

Richmond Development Review Board
REGULAR Meeting
APPROVED MINUTES FOR May 9, 2018 MEETING

Members Present: David Sunshine (Chair); Matt Dyer; Ian Bender (Vice-Chair); Gabriel Firman; Roger Pedersen; Padraic Monks (DRB Alternate)

Members Absent: Alison Anard (DRB alternate);

Others Present: Suzanne Mantegna (ZA/Staff); Ruth Miller for MMCTV Comcast 15; Cindy Feloney; Gary & Jean Bressor; Jack Linn; Angelike Contis; Martina Prince; Joseph Doppman; Wesley Grove; John Fath

ZA and Ian Bender met with Cindy Feloney on May 3, 2018 for a site visit.

ZA and Roger Pedersen met with Joseph Doppman on May 9, 2018 for a site visit.

David Sunshine opened the meetings at 7:01 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:

Cindy Feloney- Application 2018-026 for Site Plan Review for adding additional parking at Parcel ID# WM0035, located at 35 West Main Street, Richmond, located within the Village Commercial (VC) Zoning District.

Mr. Sunshine and Mr. Firman recuse themselves and leave the room and reenter as audience members.

The Applicant explains the reasons for additional parking. Tenants are successful and additional parking would be welcome. The applicant reused 2006 site plan and is requesting a waiver to the requirement that a professionally prepared site plan be submitted.

Mr. Pedersen questions if they are going to pave the drive. Ms. Feloney replies no, and that she believes that it is more environmentally friendly to have gravel. Mr. Pedersen inquires if it is paved now. Ms. Feloney responds that when she purchased it there was gravel and she has maintained it as gravel.

Mr. Pedersen wonders if there will be an entry from Bridge St. Ms. Feloney replies that the only entry will be from Main Street, and that historically people were using driveway as a shortcut and she has since placed boulders to stop through traffic. Mr. Dyer inquires where is the alley way. Ms. Feloney responds between the Gifford building and the Mason building. Ms. Feloney gave an easement to the businesses on the Masonic block for parking several years ago. Mr. Dyer inquires if she was going to keep grading as is. Ms. Feloney responds yes. Mr. Bender ask if grade from the parking lot within standards. Mr. Bender wonders if there has been any flooding. Applicant responds no.

Questions from the audience-

David Sunshine inquires if there will be any additional landscaping. Ms. Feloney responds no. Mr. Sunshine asks if there will be any additional lighting. Applicant responds no. Gabriel Firman question about where the spaces are.

Angelike Contis, MMCTV director, wonders if the parking would be labeled for tenants. Ms. Feloney has plans to designate parking this spring.

Martina Prince, tenant at 35 W. Main, says she would like to have more parking for her business, often back to back dance classes and parking is at a premium.

Mr. Bender to move to enter deliberative session. Roger moved. Motion passed 4-0.

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2
3 Nest Properties- Application 2018-027 for Subdivision and Conditional Use Review for a proposed
4 Residential Planned Unit Development at Parcel ID # CO0333, located at 333 Cochran Rd, Richmond, located
5 within the Agricultural/Residential (A/R) Zoning District.

6
7 Mr. Sunshine and Mr. Firman rejoin hearing as DRB members.

8
9 Applicant requesting preliminary and final subdivision approval.

10
11 Joseph Doppman and Wesley Grove, co-owners of Nest Properties, sworn in.

12
13 Mr. Sunshine wondering if applicant submitted a surveyed plan showing new structure. Applicant responds no
14 not a new survey just a drawn plan.

15
16 Mr. Dyer inquires if duplex would have the same footprint as existing site. Applicant responds yes.

17
18 Mr. Sunshine questions if easement language/covenants have been submitted. Applicant did not submit
19 covenants since did not want to bear expense of lawyer if not approved by DRB.

20
21 Mr. Sunshine says that there should be a party wall agreement, space each unit will own, maintenance agreement.
22 Mr. Pedersen would like to know how third party agreement would be structured and if a homeowner can still
23 buy flood insurance if out of flood plain. Audience member/neighbor replies yes. Mr. Sunshine questions about
24 Bass Flood Elevation. Mr. Doppman responds that he has raised the grade to place the lowest level 2' above
25 flood plain.

26
27 Mr. Sunshine would like a site plan with buildings proposed, showing parking, driveway and any other
28 easements. Documents that would be proposed for the saleable structures.

29
30 Questions from the audience- none.

31
32 Mr. Dyer motion to enter into deliberative. Mr. Bender seconds. Passed 5-0.

33
34
35 **Other Business**

36
37 Gary Bressor- Application 2018-034 for Sketch Plan Review for proposed Subdivision and PUD-
38 Residential at Parcel ID# TR0055, located at 55 Thompson Rd, Richmond, located within the
39 Agricultural/Residential (A/R) Zoning District.

40
41 Gary and Jean Bressor- own 5.25 acre on Thompson Rd. and has built ½ duplex already. Bought the
42 property in 2005 and it was part of a farm and part is the conserved Preston property. Betty Preston
43 farmed land until State proposed Bulk Tank regulations.

44
45 Mr. Bressor presents a slide show. Shows view from end of barn. States that they are looking at three
46 different development plans. Would like to retain feeling that is around the Round Church Park and
47 Town Green. Showed previous sketch plan with 5 one acre lots.

48
49 Mr. Sunshine wonders if the lot is serviced by municipal water and sewer. Mr. Bressor responds yes
50 and that it was put it in when added the duplex.

51
52 Slide show continues and shows pictures of UVA- academic village. Mr. Bressor likes the interaction
53 between professors and students that was Jeffersons design.

54

1 Applicant shows sketch of units connected by arcade. States that building design is still in flux. He
2 likes Shaker Villages and how simple the designs of the buildings are. Shows pictures of houses and
3 the 1/2 duplex at 55 Thompson Rd and property at 4 Cochran Rd from back.
4

5 Mr. Firman questions what the preferred plan is. Mr. Bressor responds that depends on the day. Mr.
6 Firman inquires what the layout of the homes are and how many bedrooms. Mr. Bressor responds that
7 the ½ duplex that is built is a 2BR home and that he likes to see the small dense housing options in
8 communities. Bristol, Waterbury have dense communities.
9

10 Mr. Sunshine recommends that the applicant talk to a bank first.
11

12 Discussion regarding number of units allowed. Per Richmond Zoning Regulations 5.24 acres can be
13 made into 5 lots in the Agricultural/ Residential Zoning District. Discussion with ZA about number of
14 dwelling units allowed.
15

16 Mr. Pedersen clarifies that 8 units proposed.
17

18 Gabriel needs to depart at 8:45 pm.
19

20 DRB closes discussion.
21

22 J & L Fath Properties- Application 2018-044 for Sketch Plan Review for proposed Subdivision and
23 PUD (conversion of upper level of commercial building to two apartments) at Parcel ID# BR0039,
24 located at 39 Bridge St., Richmond, located within the Village/Commercial (V/C) Zoning District.
25

26 John Fath, owner of the Toscano building, is sworn in, he is wondering about the ability of adding apartments
27 to the second floor, since commercial space is not in demand. Either two 2 BR or four 1BR would be
28 desirable. He would consider adding parking on the west side although BR0039 is exempt from parking
29 requirements. Mr. Fath understands that current zoning regulations would only allow for one apartment.
30 Square footage of upper level is 2400 square feet.
31

32 Mr. Sunshine explains that the Town Plan is not in effect, and until new Plan is approved and Planning
33 Commission revises the regulations, the DRB has to deal with the underlying Zoning District which allows
34 only one dwelling unit per 1/3 dwelling unit.
35

36 Mr. Fath replies that he is only left with the ability to add one apartment. Mr. Fath has a questions about
37 parking. Mr. Sunshine replies that the building is waived from required parking. Mr. Fath would like to add
38 parking. Mr. Sunshine asks ZA if applicant would need just a simple zoning permit to add parking. ZA replies
39 no that it would have to be approved by the DRB.
40

41 Mr. Firman asks a question about possibility of a variance. Mr. Sunshine replies that the DRB can't grant a
42 variance for something that is of the applicants making. Mr. Bender states that the only way forward for the
43 applicant is to change the zoning. Mr. Sunshine states that the applicant should talk to the Planning
44 Commission.
45

46 Mr. Fath think that the Town should be forward thinking and allow change. Mr. Sunshine replies that all
47 buildings around him have similar issue but all are grandfathered.
48

49 Mr. Fath inquires how to get change in a reasonable length of time.
50

51 Mr. Sunshine directs him to Title XXIV about putting things forward to the Planning Commission, and says
52 Mr. Fath should talk to the Fire Marshall before he building any apartments.
53

54 Mr. Firman inquires if anyone ever successfully received a variance. Mr. Sunshine replies no.

1 Mr. Firman speaks about various similar issues that have come before the DRB recently. Mr. Sunshine states
2 the more bedrooms you have the more difficult it is to manage.

3
4 Would still need a Zoning Permit from ZA to convert upper level to an apartment.

5
6 Minutes to be approved:

7
8 Discussion regarding DRB minutes from 4/11/18 meeting and comment from Brad Elliot. Motion to approve
9 by with no changes. Motion passes 5-0.

10 Mr. Dyer offers motion to go into deliberative session at 8:50 pm, Mr. Pedersen seconds. Passes 4-0.

11 Motion to exit deliberative session at 9:20 pm.

12
13 Motion to approve application 2018-026 by Mr. Bender. Passed 4-0.

14
15 Motion to deny preliminary/final subdivision approval application 2018-027 PUD. Mr. Bender motion to
16 deny. Mr. Pedersen seconded. Passed 4-0.

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18
19
20 Adjourn:

21
22 Mr. Sunshine offered a motion to adjourn the meeting at 9:30 pm and was seconded by Mr. Dyer and the
23 motion carried 4-0.

24
25
26 Respectfully submitted by Suzanne Mantegna, Zoning Administrator/Staff to the DRB