

1 Richmond Planning Commission

2 Regular Meeting

3 Wednesday, September 7, 2016

4 Unapproved Minutes

5 **Members Present:** Sean Foley, Joy Reap, Brain Tellstone, Alex Brosam, Marc Hughes, Lauck
6 Parke Clare Rock (Staff)

7 **Others Present:** Bruce and Cara LaBounty, Jeff Forward, Mary Houle, Wright Preston, Brad
8 Elliot, Chris Granda, Heidi Bormann, Bonnie Waninger, Betsy Hardy, Jeff Fay

9
10 Public Comment – n/a

11
12 Administrative Items

- 13 - Approve meeting minutes of August 17, 2016 – see notes
14 Motion to approve by M Fausel, seconded by Tellstone, all in favor.

15
16 Zoning Changes

17 Review draft changes to Accessory Dwellings (Section 5.9)

- 18 - Rock went over the initial zoning request, and outlined the 2 different versions of
19 proposed changes (Option A and Option B) which are under review by the PC.
20 - Rock distributed a letter to the PC from Fran Thomas regarding the changes to
21 the accessory Apartment regulations. And read it out loud. Thomas is opposed to
22 increasing the size and number of bedrooms of Accessory Dwellings.
23 - Joy Reap received an email from Bob Marquis –he is in favor of increasing the
24 square footage, as currently these types of apartments would only would work in
25 homes that are 2,600 sq ft or larger. He supports smaller homes the ability to add
26 an accessory dwelling.
27 - Bruce LaBouty added support of adding an additional bedroom. They would like
28 an additional bedroom for a variety of reasons, such as allowing for a single
29 parent with their child. They are ok with the other changes under review by the
30 PC and are ok with the 1000 sf size.
31 - Rock discussed the impacts of 2-bedrooms, as it could result in up to 4 unrelated
32 people living in an accessory apartment and those associated impacts (such as
33 cars) vs currently only one person or two people would occupy the accessory
34 dwelling.
35 - Members of the public voiced their support of increasing the size and allowing
36 for 2-bedrooms.
37 - Foley, identified the following sections for PC discussion and subsequent
38 decisions:
39 o Number of bedrooms – leave as is or allow for 2-bedrooms?
40 o Size – should be a % or simply a max square foot?
41 o Conditional Use – should we still require this this type of review for some
42 types of accessory dwellings?
43 o Family requirement – keep family requirement or remove?

44 Reap made a motion to table this discussion and resume at the next meeting, seconded by ... All in
45 favor, so voted.

46
47 Regional Energy Plan Presentation and Local Renewable Energy Discussion

48 Melanie Needle and Emily Nosse-Leirer presented “Chittenden County Regional Energy Plan” –
49 copy of presentation attached.

50 While the maps showing potential areas of solar and wind generation were shown, Rock referred to
51 the mapping undertaken as part of the town plan process. The area behind Cochran’s is locally
52 mapped as a critical wildlife habitat block, and is displayed as such on the draft Future Land Use
53 Maps. Additionally, there has been some initial discussions to identify the scenic view of Camels

1 Hump and low lying hills from the Interstate exit area. These are areas which should be discussed
2 further as they could be areas in which Richmond identifies as not suitable for renewable energy
3 siting. The Town may participate in the development of the Regional Energy Plan to ensure its
4 interests are represented. An alternative may be to undertake a Richmond-specific energy plan
5 which would meet the PSB's plan requirements. The PC will discuss these items further at the next
6 meeting.

7

8 Adjourn

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

10

11 The meeting ending at 9:08pm

12 Respectfully submitted by Clare Rock, Town Planner