

Richmond Development Review Board
REGULAR Meeting
APPROVED MINUTES FOR July 11, 2018 MEETING

Members Present:	David Sunshine (Chair); Gabriel Firman; Padraic Monks (DRB Alternate)
Members Absent:	Alison Anard (DRB alternate); Matt Dyer, Roger Pedersen
Others Present:	Suzanne Mantegna (ZA/Staff); Ruth Miller for MMCTV Comcast 15; Jeffrey Edwards; James Cochran; James Garris; Joseph & Rebecca Doppman; Wes Grove

ZA and David Sunshine met with Jeffrey Edwards on July 11, 2018 for a site visit.

David Sunshine 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:

Jeffrey Edwards- Application 2018-066 for Conditional Use Review for stream bank stabilization in the Flood Hazard Overlay District at Parcel ID# HI1717, located at 1717 Hinesburg Rd, Richmond, located within the Agricultural/ Residential (A/R) Zoning District.

Jeffrey Edwards sworn in. The bank on the stream that bisects his parcel has been eroding and exposing a curtain drain for his house and force main for shared septic. He explained what he intends to do to fix.

David explains that he was the DRB liaison and went for a site visit with ZA today. He affirmed that the bank needs to be stabilized.

Any questions from the board: None

Any questions from the public- None

Mr. Sunshine asks if work would be done this summer. Mr. Edwards explains that the approval from Chris Brunelle is only good through this year.

Motion to approve by Mr. Firman. Mr. Monks seconds. Passed 3-0.

Cochran’s Ski Area- Application 2018-067 for Conditional Use and Site Plan Review for the addition of thirty (30) additional hill/slope lights on the Race Trail at Parcel ID# CO0919, located at 910 Cochran Rd, Richmond, located within the Agricultural/Residential (A/R) Zoning District.

Jimmy Cochran sworn in explains that right side of mountain trail have lights but no snowmaking. Left side has snowmaking but no lights. Cochran’s has secured a grant along with a donor that would fund the installation and purchasing of the lights.

The use of the trails has increased with races, and potential of accidents or dangerous conditions has increased as well. The addition of the proposed lights could impact neighbors and Cochran’s is cognizant of the fact. Has talked to neighbors that are impacted. Looking into different ways of making sure that lights would be automatically turned off.

Mr. Sunshine, a volunteer at Cochran’s, speaks to the busy nature of the ski slopes at times.

Questions from the board- Mr. Firman inquires if the existing lights are LEDs. Mr. Cochran responds no, the previous time they got approval for lights LEDs were too expensive. Now they are thebest option.

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2 Neighbor to the north, James Garris, introduced. Mr. Cochran knows that Mr. Garris is visually impacted by the
3 lights. Accidentally, the existing lights were left on all night this past year and Mr. Garris impacted all night.
4

5 Questions from the board- Mr. Monks ask what are the circles represent on the plan. Mr. Cochran explains they
6 are the footcandles for the lights. In lighting a trail you are looking to have even illumination- no hotspots or
7 low spots.
8

9 Mr. Firman questions on what is the item on the far right of the plan. Mr. Cochran potential expansion but not
10 part of this application.
11

12 Mr. Sunshine speculates that the lights would most likely to be used in January and February. By March the hill
13 is lighter later.
14

15
16 Questions from the audience-

17 James Garris, neighbor across the river, asks if the lights would make the hill brighter or less bright than existing
18 lights. Mr. Cochran responds that it should be about the same level of brightness. Mr. Garris wonders when the
19 lights would actually be on. Mr. Cochran says the DRB decision from 2013 specified the hours. Mr. Garris
20 wonders if Cochran's is proposing a change. Mr. Cochran plans to keep the hours the same. Mr. Garris would
21 request that there be some kind of automatic timer for on and off. Or only if the trail is open should the lights
22 be on. Mr. Cochran explains that it would be safer and quicker if sometimes they could have lights on if making
23 snow or set up trails.
24

25 Mr. Firman questions if decision did or didn't specify that if Cochran is closed the lights should be off. Mr.
26 Cochran replies no.
27

28 Mr. Sunshine questions when they groom the trails- nights or morning. Night, replies Mr. Cochran. Snowcats
29 have lights but it would be helpful if trail lights were on, but grooming is mostly done in the dark.
30

31 Mr. Firman questions Mr. Garris about how much he can see from the house. Mr. Garris replies he is across the
32 valley, not an abutter but affected by lights.
33

34 Mr. Firman questions about the technology of the lights. Can individual lights be turned off and on? Mr. Cochran
35 replies, no. The individual trails are on different circuits but not individually lights. Technology is coming to
36 let that happen but it is too cost prohibitive now.
37

38
39 Mr. Firman motion to move to deliberative session. Mr. Monks seconded. So moved 3-0.
40

41 Nest Properties- Application 2018-068 for Preliminary Subdivision approval for a Planned Unit
42 Development-Residential/Subdivision (no new lots) at Parcel ID# CO0333, located at 333 Cochran Rd,
43 Richmond, located within the Agricultural/Residential (A/R) Zoning District.
44

45 Joseph Doppman and Wesley Grove sworn in. Coming with a Preliminary Subdivision approval for a Residential
46 PUD. House is on same footprint as duplex that was torn down. Difference from May application is adding new
47 curb cut for more parking. Access Permit not approved yet by Pete Gosselin, Highway Forman.
48

49 Mr. Sunshine states that the DRB only turned down application in May because did not show that parcel was an
50 acre.
51

52 Discussion about number of curb cuts. Mr. Monks explains that regulations prohibit two curb cuts and asks
53 applicants if they can make more parking with only one curb cuts. Mr. Grove responds would like to have the
54 second but can make do if necessary. Mr. Grove adjoining lot has vegetation that blocks visibility to the left
55 when turning onto Cochran Rd.
56

1 Mr. Firman wonders if maybe the curb cut can be moved to the other side. Mr. Grove responds that would drive
2 over septic. Mr. Sunshine questions if the parcel is on municipal services. Mr. Doppman replies yes, but it
3 pumps up to the municipal sewer.
4

5 Mr. Monks was curious about how increase in lot size when first reviewed application but since original was
6 only sketch it makes more sense. Mr. Sunshine expresses confidence in Chris Haggerty from Button Surveyors.
7

8 Applicant requests a waiver from Preliminary Application fee. Mr. Sunshine ask ZA if the DRB can grant. ZA
9 replies it is at the DRB discretion. Mr. Sunshine says they will take it under consideration.
10

11 Mr. Firman moves to deliberative session. Mr. Monks second. So moved 3-0.
12

13 **Other Business**

14 Minutes to be approved:

15 Motion to approve with changes. Motion passes 3-0.
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17

18 Mr. Firman offers motion to go into deliberative session at 7:50 pm, Mr. Monks seconds. Passes 3-0.
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20

21 Motion to exit deliberative session at 8:45 pm.
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23 Motion to approve with conditions, application 2018-067. Passed 3 -0.
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25 Motion to approve with comments and conditions, application 2018-068. Passed 3-0.
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27

28 Adjourn:

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30 Mr. Sunshine offered a motion to adjourn the meeting at 8:55 pm and was seconded by Mr. Firman and the
31 motion carried 3-0.
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33

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