

Richmond Planning Commission

Regular Meeting

March 7, 2012

Approved Minutes

Members Present: Gary Bressor (Chair), Lou Borie (Vice-Chair), Joe McHugh, Dan Renaud

Members Absent: Mark Fausel, Christy Witters, One vacancy

Others Present: Cathleen Gent (Town Planner)

7:00 PM Call to order by the Chair.

Public Comment – No public comment.

Mail - Gent reviewed the mail.

Meeting Minutes & Town Planner Report

Meeting Minutes: For February 1, 2012 and February 15, 2012

The review of the meeting minutes was postponed, due to a lack of a quorum of those present at the meetings.

Town Planner Report

Gent provided brief updates to the March 1, 2012 town planner report. The Planning Commission decided to postpone meeting with the owner of the creamery parcel and consultants until May. The exact meeting date will be determined. Gent briefly summarized her review of the CCRPC ECOS draft indicators. She will follow up separately with Christy Witters regarding the possible submission of comments to CCRPC.

The Planning Commission briefly discussed the re-appointments of Gwynn Zakov (Zoning Administrative Officer) and Gent (Acting Administrative Officer). Motion made by Borie, seconded by McHugh, to recommend to the Selectboard that the board re-appoint both Zakov and Gent. Voting in favor: 4; opposed: 0; abstentions: 0.

2012 Richmond Town Plan Project

The Planning Commission reviewed Gent's memo (dated March 7 2012) regarding the following topics:

Final Steps for Adoption/Selectboard Vote

Gent reported that the Selectboard held its second public hearing and then voted to adopt the 2012 Town Plan, which means that Richmond's town plan remains in place.

Comments Received During Adoption Process

During the town plan adoption process, comments about the current town plan were received from the Chittenden County Regional Planning Commission staff and review committee as well as from members of the Selectboard and public during the Selectboard public hearings. Gent summarized those comments, which will be reviewed by the Planning Commission over the next several months during the Town Plan update process.

Discussion of 2/15 Public Session

The Planning Commission reviewed the minutes of the February 15th town plan public session and discussed the public comments regarding natural resources and environmental improvements.

Page 2, lines 2-5 – The two approaches to protecting natural resources (regulations and conservation) are discussed in the current town plan via Implementation #2 and Implementation #3.

Page 2, lines 7-10 – An inventory for scenic resources and view corridors is discussed in the current town plan via Implementation #8 discusses a review of the scenic and other functions of undeveloped ridgelines. The Planning Commission decided to add the following to Implementation #8, "complete an evaluation and analysis of each ridge and explore the concept of an overlay district for scenic resources, based on a systematic approach with public input."

Page 2, lines 12-14 – Action steps for regulatory proceedings and data and science are discussed in the current town plan via Implementation #4. The Planning Commission decided to add a new reference to the proposed zoning/subdivision bylaws in terms of the Rural 3 and Rural 10 districts and concentrated development and to drop the reference to transfer of development rights.

1 Page 2, lines 16-23 – Regarding climate change, the Planning Commission agreed that topic should be
2 represented in the town plan. Gent will review the draft ECOS climate change report and look at USDA
3 planting zones. In addition, she will talk with Bob Low regarding the climate change data he has
4 collected for the Gillett Pond area.

5
6 Page 2, lines 25-29 – The Planning Commission agreed with the recommendations. Regarding fluvial
7 erosion hazards, Gent will ask CCRPC when the Winooski River is going to be studied.

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9 Page 2, lines 31-35 – Move Severe Weather category to the Climate Change section

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11 Page 2, lines 37-38 – With respect to streams, the Planning Commission decided to add a discussion of
12 streams to the current town plan, Key Observation #6 (page 40) and Objective #3.

13
14 Page 2, Lines 40-44 – The Planning Commission decided to add the following to the Natural Resources
15 chapter:

- 16 - Soils – Add a reference to the amount of prime ag soils and cultivated land in Richmond.
- 17 - Working Farms and Forests (page 38) – Add a reference to the emergence of more local production of
- 18 food to feed Richmond residents and add language in the objectives and implementation to encourage
- 19 local farms. Gent will work with consultant Sharon Murray on that language.

20
21 Page 2, lines 46-50 – The Planning Commission decided to add new language to narrative and
22 Implementation section, “Analyze soil types and explore potential regulations for hydrofracking”

23
24 Page 2, lines 52-59 – Regarding wildlife habitat, the Planning commission decided to update the
25 narrative with new information regarding completed studies (e.g., the Underhill/Jericho/Richmond
26 study). Gent will ask CCRPC for any maps which show wildlife corridors with respect to zoning district
27 boundaries. In addition, add a implementation step, “Continue gathering data and information regarding
28 specific wildlife habitat areas in Richmond.”

29
30 *Recommendations from CCRPC for Fluvial Erosion Mitigation Implementation*

31 The Planning Commission reviewed a memo from Dan Albrecht, CCRPC Senior Planner, who
32 proposed new language for the Natural Resources section of the town plan and a plan for moving
33 forward to implement the Regional Hazard Mitigation plan. The Planning Commission agreed with the
34 draft language for the town plan and added one new implementation item, “11. Explore mitigation
35 options including posting the fluvial erosion hazards map and explanation on the town web site, using
36 the map to design new investments in the Capital Budget to reduce impacts of fluvial erosion on town
37 infrastructure, or creating a Fluvial Erosion Hazard (FEH) Overlay District.”

38
39 *Vermont Natural Resources Council (VNRC) Wildlife Planning Steering Committee*

40 Gent reported that three individuals have volunteered for the steering committee. Motion made by
41 Renaud, seconded by Borie, to appoint Wright Preston, Jon, Kart, and Brad Elliott to the VNRC Wildlife
42 Planning Steering Committee. Voting: unanimous in favor.

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45 **Richmond Zoning & Subdivision Regulations**

46 *Review Comments*

47 The Planning Commission reviewed the following comments:

- 48 - Ned Swanberg – 12/30/2011 email – The Planning Commission decided to reduce the threshold from
- 49 \$1,000 to \$500 for repairs that are exempt for having to get a zoning permit, per Section 6.8. The
- 50 Planning Commission also changed the word “items” to “property” in the definition of “contents”.
- 51 - Bob Low – 1/4/2012 email – The Planning Commission decided to add a definition for developable
- 52 land. Gent will draft that language.
- 53 - The Planning Commission will take up the comments made by David Raphael (LandWorks) on behalf
- 54 of Craig Caswell (owner of the creamery parcel) when the Commission meets with the Raphael and
- 55 Caswell later this spring.
- 56 - Lori Cohen (DRB member) – 1/2/2012 written comments – The Planning Commission made the
- 57 following decisions:
- 58 - Section 2.1.4 – Change DRB to Town Planner/Staff to the DRB

- 1 - Section 2.1.6-81 – Food Production or Processing: Class 2 – add conditional use for Gateway
- 2 and not add Jonesville Mixed
- 3 - Section 2.1.6-84 – Light Industry, Class 2 – add conditional use for Gateway and not for
- 4 Jonesville Mixed
- 5 - Section 2.1.6.85 – Light Industry, Class 3 – add conditional use for Gateway and not for
- 6 Jonesville Mixed
- 7 - Section 2.1.6.87 – Warehousing and distribution, Class 2 – add conditional use for Gateway
- 8 and not for Jonesville Mixed
- 9 - Section 2.1.6.88 – Warehousing and distribution, Class 3 - add conditional use for Gateway
- 10 and not for Jonesville Mixed
- 11 - Section 2.1.6.92 – Research and Development, Class 2 – No addition for Jonesville Mixed
- 12 - Section 2.1.6.93 – Research and Development, Class 3 – No addition for Jonesville Mixed
- 13 - Section 2.8.3 – Density and Dimensional Standards in G zoning district – decided not to
- 14 expand the maximum footprint since it goes against the purpose section for that district.
- 15 - Residential zoning districts – Reduce the maximum square footprint allowed for accessory
- 16 structures: revised as follows: Village Mixed = 1,500; Village Residential North = 1,500; Village
- 17 Residential South = 1,500; Jonesville Mixed = 1,500; Jonesville Residential = 1,500; Rural 3 =
- 18 2,500; Rural 10=2,500
- 19 - Winnifred Doane – 1/2/2012 email – expressed support for the new R-3 and R-10 zoning districts

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21 The Planning Commission will review comments again during the April 4th meeting.

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24 **Adjournment**

25 McHugh made a motion to adjourn, seconded by Borie. So voted. The meeting adjourned at 9:34 PM.

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28 Respectfully submitted by Cathleen Gent, Town Planner/Staff to the DRB