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Richmond Development Review Board
REGULAR Meeting
APPROVED MINUTES FOR AUGUST 14, 2019 MEETING

Members Present: David Sunshine (Chair); Padraic Monks; Roger Pedersen
Members Absent: Matt Dyer; Gabriel Firman; Alison Anand (DRB alternate)
Others Present: Suzanne Mantegna (ZA/Staff); Ruth Miller for MMCTV Comcast 15; Robert Thompson

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11 David Sunshine opened the meetings at 7:07 pm and requested participants sign in and provided an
12 overview of what an interested party is and stated the procedures for the meeting.

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14 Public Hearings:

15 Robert & Sarah Thompson- Application 2019-073 for Conditional Use Approval for a proposed side
16 setback modification at Parcel ID# TL0171, located at 171 Tilden Ave, Richmond, within the High
17 Density Residential (HDR) Zoning District.

18
19 Robert Thompson sworn in. Purchased 171 Tilden Ave earlier this year, intent to renovate the property.
20 Initially, to rent it out, but eventually move there when children go to high school. Plan to completely
21 renovate the structure. The house is in bad repair. Coming before the Board because the structure is
22 non-conforming on two sides, but is only planning on expanding on the west side. There is no insulation
23 currently in structure. Thinks it was a barn at one time. Planning on meeting Efficiency VT 2.0
24 standards with a continuous layer of insulation. Planning on putting insulation continuously around
25 and then put air barrier on the exterior, which is easier done on the exterior.

26
27 Mr. Sunshine clarifies that the applicant puts the insulation around then clapboard/siding. Mr.
28 Thompson agrees and explains the process that would be done to achieve. The total amount of new
29 insulation/siding is 10". Mr. Sunshine clarifies that would increase structure not foundation.

30
31 Mr. Sunshine asks ZA if the Richmond Zoning Regulations differentiate between foundation and side.
32 ZA replies no.

33
34 Mr. Pedersen asks when it is stripped down what do you see. Mr. Thompson replies vinyl siding over
35 clapboard vertical over weathered barn boards. Mr. Pedersen asks what is under the barn boards. Mr.
36 Thompson replies there are bolted together timber frames. Only other option is to insulate inward-
37 which is doable but undesirable because it could create moisture problems. Mr. Pedersen asks about
38 the exception that would allow DRB to approve. ZA explains the setback modification is from State
39 statute.

40
41 Mr. Pedersen asks if it is occupied now. Mr. Thompson replies no, it hasn't been occupied for 3 years.
42 Currently 1,400 sq. ft. but will increase up to 1,600 with raising of the roof. Planning to salvage, but
43 willing to raze. Planned to salvage as much as possible. Second mason coming to evaluate stone
44 foundation. Mr. Sunshine is surprised that the foundation is stone. Mr. Thompson replies that
45 foundation seems to be good.

46
47 Mr. Pederson what is the use of the building next door, the side where they are expanding. Mr.
48 Thompson clarifies that he is planning on expanding in all directions but only west side would it go in
49 the setback. The neighboring parcel is a single-family dwelling.

50
51 Mr. Sunshine asks ZA if he needs DRB approval for expansion of non-conforming structure. ZA
52 explains that the approval that is being sought is actually a setback modification not expansion of non-

1 conforming structure. Mr. Sunshine asks if neighbor okay with expansion. Mr. Thompson replies that
2 he was willing to come to ZA to see if Mr. Thompson could avoid DRB meeting. Mr. Thompson said
3 he was happy to go through the process. Mr. Sunshine asks ZA if any neighbors have contacted ZA.
4 ZA replies no conacts.

5
6 Mr. Sunshine clarifies the waivers that were being requested. Mr. Pedersen asks ZA what would be
7 required to be submitted, if did not have to come before DRB. ZA explains usually a sketch. What
8 applicant provided is better that most applicants submit.

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10 No further questions from the board.

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12 Questions from the public-
13 None

14
15 Move to approve 2019-073 by Mr. Pederson for setback modification of up to 10” and grant the two
16 waivers. Mr. Monks seconded. Passed 3-0.

17
18 Mr. Sunshine offers best of luck and speculates that the neighbors will be happy with this improvement.
19 Mr. Thompson hopes so and says it is a great little community.

20
21 **Other Business**

22 Minutes to be approved:
23 June 12, 2019- to be reviewed at September meeting.

24
25 July 10, 2019- to be reviewed at September meeting.

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27 Adjourn:

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29 Motion to adjourn the meeting at 8:20 pm by Mr. Monks, and seconded by Mr. Pederson. Vote 3-0.

30
31 Respectfully submitted by Suzanne Mantegna, Zoning Administrator/Staff to the DRB