

1 Richmond Planning Commission
2 Regular Meeting
3 Wednesday, August 3, 2016
4 Unapproved Minutes

5 **Members Present:** Sean Foley, Joy Reap, Brain Tellstone, Alex Brosam, Clare Rock (Staff)

6 **Absent:** Lauck Parke, Marc Hughes

7 **Others Present:** Breck Knauft

8
9 Public Comment – n/a

10
11 Vermont Youth Conservation Corp, discussion with Executive Director Breck Knauft

12 Knauft shared information about VYCC, including: VYCC employs young people to work on
13 conservation projects, they work in communities throughout Vermont, 60% of their funding is from
14 fee-for-service projects where people will pay VYCC to do conservation work, such as build trails.
15 The remaining comes from philanthropy. The organization recently undertook a strategic plan,
16 where they want to enroll more youth and run longer programs. Plus increase partnerships with
17 other organizations. They have a 400 acre campus and see the campus as an asset, as it is a gateway
18 to the Chittenden County uplands and VYCC has interest in trail network through Richmond and up
19 to Bolton Valley. Potentially tie into the Andrews farm. For facilities they see the need for housing,
20 to house youth for possibly 6 month periods. VYCC could restore an existing building, or could
21 look elsewhere to build dorm-like housing. They are contemplating the possible construction of a
22 bunk house in an upper meadow or down by Route 2.

23
24 VYCC currently employe'e's about 23 people and run 2 main programs: conservation (which is over
25 30 years old), and a farm which started in 2009. The farm provides a healthcare share to food
26 insecure families, a partnership through the medical centers (UVM Medical Center and Central
27 Vermont Medical Center.) They package weekly distribution to 300 families. VYCC also has an
28 event space which is a revenue generator and is available for community events. VYCC wants the
29 campus and the barn to be a resource for Richmond. And anticipates preparing for the expansion in
30 about a year.

31
32 Rock added now is a good time to discuss the organizations future plans as the PC is working on the
33 Town Plan and will be working on a future land use plan. Knauft expressed support of the
34 "Character Areas" on Option B of the draft Future Land Use Maps. Currently the zoning regulations
35 don't really accommodate the unique aspects of an organization like VYCC. Currently the portion
36 of the VYCC property which is along RT 2 is zoned Commercial, and the bulk of the property is
37 Agricultural/Residential. If VYCC came in for a permit for seasonal dorms, the current regulations
38 don't have provisions to support the VYCC future plans.

39
40 Knauft requested the Planning Commission keep in touch and follow up with any questions.

41
42 Town Plan

43 Review draft Chapters: Introduction, Affordability and Cost of Living, Community for All Ages,
44 History and Traditions.

45 Rock handed out and described the Review Matrix. Rock requested PC members review the draft
46 chapters and provide big picture comments, such as a policy concern, a technical change or a
47 structure/reorganizational change. Comments can be submitted either via track changes within a
48 word documents or hand written. Rock will them input into the matrix and then the PC will review

1 the matrix and systematically review the comments and take action. The Matrix will then be used to
2 track the changes and an efficient list to work through.

3
4 The PC, re-stated their interest in hiring an editor when the draft is complete.

5
6 Staff Updates & Administrative Items

7 Rock briefly shared the following items:

8 On Sept 7 PC meeting, CCRPC will be presenting information on the Regional Energy Plan.

9 Following this presentation the PC will also discuss local energy siting issues.

10 On Saturday August 6, the Vermont Land Trust will host a walk and community discussion on the
11 Andrews Farm on Route 2. The family is interested in selling the land but ensure it remains
12 conservation and the VLT is helping to facilitate a conversation about the future of the property.

13 At Mondays' Selectboard meeting traffic calming and crosswalks were discussed. Rock presented
14 some of the preliminary transportation data which was prepared by the CCRPC. The SB is
15 interested in increasing pedestrian safety in the Village.

16 Draft minutes will be approved at a later date.

17
18 Adjourn

19 *Tellstone made a motion to adjourn, seconded by Brosam, all in favor, so voted.*

20
21 The meeting ending at 9:05pm

22 Respectfully submitted by Clare Rock, Town Planner