

Town of Richmond
Planning Commission
Special Meeting

Wednesday April 27, 2016

Present: Brain Tellstone, Bruce LaBounty, Lauke Parke, Marc Hughes, Joy Reap, Clare Rock (Staff)

Public Present: Bill Donovan, Ian Bender, Bob Reap

LaBounty opened the meeting.

Public Comment

Bill Donovan, owner of the Lucky Spot – was trying to put apartment above the store but zoning doesn't allow it. Discussion about whether a zoning change or a variance could be granted. The property is a commercial business with no existing dwelling units on the site within the Commercial Zoning District. LaBounty suggested the property owner draft a letter to submit to the Town Planner outlining the zoning change request for PC consideration.

Joy Reap stepped down as a Planning Commission member and joined husband Bob Reap to present a development proposal for the Willis Farm property. The Reaps are requesting a zoning change to the Gateway Commercial Zoning district to re-include retail and restaurant uses, which we removed from the list of uses when the Selectboard approved the last round of zoning changes. The Reaps presentation included the following: currently there is a lot of empty office space in Williston because the State moved offices back to Waterbury, so there is no need for office space in the area. The Reaps would like to request retail and restaurant back as allowable uses in the Gateway Commercial Zoning District. Joy Reap shared the presentation packet titled "Richmond, VT ready for a pharmacy?" The presentation included the following information: proposal to build: 12,000 SF building with a pharmacy, barn-like building on RT 2. Zoning changes required: 12,000 sf ft print (up from 10,000 SF), retail use allowed, with drive thru allowed with retail use.

Parke and LaBounty voiced support for the project. Discussion followed about what process the Planning Commission (PC) should take. The PC suggested LaBounty attend the next Selectboard (SB) meeting to ask the SB how to best proceed with supporting the Reaps proposed development proposal. LaBounty asked other PC members to also attend.

The Reaps added they don't know how long they would hold on to the Willis Farm property, based upon challenges faced since they purchased the property.

Joy Reap re-joined the meeting as a Planning Commission member.

Updates & Administrative Item

Creamery Property- Rock referenced the handout titled “Facts regarding the Creamery Project” which just came out on FPF this evening.

Rock also added the status of the Jolina Court Interim Zoning – the Selectboard will be holding a special meeting to approve the public hearing notice to extend /reenact the interim zoning for one more year. Rock was under the impression that when the SB made amendments in September, this would have restarted the two-year clock, but was not the case. The interim zoning will expire in May. This public hearing to extend the interim zoning will take place in mid May.

Public Safety Building – the Public Safety Building Committee will be holding a public information session on May 12.

Staff Updates – Rock provided the following:

- Preservation Trust of Vermont Conference “Investing in the Future, Preserving the Past” 6/10/2016, Waterbury, VT
- Vermont Arbor Day Conference, 5/6/2016, VT College of Fine Art, Montpelier VT
- Resilient Vermont 2016 Conference, 5/20-2/21/2016, Norwich College, VT
- “Announcing the 2016 Downtown and Village Center Tax Credits” email announcement from DHCA
- Email re: changes to the VT Open Meeting Law – possible extension to the posting of minutes deadline
- “Planning to Protect Vermont Drinking Water Sources” Conference 4/28 and 4/29/16
- CCRPC Save the Date for 50th Anniversary Celebration and 2016 Annual Meeting on 6/15/2016
- VPA Legislative Update #13 – includes info on the Planning Bill to extend the Town Plan horizon from 5 years to 8 years, plus update on the Energy Siting Bill both are still works in progress
- VPA Spring Workshop announcement “The Future of Rural Vermont: Challenges and Choices” 5/13 on Springfield, VT
- CCRPC Monthly Newsletter, April 2016
- Letter invite from Chittenden East Supervisory Union for “Whole School, Whole Community, Child” meeting, 4/28 at Middle School
- CCRPC letter recommending funding Richmonds UPWP funding request for land use planning scenario modeling and road erosion inventory, dated April 25, 2016

LaBounty added:

SB will be making the PC appointments at their next meeting on Monday.

Approve Minutes – April 6, 2016

Parke made a motion to approve the April 6 minutes, seconded by Hughes, Reap provided minor edits, all in favor, so voted.

Town Plan

- Upcoming Mapping Workshop

Rock referred to the handout titled “Workshop Information” which contained some workshop format information and some sample workshop questions. Unfortunately the CCRPC mapmaker didn’t send over the draft maps by the end of today as agreed upon. Rock bought current town plan maps to use if the PC wanted to use the maps to run thru some of the workshop questions.

LaBounty added that Rock, Hughes and himself met to talk about the “Developable Area” Map from the last meeting. The PC could consider including a map like the “developable area” map as a town plan map and that maybe it could be incorporated into a future land use map. Rock shared an example of another towns town plan map titled “Conservation and Future Development Map” this could be template for the Richmond Future Land Use map.

Upcoming meeting schedule

- PC Organizational Meeting – May 18, 2016
- CCRPC presentation – June 22, 2016

Adjourn

Tellstone made a motion to adjourn, seconded by Reap, all in favor, so voted.