

Richmond Development Review Board
REGULAR Meeting
APPROVED MINUTES FOR February 14, 2018 MEETING

Members Present:	Roger Pedersen; Matt Dyer; Ian Bender (Vice-Chair); Gabriel Firman
Members Absent:	Alison Anand (DRB alternate); David Sunshine (Chair)
Others Present:	Suzanne Mantegna (ZA/Staff); Ruth Miller for MMCTV Comcast 15; Geoffrey Urbanik (Town Manager); Benjamin Heath; David Miskell; Joe McSherry; Martha McSherry; Ernie Spence; Louise Spence; Linda McGowan; Bonnie Morin; Don Morin; Brian Wright

Ian Bender opened the meetings at 7:05 pm and requested participants sign in and provided an overview of what an interested party is and stated the procedures for the meeting.

Public Hearings:

No public hearings

Other Business

-J. Hutchins, Inc.- Application 18-003 for Sketch Plan Review for proposed improvements to parcels located at 88 Rogers Lane (RG0088) owned by J. Hutchins, Inc. and 80 Rogers Lane (RG0088,a), owned by the Town of Richmond, currently leased to Chittenden Solid Waste District Drop-off Center. Both properties are located in the Commercial Zoning District and within the Special Flood Hazard Zoning District.

Benjamin Heath and David Miskell sworn in. Mr. Heath introduced himself, Vice-President and engineer at Hamlin. Showed Concept Plan. Proposes to install new access off River Rd/ Rte 117 to alleviate vehicle stacking issue and access to 88 Rogers Lane. Improvement to Town land. J. Hutchins would pay for all improvements to Town land but needs Town to be co-applicant.

J. Hutchins parcel has J. Hutchins and Landshapes. Site has significant commercial use already. The Portable Hot Mix Asphalt Plant would not be located all the time at site but would move to sites as needed. Goal is to use the same access point as the new CSWD Center. Provide circular access to site. Trucks would exit on Rogers Lane.

Mr. Heath speaks to the concerns that asphalt plant are noisy, smelly... Says that asphalt industry since 1970's has improved these. VOC (Volatile organic compounds) same as two fireplaces. PAH (Polysylic Aromatic Hydrocarbons) same as 10 woodstoves operating simultaneously.

Mr. Heath describes the potential sound levels created by unit- 1 meter away- 1 chainsaw, 100 meters- lawnmower, 1000 meters-refrigerator Mr. Pedersen questions when project would be in use. Mr. Heath says varies, and would depends on projects. Mr. Pedersen questions would the noise be constant while operating. Mr. Heath responds yes.

Mr. Heath speaks to all the regulatory hurdles that would be needed to be met. Special Flood Hazard Area- would require floodplain review from State. Mr. Heath has talked with Rebecca Pfeiffer, State Floodplain Manager. Only way to get permit is to show no increase to Base Flood Elevation (BFE) and hydrology report. J. Hutchins is consulting with engineer that worked with Town to model the Winooski River. They believe that this project would not increase BFE.

1 Mr. Heath states that cannot move forward without Town as a co-applicant. Town would have to be a co-
2 signer on all applications.
3

4 Mr. Firman request that applicant submits all VOC, PAH data to ZA.
5

6 Mr. Miskell speaks that this would be one of the first in state. J. Hutchins has one approved in Irasburg, and is
7 looking at Milton and other locations. Currently, there are two other asphalt plants in state and very expensive
8 and time consuming to transport. Trying to reduce transportation cost throughout state.
9

10 Mr. Pedersen questions how many trucks would go in and out. Mr. Heath responds that up to 7 trucks per hour
11 would arrive for asphalt.
12

13 Mr. Firman enquires about the hours of operation. Mr. Heath responds that there is the possibility of night
14 production of asphalt. Mr. Firman questions if the Asphalt Plant would work year round. Mr. Miskell and Mr.
15 Heath explain that it would not operate year round, the temperature must be over 40 degrees Fahrenheit and
16 over to operate.
17

18 Mr. Dyer questions whether the Selectboard would need to weigh in. Mr. Urbanik, Town Manager, speaks that
19 Town is generally in favor of project. Mr. Bender asks if Selectboard has received the same presentation. Mr.
20 Urbanik replies no, just looked at the applications materials. Mr. Pedersen questions if Riverview MHP
21 individual owners were notified, not just Falcon Management. Mr. Miskell said yes. ZA said not individually,
22 abutter list just MHP owner.
23

24 Mr. Bender questions what would happen in the next TS Irene storm event. Mr. Heath responds that it could
25 take up to 3 days to remove everthing.
26

27 Don Morin, audience member, questions the number of vehicles. Materials + aggregate + asphalt could be
28 much more that 7/hour. Mr. Heath doesn't believe would be too much traffic.
29

30 Brian Wright of CSWD speaks to support of project. CSWD would change traffic pattern. Would not reuse
31 Rogers Lane only asphalt trucks would use it. Mr. Bender questions when the busiest time is. Mr. Wright
32 responds Saturdays.
33

34 Mr. Bender questions about any environmental issues with mixer found. Mr. Heath says no issues.
35

36 ZA questions amount of fill. Mr. Heath not calculated amount.
37

38 Mr. Dyer questions what the applicant is looking for from Town. Mr. Heath responds whether Town wants to
39 move forward and be a co-applicant. Mr. Bender questions time-line. Mr. Heath gives time frame of
40 potentially moving forward this year.
41

42 Mr. Firman questions whether the approval for Irasburg has already been installed. Mr. Miskell says not yet.
43 It is permitted from town but has not arrived yet. Mr. Firman responds that if the project moves forward, the
44 DRB would like to see new asphalt plant when installed.
45

46 Questions from public:
47

48 None
49

50 Mr. Bender would like applicant to speak more to town. DRB would like to speak with Selectboard. Would
51 like more input from residents of MHP even if not owners of land. Mr. Pedersen and Mr. Bender will bring up
52 proposal with Selectboard and get back to applicant by Friday with more direction.
53
54

1 -Don & Bonnie Morin- Application 18-006 for Sketch Plan Review for a proposed multi-unit residential
2 building at Parcel EM0112, located at 112 East Main Street, Richmond, within the Residential/Commercial
3 Zoning District.

4
5 Don & Bonnie Morin sworn in. Mr. Morin speaks that they own property and two abutting properties by 112
6 East Main. House is in bad shape and should be torn down. Potential buyer would like to get a group home.
7 To demolish and replace with duplex would not make financial sense. Proposing demolishing house and add
8 two duplexes attached by a breezeway.

9
10 Mr. Morin quotes old Town Plan that speaks to housing stock. Potential new Town Plan references need for
11 housing. Ms. Morin speaks to their other properties in Richmond and doesn't want to be a slumlord. The
12 Morin's have lived near the parcels previously.

13
14 Mr. Morin questions why group home allowed but not quadplex. ZA speaks that group home is State
15 regulation. Mr. Morin speaks that the available affordable housing in Town is insufficient. Zoning is
16 insufficient for existing lots in Village. The Morin's speak to need for good rental housing.

17
18 DRB discussion of what is in zoning regulations.

19
20 Mr. Morin contends that the Town wants a Group Home believe Main Street should allow more density. Mr.
21 Firman and other DRB members doesn't disagree.

22
23 Mr. Bender questions Morin's and says they should speak to the Planning Commission about changes in Town.
24 Mr. Morin believes that previously changes like this were allowed by DRB. Mr. Bender speaks that DRB is
25 trying to follow the rules more so than past, but can agree that potentially can change Zoning.

26
27 Audience questions-

28 Linda McGowan questions the review board process. Mr. Bender, ZA, Mr. Dyer explain process. Ms.
29 McGowan talks about need for more density, add more people to water rolls.

30
31 Mr. Firman ask about variance. ZA reads variance language. Mr. Dyer explains that The Morin's probably
32 won't get one since can still develop parcel but maybe not to their liking. Mr. Pedersen explains that DRB
33 must conform to regulations, can't make their own rules.

34
35 Ms. McGowan speaks about her house and trust she put it in.

36
37 Discussion closed.

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40 Minutes to be approved:

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42 Minutes from December 13, 2018. Motion to approve by Bender with no changes. Motion passes 3-0.

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44
45 Adjourn:

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47 Adjourned at 8:40pm.

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50 Mr. Bender offered a motion to adjourn the meeting at 8:40 pm and was seconded by Mr. Dyer and the motion
51 carried 3-0.

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