

Richmond Planning Commission

Special Meeting

July 12, 2012

Approved Minutes

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

Members Absent: Christy Witters, one vacancy

Others Present: Cathleen Gent (Town Planner/Staff to the DRB)

7:07 PM Call to order by the Chair.

Public Comment – No public comment.

Unified Land Use Bylaws Work Session

Creamery Parcel

Gent presented a summary document, "Building Heights & ISO", dated 7/12/2012, that she prepared as a result of the discussion during the last meeting. She indicated that she has spoken with staff at the Vermont Department of Financial Regulation about insurance standards, including the ISO. She identified the factors that might apply to insurance premiums. The Planning Commission decided that, due to the uncertainty about the possible effect of allowing taller buildings on insurance rates or the need for new fire equipment, it is not prudent to allow building heights to be taller than 35 feet within the proposed bylaws. The commission also noted that the developers should be able to build a three-story building to stay within the 35 feet maximum height.

The Planning Commission discussed options for the amount of residential/non-residential development that will be allowed in the Village-Mixed zoning district which will affect the creamery parcel. The Commission decided to change the standard in the Village Mixed zoning district to require 50% non-residential for every square foot of residential gross floor area, rather than requiring at least 1,000 to 3,000 square feet of non-residential for every dwelling unit.

Review zoning map

The Planning Commission reviewed the revised zoning district map (dated 7/12/2012). The Commission agreed that the boundaries for the new Village Business-2 zoning district are correct. Bressor raised the idea of making a general revision for the Rural-10 zoning district, namely to make the zoning district to an R-5 or R-6, in order to increase support for the new regulations. Renaud suggested that the current 10-acre density meets the town plan and is a good approach for the lands included in the district in terms of conservation and other factors. He added that it will not be any easier to go to a 10-acre density in the future. After discussion, the Planning Commission decided to keep the R-10 district as is. If it comes up as an issue at the Planning Commission and Selectboard public hearings, then the topic could be revisited again.

Review public comments

The Planning Commission reviewed the final set of public comments as follows:

1. Andy Aldrich – email April 15, 2012 – The Planning Commission agreed that agriculture is important to Richmond and that the regulations attempt to support agriculture. The Commission reviewed the definition for bed and breakfast and did not make any changes.
2. Kathy Sikora – email April 29, 2012 – Planning Commission noted that a new zoning district (Village Business-2) has been created.
3. Jackie Washburn – email April 29, 2012 – Planning Commission noted that a new zoning district (Village Business-2) has been created.

List of Final Review Items

The Planning Commission reviewed the memo from Gent, dated July 2, 2012, regarding the list of final review items. The Planning Commission decided to make changes to the following items:

Item 3: Added within each zoning district section, "All uses must meet the required parking requirements, per Section 3.2.4.c)ii.3."

Item 4: Raised the front lot setback for the R-10 zoning district to 50 feet.

Item 13: Revised the boundary line adjustment process to mirror the process used for two-lot administrative approvals.

Item 14: Section 4.3.2.c)i.4) – changed "the plan" to "the Town Plan"

1 Item 15: Section 4.3.8 – approved all the changes related to administrative two-lot subdivisions

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3 *Public Hearing Vote and Schedule*

4 Motion by Fausel, seconded by Borie, to accept all the changes made to the document and to warn a
5 public hearing for Thursday, August 2, 2012 at 7 PM at the Richmond Free Library. Voting: in favor: 6;
6 opposed; 0; abstentions; 0.

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8 The Planning Commission also reviewed the adoption schedule and discussed the summary document
9 and Front Porch Forum emails that Mark Fausel will be sending out. Planning Commission members
10 agreed to send Fausel any additional items to be included in the public documents.

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12 **Adjournment**

13 Renaud made a motion to adjourn, seconded by Borie. So voted. The meeting adjourned at 9:50 PM.

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