck said he felt that we should encourage a planning commission liaison so that they may be more in the loop during our work on the zoning to possibly avoid a situation such as the editing of the town plan that occurred last summer.

Jessica gave an update about how she is working on updating the town's impact fee structure.

EVSE Grant: Steve Bower gave a brief overview of the second round grant application for electric vehicle charging stations. The application had come out earlier in the day and he had only been able to skim it prior to the meeting. It was noted that there are some changes to the requirements for fee structure and match. He said that he would provide a list of the major differences as soon as he could. Lauck asked if he knew how many electric vehicles were in Richmond. Steve said he wasn't sure but had a few avenues to determine that. A major change is that the fees would have to be subsidized in full for the first year which could range in additional costs to the town at about \$1100-\$3500, with a maximum use cost at about \$4500. Gabe asked if it was possible to move on in the agenda. Steve said he would be back with more information next time.

Zoning: Mark asked the commission what progress had been made at the previous meeting. Scott explained that Buttermilk had suggested that we may be able to take more time if it meant more flexibility. Gabe Firman made a statement about not needing to take time and that many discussions had already occurred. After a brief discussion of timing, it was decided to form a zoning subcommittee similar to the town plan subcommittee in order to make more rapid progress. The topic of discussion turned to the creamery development. Brian inquired about the

width of their road/driveway, he said he didn't feel it was adequate for two cars. The representation from Buttermilk that was present stated that it was. Lengthy discussion ensued regarding units, traffic, parking, and what had been previously requested at the prior meeting. The memo that Jessica had prepared for the commission was discussed. It contained estimated calculations and a draft of potential density bonus categories. There was a moderate disagreement about the commercial to residential ratio and conditions that still applied to Building 2. Lauck moved to create a subcommittee to focus on density bonuses and discussions with Buttermilk consisting of no more than 3 members of the planning commission and Jessica with a full report due back to the commission by May 1st. Seconded by Brian. All were in favor, so moved. They agreed the first meeting would be Thursday morning and the second would be Monday morning. Pat Fullem asked about the zoning regulations related to the Toscano building, Jessica explained that currently only one dwelling unit would be permitted and it could not be more than 35 ft in height.

Brian moved to adjourn. Seconded by Lauck. All were in favor, adjourned 8:56pm.