

**Town of Richmond
Development Revive Board
Meeting of April 13th 2022
Minutes**

DRB members Present: David Sunshine (Chair), Matthew Dyer (Vice Chair), Rodger Pedersen, David Schnakenberg, Padraic Monks, Alison Anand (alt)

Staff: Kayla Vaccaro, Tyler Machia

Others Present: MMCTV Live, Jay Furr, Joe Gay, Tom Cochran, Ryan Matherly, Emily Dawson, Scott Baker, Rodger Brown, Gary Bressor, Jean Bressor, Cameron Wong, Jim Cochran, Callie Ewald

Meeting Opened at 7:00 pm

1.CUR 2022-03 All Cycle Waste, Inc. Parcel ID#RG080: Applicant requests Conditional Use Review for proposed addition of re-use shed, replacement Attendants shed, compost totes and lean to compost shed, cardboard compactor, and redirection traffic flow at the Richmond Waste and Recycling Drop Off Center. Parcel ID# RG0080.

Discussion

- John Gay present newest version of sight plan to DRB
- Spent time going over changes to traffic flow at the sight
 - It was noted that signage had been changed to reflect new traffic patterns
 - Asphalt was also repainted
- Discussed how flooding issues for buildings has been addressed
 - Noted that Kyle Medash, Flood Plain Manger at ANR, noted that the new sight plan met the requirements for the Flood Hazard Overlay District
- DRB Member Rodger Pedersen asked what was being don't to educate people about traffic flow changes
 - Gay noted that there will be permanent signage identifying new entrance and exit as well as stop signs for traffic control
- Pedersen asked if has been busy at the sight yet
 - Gay noted that he was not sure as he had not been to new facility in person
 - Noted that it is similar in size to 20 other sights around the state with similar layouts all of which seem to work well

Motion to Move Application into Deliberative Session

Introduced by Rodger Pedersen, Seconded by Padraic Monks

Approved: Unanimously

After deliberative session motion by Sunshine, seconded by Monks to approve with following conditions: Shall submit prior to applying for a CO as-built documentation confirming the use of flood resistant materials, wet-floodproofing details, and electrical

installation to document compliance with Section 6.8.16 shall be provided. Permeant metal exit and entrance signs that are permanently affixed in their proper locations visible to the public

Approved: Unanimously

2. Gary & Jean Bressor – Application CUR 2022-04 : Applicant requests Conditional Use Review for an addition to an existing structure of +/- 130 ft² to the first floor and +/- 498 ft² to the second floor. Conditional Use Review required as per sections 4.8- Setback Modifications, 5.6-Conditional Use Review, and 6.7- Shoreline Protection Overlay District of the Town of Richmond Zoning Regulations. Parcel ID#BR401

Discussion

- Garry Bressor noted the previous permits of his home have been approved
 - Bressor noted that he expects to make significant gains on finishing work on home
 - Noted he was adding 120 Square Feet
 - Original home built before zoning
 - Noted prior approval of waiver for work inside of setbacks
- Chair David Sunshine noted that he has received a lot of comments about whether the Bressor house would be finished
 - Bressor noted that he has more time to finish the home now
- Chair Sunshine noted the changes to zoning organized required completion for work in a two year time frame
 - Changes made as of October 25th 2021
 - Noted that this would not impact current permits

Motion to Approve Application

Introduced by Padraic Monks, Seconded by Rodger Pedersen

Approved Unanimously

3. Sketch Plan Review Emily Dawson Parcel Id#SI1027: Applicant requests Subdivision Sketch Plan Review for a +/-14.94 acre lot into 2 lots of +/-2.32 and 12.62 acres respectively. Proposed smaller lot fronts Snipe Ireland Road and is not within the FHOD. Sketch Plan requirements as per §200 and §210 of the Town of Richmond Subdivision Regulations. Proposal located in the Agricultural/Residential (A/R) Zoning District at 1027 Snipe Ireland Road, Parcel ID# SI1027.

Discussion

- Scott Baker presented the sketch plan for Emily Dawson to DRB
- Noted that project is on 15 Acres AR zone
- Noted existing 2 br house.
- Planning on a two-lot subdivision
- New house sight 3 acre
- Housing location would be in existing field
 - Should not impact deer wintering area located on property
- Member Padraic Monks wants to make sure deer wintering area is protected
 - Would like a wildlife biologist to look at the property

- Cameron Wong recently purchased land north of Dawson lot wanted to know impact on his driveway which is currently shared
 - Need easement for proposed new road.
 - 30ft right of way through lot one to access lot two
 - Noted that where Dawson and Wong driveways meet are both within the sniper Ireland right of way

4.Subdivision Amendment Jim Cochran/ Callie Ewald Parcel ID#MK0809: Applicant requests Subdivision Amendment to Final Subdivision Application 2019-119. Applicant wishes to amend driveway plans as well as a condition of approval on original application decision regarding driveway grades. Proposal located in the Agricultural/Residential (A/R) Zoning District at 809 Milkweed Lane.

Discussion:

- Chair David Sunshine recused himself from this item
- Jim Cochran expressed concern over the need to change the grade on the preexisting driveway
 - Noted that when subdivision occurred previous ZA required road grade to be changes to 12%
- Noted that this would be a significant change to the road and would require extensive work to bring the road into compliance with 12% grade.

- Roger Brown noted that the grade of the driveway
- Cochran noted that the fixing the road before getting a CO would pose significant challenges to his family.
- Member Rodger Pedersen noted that this application is asking to separate the road issue from the conditions of getting a CO
- Member Padraic Monks noted that the subdivision changes had been made several years ago and the changes to the road grade were noted at that time

Motion to Move Application into deliberative decision

Introduced by Rodger Pedersen, seconded Padraic Monks,

Passed Unanimously

Motion After Deliberative Secession: Motion to deny subdivision amendment on the basis of not having authority to sever the conditions of the road from the requirements for a CO

In favor of motion: Matthew Dryer (Vice Chair), Rodger Pedersen, David Schakenberg, Padraic Monks

Against the motion: None

Recused: David Sunshine

Meeting Adjourned at 9:44pm