## Richmond Planning Commission

Wednesday, May 2nd, 2018

Unapproved Minutes

Members Present: Mark Fausel, Brian Tellstone, Lauck Parke, Alison Anand, Scott Nickerson

Members Absent: Joy Reap, Virginia Clarke

Others Present: Judy Rosovsky, Bob Low, Cara LaBounty, Bruce LaBounty, Stefani Hartsfield, Kyle Hartsfield, John Rankin, Jon Kart, Jack Linn, Paulita Irish, Harold Irish, Jessica Draper, Town Planner

Called to Order: 7:05pm

Public Comment

Jessica gave a presentation of the changes in the town plan from the December 2017 draft to the new current draft. After the presentation the planning commission took comment on the individual technical plans. There were no comments on Utilities and Facilities, Emergency Resilience, Historic Resources, Education, or Economic Development. One question was asked about transportation from the village to the gateway and beyond. Jessica explained that it is recognized in the plan as an issue, but a solution is not laid out in the plan itself. Another question was asked about how emergency resilience and community development were separated. Jessica explained that all emergency management information was put in the Emergency resilience section, and all recreation, cultural, social, and government affairs information was put in community development.

Much discussion ensued about the energy technical plan. John Rankin expressed concern that language about the Stretch code would be financially burdensome on many residents. The LaBountys expressed the same concerns, especially regarding mobile homes. Jeff Forward said that he appreciated the discussion surrounding the topic and thinks it needs to continue during zoning. Lauck moved to strike the first mention of Stretch code from the energy technical plan. Brian seconded the motion. Jess explained that doing so would not hurt our attempts at energy planning certification. Mark amended Lauck’s motion to include all mention of the stretch code. Alison, Lauck, Brian, and Scott voted in favor. Mark abstained. Motion passed 4-1.

Bob Low mentioned the need for map references in all sections of the plan. Jessica said she planned to do that as soon as the maps were ready. Maps were discussed, and there were questions of the accuracy and need. Jessica mentioned that all of the maps would be up online by end of day Thursday. Lauck moved for a language change to the action regarding scenic viewsheds to include “acertain public priorities”. Alison seconded. All were in favor. Motion passed. Alison also requested that where it says incentive to change to encourage in all sections.

Lauck wanted to ensure that flexibility for large property owners, especially farmers, was built in to the actions. Jessica pointed out the language in both the natural resources section and economic development section. Cara explained that the language in natural resources was confusing and should be clarified. Mark read comments on behalf of Don Morin regarding density and DRB authority. All present agreed that DRB authority could not be determined in the town plan.

Jessica provided Cathleen Gent’s comments, as well as a few comments from Bob and Brad Elliot. It was decided to make some wording changes to Future Land Use to make it clearer, as well as a color change to better differentiate areas on the map.

Lauck proposed language to be included at the beginning of the Future Land Use plan. Alison requested we strike the word “further” and change the word “poised” to “prepared”. Lauck moved to adopt his proposed language including those changes. Scott seconded. All were in favor. Motion passed.

Jessica gave a few more examples of changes needed to the language in the Rural-Commercial, and Northwest Industrial-Commercial sections about location. Cara thanked the planning commission for listening to the public comments.

Adjourn

Brian made the motion to adjourn, seconded by Lauck

All in favor, Meeting adjourned at 9:43 pm

Respectfully submitted, Jessica Draper, Town Planner