

**RICHMOND DEVELOPMENT REVIEW BOARD
REGULAR MEETING
APPROVED MINUTES FOR AUGUST 13, 2014 MEETING**

Members Present: David Sunshine, Chair; Fred Fortune; Brad Worthen, (DRB Alternate),
Stephen Ackerman, Vice-Chair, Mike Donohue
Members Absent: Marvin Carpenter (DRB Alternate)
Others Present: Clare Rock, Town Planner/Staff to the DRB; Ruth Miller taping for MMCTV
Comcast 15; *see attached list*

HEARINGS

Sunshine called the meeting to order at 7:05pm and provided information regarding interested party status.

Atwood Holdings LLC – Application # 14-091 for Preliminary and Final Subdivision Review, Planned Unit Development Review (PUD), and Conditional Use Review for the amendment of an existing Subdivision and PUD Application, for the creation of 3 footprint lots for the development of 3 single-family units located at 2945 East Main Street, Richmond, VT (parcel EM 2945) located within the Agricultural/Residential Zoning District.

Sunshine swore in the attendees.

Rock provided a clarification of the address and the parcel numbers – the address is 2945 East Main Street, as depicted in the tax map. The reason for the two addresses was the property consisted of two lot which were merged.

Atwood provided a history of the existing development which included an existing duplex, he then asked permission for 2 more attached town homes and to then add an attached unit to the existing triplex. Atwood intended to add the last unit to existing triplex. Since changes in the market and conversations with residents he decided not to build that unit.

Atwood had approach Webb (adjoining neighbor), who sold additional land to get additional acreage to add units. So now Atwood intends to “detach” the previously approved unit which was approved to the existing triplex and move that unit to a standalone unit and is asking for permission to add two additional new units.

Sunshine stated that essentially Atwood is asking to move the 3rd unit and build 2 additional units. Based upon the Condo documents, Atwood intends to sell the units to current tenants. Atwood would like to be able to provide affordable units to Richmond residents.

Sunshine asked about the plans for the open space. Atwood responded that each unit has limited specified common elements, and the surrounding land which surrounds the entire development will be shared land accessible to the residents of the Atwood property.

Banks, adjoining neighbor, stated that residents have used his driveway to walk their dogs.

Worthen asked about the use of the common land in the far rear. Rock referenced section 5.12.5, the regulations do not require a path for access to the rear open space.

Banks stated that he felt that Debra Bells presentation in the sketch plan review was not accurate as she described the open land in the rear was open meadow. Atwood clarified that the area in the far rear is steep and wooded.

1 Worthen asked about the car ports. Atwood intends to build the car ports and understands that they
2 will have to be built as he moves forward with this development proposal. Atwood intends to sell the
3 individual units.

4 Worthen asked about the well and the flow. Atwood stated that the previous owner only built one well
5 when he should have built 2 wells. Atwood kept the well and added a storage tank and this provides
6 the water. The new well will be built for the 3 new units. Sunshine stated the state has jurisdiction
7 over the approval of the water and wastewater plans. The state will be issuing the WW permit within
8 the next few days. A couple of neighbors have concerns about the location of the wells. Atwood
9 shared the name and contact number of the engineering firm he is working with and encourages
10 people to call the firm with specific questions. Rock also shared the WW permit number which will be
11 amended.

12 Worthen asked about the memo from Gent, dated February 2013 and asked for an update of what
13 items have not been built.

14 Atwood stated:

- 15 ▪ The parking spaces for #11 and #12 have been built.
- 16 ▪ The retaining wall will not be built as the last unit on the triplex will not be built.
- 17 ▪ The landscaping and lighting plan is half completed, Atwood still needs to complete the
18 landscaping but it will be modified under this permit.
- 19 ▪ The dumpster currently has a wooden fence on 2 sides, the proposed plans include an
20 enclosure for the dumpster.
- 21 ▪ The carports have not been constructed and Atwood understands he will not get his CO for
22 the other units until he builds them.

23 Fortune asked about the heating for the new units. It will be propane. Fortune recommended these
24 be shown on the plan.

25 Banks felt there are some inaccuracy in Bells previous presentation. The slope of the land is not as
26 previously described. He stated some significant ponding and fears that the development will make
27 the situation worst. Some of the run off has affected his driveway.

28 Sunshine asked if this project requires a general permit for the soil disturbance, Atwood was unsure
29 as his consultant was not present.

30 Further discussion from Hamlin, Banks, and Atwood about the current flow of water into the rear of
31 the triplex.

32 Atwood would like to work with the adjoining landowners to ensure the runoff and any proposed
33 swales will be built to alleviate the run off situation. Banks stated he would like to see the detailed
34 swale plans and thinks the engineer should be on site to see the current extent of the ponding.
35 Atwood stated he would like to work with his neighbors to ensure this situation is properly addressed.
36 Banks would like to see the detailed drawing submitted and explained as part of the permit process.

37 Hamlin asked how the purchase of additional land made it possible to expand Atwood's
38 development. Sunshine stated that the regulations require certain acreage of land for a certain
39 amount of density.

40 Banks feels that the intent of the regulation was not intended for this type of development and the lot
41 configuration is contrived. He also stated that he felt this type of development does not fit the
42 character of the area.

43 Laura Harvey expressed concern about the proximity of the proposed well to their adjoining well.

44 Sunshine directed DRB members to review section 5.12 (PUD) and referenced the conditional use
45 section.

1 Sunshine asked about exterior lighting. The lighting plan is included in the packet. Atwood stated
2 that he is considering adding a light to the existing utility pole. Atwood also mentioned that during the
3 site visit early this afternoon with DRB member Donahue and Rock, Rock suggested this type of light
4 may negatively impact the neighbors.

5 Atwood provided a letter to the Supervisory Union, Rescue, Fire and Highway. The town received
6 responses from the Supervisory Union and from Rescue. Sunshine would like to hear back from the
7 Fire Chief.

8 Worthen, made a motion to enter into deliberative session, seconded by Ackerman. All in favor.
9 Sunshine closed the public hearing.

10 Atwood stated to the neighbors that he wants to be a good neighbor considering their history and
11 would like to ensure they are satisfied with the comfort level and will have his engineer work on the
12 storm water plans.

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15 **OTHER BUSINESS**

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17 **Meeting Minutes: June 11, 2014, July 9, 2014**

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19 June 11, 2014 - Sunshine made a motion to approve moved, seconded by Ackerman. So voted
20 July 9, 2014 – Fortune made a motion to approve moved, seconded by Worthen, So voted.

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22 **Deliberative Session**

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24 Ackerman, made a motion to exit deliberative session, seconded by Fortune.
25 Ackerman made a motion to approve the application with conditions, seconded by Donahue, all in
26 favor.

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28 **ADJOURN**

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30 Motion by Fortune to adjourn seconded by Ackerman. All in favor.

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