

Richmond Development Review Board
REGULAR Meeting
APPROVED MINUTES FOR APRIL 8, 2020 MEETING

Members Present:	David Sunshine (Chair); Padraic Monks; Roger Pedersen; Matt Dyer (Vice-Chair); Gabriel Firman
Members Absent:	Alison Anand (Alternate)
Others Present:	Suzanne Mantegna (ZA/Staff); Angelike Contis for MMCTV Comcast; Gary & Jean Bressor; Tamara Smith; Ben Bush; Matt Dyer; Bob Allen

David Sunshine opened the meetings at 7:02 pm.

Mr. Sunshine requested participants sign in or identify themselves and provided an overview of what an interested party is and stated the procedures for the meeting.

Public Hearings:

Mr. Dyer recuses himself from the first application.

Derek Miodownik & Tamara Smith- Application 2020-019 for Conditional Use Review for an addition to a principal structure in the Flood Hazard Overlay District at 112 Esplanade, Parcel ID ES0112, in the High Density Residential (HDR) Zoning District.

Matt Dyer sworn in. Only Matt will give evidence. Mr. Dyer states that generally speaking it is a small addition off the rear and a front porch but doing an improvement to the foundation and creating a walk-out area for all water that enters the basement will exit more easily. But since it is in the flood area it is a substantial improvement. Basement will be used storage. Small mechanical room will be added with kitchen addition. First floor is above BFE and the house does not need to be raised. Most work done is for floodproofing. The addition on the lower level will be supporting the first floor addition but will not be enclosed.

Questions from the board:

Mr. Sunshine will the house be jacked up. Mr. Dyer replies no, there will be some support work done to replace block foundation but done without lifting the house. Flood vents added.

Mr. Dyer addresses questions from R. Pfeiffer, Floodplain Manager. Electrical will be brought up to mechanical room on the first floor, no propane tank they are on natural gas. Flood vents done by company that engineers them. Plan on completing as-builts. Knows that it is a Substantial Improvement. The new foundation will be engineered for the flood zone. Everything will be designed and engineered Important so work last forever.

Mr. Sunshine asks if was there flooding with TS Irene. Tamara basement flooded 2/3 or 3/4 which compromised the foundation.

Mr. Pedersen asks what was there before. Lower level plan page 2, the two "L" shaped wing wall are new. Mr. Pedersen asks what will be removed. Mr. Dyer replies that currently there is a deck that will be removed.

Questions from the public:

None

1 Vote to approve Application 2020-019 by Mr. Pedersen incorporate conditions from Staff
2 Report and letter from Rebecca Pfeiffer including as-builts, seconded by Mr. Monks. Passed
3 4-0-1.

4
5 Discussion about how to get decisions signed.

6
7 Mr. Dyer rejoins the Board.

8
9 **Peaceable Kingdom-** Application 2020-018 for an Amendment to an approved Subdivision
10 to move a shared driveway 12' for Lot 3, 4 & 5, move the lot line between Lot 1 & Lot 2, move
11 the building envelope for Lot 3 10', move parking for Lot 1, at 69 Thompson Rd and 4 Cochran
12 Rd, Parcel ID TR0069 and CO0004, in the Agricultural/ Residential (A/R) Zoning District.

13
14 Gary and Jean Bressor sworn in. They were a couple of ideas from people who bought or
15 would like to purchase a lot. Unit on corner, suggestion to move parking. They received an
16 approved Access Permit approved to move 20'. Existing yellow house has an offer and want
17 to move the shared driveway 12' to be further away from the house. Thought that Lot 3 needed
18 to have a 20' setback because of buried electric but Green Mountain Power said that the
19 additional setback wasn't needed

20
21 Questions from the board:

22
23 Mr. Sunshine says he has reviewed the covenants. Asks if have the covenants been
24 recorded. Mr. Bressor replies yes, they have sold a lot so has recorded.

25
26 Mr. Pedersen asks if Mr. Bressor can walk him through the marked up plan. Start at the
27 Carpenter house. Moving the access to where the existing blue garage is located so no
28 backing into Thompson Rd. Unit 2 will park by the house and Unit 3 will park where. ZA
29 comments that parking is off Peaceable Street.

30
31 Mr. Pedersen asks about moving the building envelope, boundary line between 3 & 4. Had a
32 20' setback and changing to 10' similar to the other. Mr. Pedersen asks about the increase
33 to common area. Proposing to move shared driveway for Units 4 & 5 and so the little piece
34 was deducted from Lot 5 and added to common land.

35
36 Questions from the public:

37 None

38
39 Mr. Sunshine and Mr. Pedersen confirms that the mylar has been recorded and that will have
40 to submit a new one.

41
42 Mr. Dyer moves to approve Application 2020-018 with the proposed conditions. Seconded by
43 Mr. Firman. Passed 5-0-0.

44
45
46 **Other Business:**

47 Mr. Sunshine confirms who is up for reappointment to the DRB. ZA replies it is Mr. Sunshine
48 and Mr. Dyer.

49
50 *Minutes to be approved-* March 11, 2020 passed 4-0-1 with no changes.

51

- 1 Mr. Sunshine asks ZA about other items for discussion and will there be a busy May meeting.
- 2
- 3 Bob Allen joined the meeting late and wanted to know what the proposed changes were for
- 4 the Smith-Miodownik application. Mr. Sunshine and Mr. Dyer explained the changes. ZA
- 5 mentioned that the plans were on the Town website for review as well.
- 6
- 7 **Adjourn:**
- 8 Motion to adjourn at 7:32. Passed 5-0
- 9
- 10 Respectfully submitted by Suzanne Mantegna, Zoning Administrator/Staff to the DRB