

1 Richmond Planning Commission

2 Regular Meeting

3 Wednesday, October 21, 2015

4 Approved Minutes

5 **Members Present:** Brian Tellstone, Sean Foley, Mark Fausel (Vice Chair), Bruce LaBounty
6 (Chair), Lauck Parke, Marc Hughes, Joy Reap

7 **Others Present:** Clare Rock (Town Planner/Staff to the DRB)

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9 **7:05 PM LaBounty opened the meeting**

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11 **Public Comment** – no public present.

12
13 Foley would like to recognize the passing of Chief Leveque and his value contribution of the
14 community, all other members echoed Foleys sentiment.

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16 LaBounty would like to make a couple of comments regarding the zoning administrator and the
17 need to call upon the town attorney. The Town has had to call legal counsel very often recently for
18 assistance with the interpretation of the zoning regulations. If the document is too cumbersome that
19 staff needs to call upon legal counsel often then it's the planning commission's job to ensure any
20 changes to the regulations be clear and concise. LaBounty referred a couple of recent instances in
21 which the ZA called the attorney.

22
23 Rock added that while she couldn't comment on those specific instances, one issue is that the
24 zoning, subdivision, public work specifications and the rural roads policy do not all align and there
25 are gaps and inconsistency. Staff is working to complete the a draft of the new Public Work Spec's
26 but there will still be some gaps with the other documents.

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28 Discussion followed about the public work specifications and the need to ensure clarity.

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30 Fausel reiterated the need to ensure we're keeping a database on the issues with the town documents
31 and all parties should be able to review and contribute to the list (such as logging: date,
32 customer/property owner name, zoning question, potential corrective action.)

33
34 Rock will find out if it's possible to have all the documents be nested under the zoning, or if there is
35 something within the town charter which rules the various documents and the need for review and
36 approved by different town officials/boards (i.e why the selectboard reviews and approves some
37 aspects of the road specs vs the DRB.)

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40 **Village Center Designation**

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42 The Planning Commission discussed the benefits of expanding the Village Designation Area. This
43 was a follow up discussion based upon the presentation in August regarding the State Village
44 Designation Program and the Neighborhood Designation Program.

45
46 Rock provided an overview of what it would entail to expand or change Richmond's State Village
47 Designation boundary: first identify the area in the town plan, change the zoning and then apply to
48 the state to change the village designation area.

49
50 Discussion followed for the need to first ask the community how they define the village during the
51 town plan process. This would lay the ground work for the subsequent steps. The PC would like to
52 explore the benefits of making the village designation larger because of the benefits it would offer,
53 such as financial assistance to property owners.

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3 PC members also recognized the need to find a professional to address the opposing desires of
4 historic small town and more commercial development.

5
6 Discussion followed about considering the Jolina Court for the new neighborhood development
7 area.

8
9 Pc members identified the following questions they feel are most important to be answered in the
10 town plan is:

- 11 1. How do we define the village and should we plan for an expansion of the village
12 and it's allowable uses?
- 13 2. How does Richmond feel about the development of renewable energy (where and
14 to what extent)?
- 15 3. How we treat the Route 2 corridor as gateways to the town?
- 16 4. Should Jonesville be identified as a small village/hamlet area?
- 17 5. Recognizing the value of Town services (fire, police and emergency) and ensuring
18 the plan included the future needs.

19
20
21 **Green Infrastructure Incentives** – Joy went to a seminar and suggests that the town should think
22 about providing incentives to developers for incorporating these development techniques.

23
24 **Adjourn**

25
26 Parke recognized Rocks returned to work after maternity leave and is glad to have her back, other
27 members concurred.

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

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31 The meeting ending at 9:00PM.

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33 Respectfully submitted by Clare Rock, Town Planner/Staff to the DRB