

**R I C H M O N D S E L E C T B O A R D
R E G U L A R M E E T I N G
J A N U A R Y 2 0 , 2 0 1 5 M I N U T E S**

Members Present: Taylor Yeates; Chris Granda; Bard Hill; David Sander; Ellen Kane
 Absent: None
 Others Present: Geoffrey Urbanik, Town Manager; Mary Houle; Marie Thomas; Gary Bressor; Glenn Glasstetler; Jeff Forward; Denise Barnard; Guy Roberts; Eric Wood; Elysse Parente; Rachel Barone; Rod West; Ann Cousins; Wright Preston; Tom Hark; Bruce Bailey; Deborah Mobbs; Trish Healy; Clare Rock, Town Planner; Bob Marquis; Robert Reap; and Ruth Miller was present to videotape the meeting for MMCTV Channel 15.

Taylor Yeates called the meeting to order at 7:00 PM.

1. Welcome and Public Comment

Mr. Yeates asked if there was any comment from the public for items not on the agenda, but there were none.

2. Items for Discussion with Those Present

Gateway Zoning

The Manager explained that the Planning Commission had provided the Selectboard with proposed amendments to the Gateway Zoning district in November. On December 11th, the Selectboard had held their public hearing and discussed the proposal again on December 15th. At that meeting, the Selectboard had decided to take more time to review the proposal and not move it to a public vote at Town Meeting. The proposal was again before us to review and revise as necessary. The Manager noted that three people had submitted written suggestions to the Selectboard.

Mr. Yeates opened the discussion to the public.

Gary Bressor said we had a wide divergence of opinion on these changes, but what is the review process that works better? He said we needed to discuss this issue by issue.

Ms. Kane said she has heard from people, met with people and is on the Economic Development Committee and felt we should consider some changes now and look at “whole zoning” with the review of the Town Plan.

Mr. Bressor said a few changes now might be ok, but if water and sewer go through here it dramatically changes things, and you move immediately into a larger discussion.

Mr. Yeates said he felt we had an opportunity here and we should capitalize on that opportunity, and we did not have lots of time. We could consider certain changes, but how to outline the hot issues?

1 Ms. Kane said she was not in favor of totally scrapping the Planning Commission's proposal. Mr.
2 Yeates said his goal was to find a compromise between the Planning Commission's changes and
3 limiting strip development.

4
5 Mr. Granda said we should develop a "short list" of things to achieve with rezoning.

6
7 Mr. Hill said that planning and zoning were a means to an end. How do we hit the sweet spot of
8 commercial development without overdevelopment or the wrong type?

9
10 Ms. Kane said we can't capture input from the whole town, but needed to make some reasonable
11 changes to remove barriers.

12
13 Jeff Forward said we're trying to plan by zoning, but should be trying to zone by planning. The
14 Planning Commission has been doing this for the past five years. There was no consensus about much
15 in this district, but that the appearance is what people like. The village is unique and he was concerned
16 that people felt commercial were all the same. He was most concerned about retail uses in the district.

17
18 Peter Mumford said he was a business owner, in favor of getting the ball rolling on this rezoning. He
19 felt it was good for the town, and made good sense. This wasn't a good location for residential, but
20 commercial development made sense here.

21
22 Paul Hauf, the chair of the Economic Development Committee, spoke about the changes and that they
23 shouldn't be made wholesale, but not allow for certain "chain" stores. There was some discussion on
24 this, and that the town could not regulate against franchises or chains.

25
26 Denise Barnard said at some point we need to trust our neighbors, and know what we're going to get.

27
28 Bob Reap said that the 10,000 square foot footprint, and 5,000 square foot max space on any use, was
29 causing businesses to locate to other towns, and it is anti-growth. Guy Roberts talked about this issue
30 as well.

31
32 Bruce Bailey said we needed to look past the Reap property and the extended village area. Maybe
33 there should be different zoning beyond that.

34
35 Mr. Yeates said he felt small chain restaurants weren't good for the town. More office space or
36 research space was better.

37
38 Marie Thomas said that the Regional Planning Commission has a goal of a village-to-park and ride
39 connection, and it would be good to also connect the mobile home community to our town.

40
41 Mr. Yeates then directed the Selectboard's attention to the document. He suggested we revise the
42 proposal, post it and take comments.

43
44 The discussion went as follows:

- 45
46 1) Remove the 5,000 square foot limitation on certain uses – office, light manufacturing and
47 laboratory
48 2) Continue the 5,000 square foot limitation on retail and restaurant uses, and others
49 3) Keep table service a requirement for restaurants
50 4) Keep the 17,000 square foot building footprint and associated conditions

- 1 5) Reinstate the appearance of wood or brick requirement
- 2 6) Keep the window requirements
- 3 7) Keep the option of flat roofing for the largest buildings but require rooftop equipment to be
- 4 shielded from view with roofing treatments
- 5 8) Keep the no-parking lots in front of buildings on Route 2.
- 6 9) There was discussion on the commercial/residential split, but the board decided to keep this in
- 7 the proposal as 60/40 residential/commercial.

8
9 At 8:15 pm Mr. Sander had to leave the meeting.

10
11 Ann Cousins felt that this res/com split was problematic and required additional discussion. There
12 was discussion and agreement that the long term plan should address these concerns in greater detail.
13 It was agreed to by the board to make these changes, publish them and seek comments for the next
14 meeting.

15 16 **Public Hearing: Flood Hazard Overlay District Zoning Amendments**

17
18 Mr. Hill offered a motion to open the public hearing for the Flood Hazard Overlay District
19 amendments. Mr. Granda seconded the motion, and the motion carried 4-0. Clare Rock, Town
20 Planner, explained the changes to the Selectboard. Major changes included a new prohibition on any
21 new dwelling units in the floodplain, including accessory apartments. Also removed was the 3-year
22 tracking of improvement costs, and instead, doing permit-by-permit assessments on the 50% value
23 measure. She noted that FEMA had reviewed this proposal, and approved it.

24
25 Mr. Yeates asked if there were any comments. Mary Houle spoke in favor of the proposal.

26
27 There being no additional comments, Mr. Hill offered a motion to close the public hearing and was
28 seconded by Mr. Granda and the motion carried 4-0.

29
30 Mr. Hill offered a motion to approve the amendments to the Flood Hazard Overlay District and was
31 seconded by Ms. Kane. The motion carried 4-0.

32 33 34 **3. Other Business**

35 36 **Application to Regional Planning Commission Work Program**

37
38 The Manager explained that this was our application to the Chittenden County Regional Planning
39 Commission for their annual work program. Clare Rock, Town Planner, explained the towns two
40 requests, for assistance with a Municipal Transportation Plan and technical assistance for the
41 revisioning process for the Town Plan. She said that if the Selectboard approved, a letter of support
42 would be needed for the application.

43
44 Mr. Hill offered a motion to approve the work program application and was seconded by Mr. Granda,
45 and the motion carried 4-0.

46 47 **Deborah Mobbs Well Update**

48
49 The Manager explained that he had hired Spafford and Sons to inspect the well for Deborah Mobbs. A
50 copy of their report was sent to Ms. Mobbs, who was present for the discussion. In the report, the

1 inspector noted some sediment in the water but no deposits of sediment on the pump or attachments,
2 and that the sediment did clear after some flushing of the system. The inspector was not able to
3 determine whether the sediment was from the highway or not, but the Manager felt that since the well
4 was operational then the well had not collapsed as had been spoken of earlier.

5
6 Ms. Mobbs restated her claim that the pump went bad and all since the road work was done. She can't
7 use her washing machine because it was full of sand. She never had this in 30 years and said her
8 husband was there when the test was performed.

9
10 Mr. Yeates said that the report didn't show that construction caused the problem. He wasn't sure
11 about what the board could do at this point but she could make a claim with our insurance company. It
12 was agreed that the Manager would assist in Ms. Mobbs' claim to insurance.

13 West Main Utility Extension

14
15
16 The Manager explained that he had spoken with bond counsel Paul Giuliani and general counsel Mark
17 Sperry and Mr. Giuliani had provided some very good information, as well as new documentation
18 which would need to be approved if the Selectboard chose to place a funding question on Town
19 Meeting. This would have to be approved tonight, per Mr. Giuliani, and the Manager recommended
20 moving forward.

21
22 There was discussion on the project and plans. Mr. Yeates agreed that this should move forward. Mr.
23 Hill explained that he saw an intersection of zoning, water and sewer and opportunity. He said his
24 goals were not just to have this project no cost existing users, but to actually reduce rates across the
25 whole system. There was additional discussion. The Manager read the question:

26
27 Shall general obligation bonds of the Town of Richmond in an amount not to exceed
28 Two Million Five Hundred Thousand Dollars (\$2,500,000), subject to reduction from
29 the receipt of available state and federal grants-in-aid (estimated to be \$1,125,000), be
30 issued for the purpose of financing the cost of extending municipal water and sewer
31 lines into the Gateway Zoning District and westerly as far as the Riverview Commons
32 Mobile Home Park, the aggregate estimated cost of all such improvements being Two
33 Million Five Hundred Thousand Dollars (\$2,500,000)?

34
35 Ms. Kane offered a motion to approve the question for a special meeting, coincident with Town
36 Meeting as read by the Manager. Mr. Granda seconded the motion and the motion carried 4-0.

37 Community Resilience Organizations

38
39
40 The Manager explained that he and Mr. Granda had met with consultants who explained the
41 Community Resilience Organization. Mr. Granda further explained that the CRO was an intersection
42 of emergency management, planning and recovery all working together. There was a grant
43 opportunity from High Meadows Fund to develop a CRO model for several towns in Vermont, of
44 which Richmond was eligible. The Selectboard was in favor of participating in this grant opportunity.

45
46 Ms. Kane authorized a motion to send a letter of intent to the High Meadows Fund for a grant to
47 develop a Community Resilience Organization for Richmond and was seconded by Mr. Hill, and the
48 motion carried 4-0.

49 Traffic Ordinance

50

1
2 Mr. Yeates explained the need to revise the Traffic Ordinance, and read the changes to stop signs,
3 traffic signals and parking limits at the Park and Ride. He mentioned that he did not change the speed
4 limit on Kenyon Road. There was some discussion on this, and the Selectboard agreed that the speed
5 limit on Kenyon Road would not be changed at this time.

6
7 Mr. Hill offered a motion to introduce Ordinance 2015-01 Amending the Traffic Ordinance and
8 schedule a second reading for Tuesday, February 17, 2015 at 7:30 PM in Town Center. Ms. Kane
9 seconded the motion, and the motion carried 4-0.

10 11 Reports from Selectboard and Town Manager

12
13 Ms. Kane talked about the Economic Development Committee's meeting earlier that morning. Their
14 topics were Gateway zoning and the town plan.

15
16 The Manager mentioned the Police Report and Financial Reports. He also mentioned that one of the
17 video cameras in a police cruiser was broken. They were ten years old, and the plan presented by
18 Chief Buck was to replace one per year for five years, at \$6,500 per year. This was approved and in
19 the budget. He said that Mr. Yeates and he had talked, and with the need to replace one right away,
20 why could we not purchase five at once on borrowed funds, and pay back over five years?

21
22 The Selectboard discussed this and agreed to bid the cameras, and if prices were favorable, they would
23 consider this proposal.

24 25 Approval of Minutes

26
27 Mr. Hill offered a motion to approve the minutes of January 5, 2015 as amended and was seconded by
28 Mr. Granda and the motion carried 4-0.

29 30 Approval of Access Permit and Mileage Certificates

31
32 The Manager explained that permit 14-155 was for the AT&T tower on Jericho Road at the Peet farm,
33 and staff had only mentioned that the culvert should be 18 inches. Mr. Hill offered a motion to
34 approve access permit 14-155 for Peet and was seconded by Ms. Kane and the motion carried 4-0.

35
36 The Manager explained the 2015 highway mileage certificate. There were no additions or deletions
37 this year. Mr. Hill offered a motion to approve the 2015 highway mileage certificate and was
38 seconded by Mr. Granda and the motion carried 4-0.

39 40 Approval of Merchants Bank Note for Highway Truck

41
42 The Manager explained that this was the resolution and certificate for the 5-year note approved at the
43 last meeting. The terms were: \$99,222 for five years, at 2.42% interest for the 2015 Highway Truck.

44
45 Mr. Hill offered a motion to approve the Resolution and Certificate for the Merchants Bank Note as
46 outlined by the Manager and was seconded by Mr. Granda and the motion carried 4-0.

47
48 Mr. Hill apologized for not being able to attend Town Meeting this year due to other commitments.

49 50 Warrants

1
2 The warrants were approved and signed.

3
4 **4. Adjourn**

5 Motion by Mr. Granda to adjourn the meeting at 9:10 p.m. Seconded by Ms. Kane. So voted.