

Richmond Development Review Board
 REGULAR Meeting
 APPROVED MINUTES FOR June 10, 2020 MEETING

6	Members Present:	David Sunshine (Chair); Padraic Monks (via phone); Roger Pedersen;
7		Matt Dyer (Vice-Chair); Gabriel Firman
8	Members Absent:	Alison Anand (Alternate)
9	Others Present:	Suzanne Mantegna (ZA/Staff); Yana Walder; Rich McClain; Robert &
10		Kathleen Landry; Peter Halvorsen; Wright Preston; Paul & Heather
11		Parker; Virginia Clarke

12
13 David Sunshine opened the meetings at 7:05 pm.

14
15 Mr. Sunshine requested participants sign in or identify themselves since we are via zoom
16 and provided an overview of what an interested party is and stated the procedures for the
17 meeting.

18
19 **Public Hearings:**

20
21 **Kathleen & Robert Landry/ Court Street Associates-** Application 2020-033 for Conditional
22 Use Review for a change in use from an Inn to commercial use for Professional Offices at 191
23 East Main St, Parcel ID EM0191, in the Residential /Commercial (R/C) Zoning District.

24
25 Yana Walder from Court Street Associates sworn in. They were given 4 items that they were
26 to clarify and resubmit, which they have done.

27
28 Questions from the board-

29
30 Mr. Sunshine states that 14' driveway is what VTrans is willing to approve. Ms. Walder
31 confirms that VTrans will approve a 14'w x 25' apron. Planning on paving lot. Mr. Sunshine
32 confirms that they are planning on paving the entire parking area. Ms. Walder says that they
33 plan on paving the entire parking area.

34
35 Mr. Sunshine appreciates that site plan professionally done, makes it easier for them to see
36 what they want to do.

37
38 Discussion about engineer's exemption letter. Ms. Walder says that have discussed with State
39 but will be using much less water and sewer.

40
41 Mr. Sunshine confirms that the offices are for various professionals. Ms. Walder agrees.

42
43 Questions from the public:
44 Virginia Clarke asks to see the plan

45
46 Mr. Pedersen asks about the width of the driveway. He thought it was to be 12' but he is
47 hearing 14'. Ms. Walder states that VTrans would prefer 14' and that is what they are going
48 to do.

49
50 Ms. Clarke asks if the garage is the existing structure. Ms. Walder affirms that it will remain.
51

1 Paul Parker, abutter, states his thanks for leaving the stone wall intact. Ms. Walder replies
2 that it took them awhile to figure it out but glad to keep it.

3
4 Mr. Parker wonders if the amount of parking is sufficient for 8 offices. ZA mentions that
5 according to regulations that 11 is minimum required.

6
7 Ms. Clarke ask if the 8 offices will encompass the whole building. Ms. Walder replies yes,
8 along with some shared space.

9
10 Mr. Sunshine asks if the board comfortable to have 14' width instead of 20'. Mr. Dyer and Mr.
11 Firman okay. Mr. Pedersen asks if they have received the VTrans permit. Ms. Walder replies
12 still waiting.

13
14 Motion to approve 2020-033 by Mr. Pedersen, seconded by Mr. Dyer. Passed 5-0-0
15 Subject to the issuance of VTrans permit with not less than 14' wide driveway.

16
17 Mr. Dyer recused from the next application since he is an abutter. Mr. Sunshine is also an
18 abutter but not recusing since activity is hundreds of acres away from his property. Asked at
19 May 13th meeting if anyone had an objection. None stated.

20
21 Mr. Firman leaves the meeting due to connectivity issues.

22
23 **Town of Richmond-** Application 2020-039 for Conditional Use Review for change in use to
24 an Outdoor Recreational Facility, and a variance from the front setback from 55' to 35' from
25 the centerline of East Main St for a parking lot at 1129 East Main St, Parcel ID 1129, in the
26 Agricultural/Residential (A/R) Zoning District.

27
28 Pete Halvorsen, Wright Preston, members of the Andrews Community Forest and an abutter,
29 sworn in.

30
31 Question from the board-
32 Mr. Sunshine asks what has been done since last meeting.

33
34 Mr. Halvorsen has contacted VTrans. He has also flagged parking- white flags variance
35 request. Orange proposed parking spaces.

36
37 Mr. Sunshine broaches discussion on the variance criteria. Mr. Monks question about the
38 orange flags depicted parking outside the variance, but the white flags come very close to the
39 telephone pole support. Mr. Halvorsen replies the orange meets the zoning regulations and
40 setbacks. The white flags would allow them to have an extra parking space. Mr. Pedersen
41 confirms that the difference between the orange and the white flag is 15'.

42
43 Originally, Mr. Halvorsen asked for a 20' variance and is now asking for a 15' variance
44 because of support. Mr. Sunshine asks if they have contacted GMP about moving pole. Mr.
45 Halvorsen said that he does not think it would be fruitful. Mr. Preston comments that yes they
46 do have 400 acres but beyond the gate it gets very steep. This is the best place for a parking
47 lot.

48
49 Mr. Monks requesting variance to gain an additional parking space. And not proposing to
50 blast ledge. Mr. Halvorsen states that would be very expensive. Mr. Pedersen asks how

1 much. Mr. Halvorsen estimates 20K. Mr. Pedersen confirms that haven't gotten estimate just
2 a guess.

3
4 Question from board: None.

5
6 Comments from the public- Mr. Dyer, abutter, would strongly support granting variance.
7 Agrees that this is the best location for the parking lot. Would encourage the board to consider
8 it.

9
10 Mr. Sunshine wonders about what will happen in the future as the ACF expands the use of
11 the parcel. Thoughts about the future parking needs. If they add trails and successful what
12 will happen. Mr. Preston thinks the Town needs to create small parking areas throughout
13 Town with a series of small, safe parking areas.

14
15 Mr. Halvorsen mentions that Recreational Trail Program through Federal grant program may
16 be an option in the future.

17
18 Mr. Preston asks if the DRB approved the lower trail discussed last meeting. Was there a
19 decision given. Mr. Sunshine replies that since it was continued, they have not issued
20 decision. There are two request- variance and use.

21
22 Mr. Halvorsen replies that structures can be approved by ZA. ZA there are some things that
23 are reviewed by the DRB. Mr. Halvorsen states they are happy to follow existing Zoning
24 Regulations but will return if needed.

25
26 Mr. Pedersen ask was the bus parking spot chosen to be close to the road and not further
27 back. Mr. Halvorsen had to do with the turning radius and it could allow the bus to back in.
28 Mr. Pedersen wonders how the parking area will be delineated. Mr. Halvorsen replies with
29 signage and gravel parking. Mr. Preston states that the Highway Dept. will plow in the winter
30 and that will keep it delineated.

31
32 Motion by Mr. Monks to enter deliberative session, seconded by Mr. Pedersen. Passed 3-0-
33 1.

34
35 Mr. Halvorsen asks if will make decision on Conditional Use. Mr. Sunshine replies that they
36 will make a decision on all of their request. Mr. Preston wants to know if it will be tonight. Mr.
37 Sunshine replies hopefully.

38
39 Mr. Dyer rejoins board.

40
41
42 **Other Business:**

43 *Minutes to be approved-* April 8, 2020 – 4-0-0.
44 May 13, 2020- with corrections 4-0-0

45
46 Organizational meeting- elect officers
47 Mr. Dyer nominates Mr. Sunshine as Chair. Mr. Pedersen nominates Mr. Dyer as Vice-Chair.
48 Both seconded by Mr. Monks. Passed 4-0.

49
50 Motion to enter deliberative session at 7:54 pm by Mr. Pedersen, seconded by Mr. Monks.
51 Passed 4-0-0.

- 1
- 2 Motion to exit deliberative session at 8:09 pm.
- 3
- 4 Vote on App 2020-039 – approve change of use to Outdoor Recreation Facility. Passed 3-0-
- 5 1
- 6 Vote on App 2020-039 variance request from front yard setback. Denied 0-3-1.
- 7
- 8 Move to adjourn at 8:10 pm
- 9
- 10 Respectfully submitted by Suzanne Mantegna, Zoning Administrator/Staff to the DRB