



Jolina Court Zoning question from the planning commission

20 messages

Jessica Draper <jdraper@richmondvt.gov>

Mon, Feb 25, 2019 at 1:08 PM

To: Josi Kytte <josikytte@gmail.com>, Colin <colin@gristmillbuilders.com>, Brendan O'Reilly <brendan@gristmillbuilders.com>

Hi all,

The planning commission is working on zoning for Jolina Court as planned, but was wondering if you would prefer that we try to keep the 60-40 ratio or attempt to pass a requirement that only requires ground/first floor commercial and flexibility in the remaining floors. They thought you may prefer the latter which would be more like 25-75, but also thought it may be more palatable to the public to pass regulations that are more identical to the interim zoning. They wanted to ask you if you were willing to take the chance that 25-75 might not pass if we try for it-

Let me know your thoughts-

Jess
Jessica Draper
Town Planner

Town of Richmond
P.O. Box 285
Richmond, VT 05477
802-434-2430

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PLEASE NOTE MY NEW EMAIL ADDRESS: jdraper@richmondvt.gov

Gristmill <colin@gristmillbuilders.com>

Mon, Feb 25, 2019 at 1:32 PM

To: Jessica Draper <jdraper@richmondvt.gov>

Cc: Josi Kytte <josikytte@gmail.com>, Brendan O'Reilly <brendan@gristmillbuilders.com>

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To: Colin <colin@gristmillbuilders.com>
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Mon, Feb 25, 2019 at 4:35 PM

Right, got it. Will let you know shortly.

Thanks, -Colin
[Quoted text hidden]

brendan <brendan@gristmillbuilders.com>
To: Jessica Draper <jdraper@richmondvt.gov>
Cc: Colin <colin@gristmillbuilders.com>, Josi Kytile <josikytle@gmail.com>

Mon, Feb 25, 2019 at 9:41 PM

What is major public objection and how do they measure that ?

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To: brendan <brendan@gristmillbuilders.com>
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Wed, Feb 27, 2019 at 11:29 AM

Hi Brendan,

Sorry for my late reply. The public objection is really up to the planning commission or selectboard interpretation. If they feel as though they've received too much backlash to proceed.

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To: Jessica Draper <jdraper@richmondvt.gov>

Fri, Mar 1, 2019 at 3:54 PM

Hi Jess, they have decided to try change a few things, or at least see how the PC feels about trying them. I am waiting for Josi to send me concise little blurbs with supporting details to guide your drafting of the regs. Curious how quickly you need it? If you need it right now, I can give you the basics and fill in details later. Or I'm sure I'll have something from Josi by Monday if that's good enough.

Let me know, thanks, -Colin

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Jessica Draper <jdraper@richmondvt.gov>
To: Colin Moffatt <colin@gristmillbuilders.com>

Mon, Mar 4, 2019 at 11:02 AM

Hey Colin, just following up with this. Wondering if you have a better idea on what time you may have more details from Josi. I'm here until 5:30pm today-

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Right, sorry, I think Josi is having some travel issues. Here is what I asked her to elaborate on for potential changes:

1. Remove 60-40 ratio to start a move toward "form based zoning"
2. Define "dwelling unit" as something that represents what is being built and the actual impacts that type of housing has on town.
3. Allow 15 unit/acre density across entire parcel instead of "developable acreage"; because of small unit size and efficient use parking on un-buildable land.
4. Increase density to something more like Upper Block (approx. 30/acre); it works up there even with no parking and is in line with town and regional plans.

Let me know if that makes sense and I'll bug Josi again.

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Thanks for coming last night, feel free to forward any regulation examples you find and want them to consider-

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Gristmill <colin@gristmillbuilders.com>
To: Jessica Draper <jdraper@richmondvt.gov>

Thu, Mar 7, 2019 at 1:52 PM

Yeah! Good meeting, thanks for having us!

I copied below the regs I found about "1/2 dwelling unit" calculations. I'm not sure it matters if it is part of the density calculation, or part of a bonus program, but something like this would help (and Gabe too!)

Do you know how the developable acreage was calculated? It looks on the site plan like the acreage outside the wetland buffer is more than half the parcel? And, can the leased land from the railroad be included in that calculation? I actually don't think this part matters much if we deal with the dwelling unit definition and remove the ratio restriction, but still curious.

Thanks, -Colin

Hinesburg

(1) Dwelling Unit Size – Smaller dwelling units help to: create more affordable and

reasonably priced housing; allow for greater clustering and multi-family dwellings that make more efficient use of available space; require less energy for heating, cooling, electricity. To count toward the incentive for dwelling size, the livable floor area of the unit in question shall be no larger than:

- (a) Single family units 1500 sq. ft
- (b) 2-family & multi-family units 1200 sq. ft per unit

Waterbury

Dwelling Unit-

(c) In the Historic/Commercial Sub-district of the Downtown Design Review Overlay District, and the Campus Overlay District, the maximum density for multi-family buildings, for dwelling units per acre and dwelling units per building (per Table 5.3), shall be calculated with each one-bedroom dwelling unit that does not exceed 1,000 sq. ft. in gross floor area considered as one-half a dwelling unit.

Parking- (1) Dwellings: one and one-half (1.5) spaces for each dwelling unit, and one (1) space for each one-bedroom unit (one-half dwelling unit).

Williston

11.3.2 How is a dwelling unit defined? For the purposes of this chapter and for calculating density under WDB Chapter 19, one dwelling is defined as a dwelling unit containing 2 or more bedrooms. A dwelling containing only one bedroom or less (studio) is counted as 0.5 of a dwelling unit.

[Quoted text hidden]

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Thu, Mar 7, 2019 at 2:28 PM

Jess, here are some notes that Josi put together that support the discussions from last night.

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 **Town Plan Alignments to Jolina Court.docx**
15K

Ravi Venkataraman <rvenkataraman@richmondvt.gov>
To: Katie Mather <katie.mather@richmondvt.org>, ktmathewriter@gmail.com

Mon, Mar 2, 2020 at 12:37 PM

Thanks,

Ravi

Ravi Venkataraman
Town Planner
Town of Richmond
203 Bridge St.
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<http://www.richmondvt.gov/>

To note: All emails, and any respective attachments to the Town may be considered public records and may be subject to disclosure under the Vermont Open Public Records Act.

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