

**RICHMOND DEVELOPMENT REVIEW BOARD
 REGULAR MEETING
 APPROVED MINUTES FOR APRIL 30, 2014 MEETING**

Members Present: David Sunshine, Chair; Anne McLaughlin; Stephen Ackerman, Fred Fortune;
 Marvin Carpenter (DRB Alternate)
 Members Absent: Vice-Chair, Mike Donohue,
 Others Present: Clare Rock, Town Planner/Staff to the DRB; Ruth Miller, taping for MMCTV
 Comcast 15; *see attached list*

HEARINGS

Sunshine called the meeting to order at 7:04 PM and opened the Hearing for:

1. **Mike and Martha Marciel – Application #14-015 for Richmond Zoning Regulations Conditional Use Review for a reduced front yard setback from 30’ from property line to 16.1’ from property line for an 18’ X 15’ ground level wooden deck located on the south side of the house located at 1844 Dugway Road (parcel DG1844) in the Agricultural/Residential zoning district (Section 3.1).**

Applicants Mike and Martha Marciel were sworn in and provided the following testimony:

The 18’ x 15’ deck will be constructed on south side of the house and at the highest point will be only 2 -2.5 ft off the ground.

Applicant provided photos for the Board, the photos show how the previous owners put doors on the end/ south side of the house, probably will the intent of constructing a deck or similar structure.

The house does not meet the front setback and the deck will be in line the front line of the house.

There will be no roof on the deck, it will be built on piles and will be low enough (close to the ground) and will not need railings.

Landscaping will be installed surrounding the deck including roses and low lying plantings.

The house dates to approx 1870’s.

There were no comments or questions from the public.

Motion by McLaughlin,, seconded by Fortune, to close public discussion and to approve application 14-015 for a setback waiver. All in favor.

Sunshine opened the following Hearing at 7:12 pm and recues himself, Ackerman Chaired the following Hearing:

2. **Grapevine Properties, LLC – Application #14-020 for Richmond Zoning Regulations Conditional Use Review to reduce the size of two existing multi-family units and adapt the first floors to possibly accommodate two additional units to make a total of four residential units in the existing building located at 282 West Main Street (parcel WM0282) in the Gateway Commercial zoning district (Section 3.4).**

Applicants Heidi & Peter Borman and Paul O’ Leary, Applicant Consultant were sworn in and provided the following testimony:

In reference to the submitted site plan there will be one less parking space as one of the existing spaces will be a handicapped space. And the parking lot will not be paved, it will be gravel.

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A wetland surrounds the perimeter of the lot and no snow will be plowed into the wetland. The State made the wetland delineation and was located on the site plan by surveyor.

The existing curb cut and sight lines will remain the same and the property is on municipal water and sewer and is on the natural gas line. The existing propane tank will be removed

The existing sewer pump station will be moved back as per the site plan and is bigger enough to handle the proposed increase in units. Adding 2 units = two more water users

The proposal will result in units which will be approx 1000 sf per unit. The upstairs units will be accessed from the interior and per State Fire Safety Division approval. The goal is to make the lower units ADA accessible.

They are seeking a waiver on lot size per unit requirements. And in response to a question from the DRB, they have not sought additional acreage from neighbor.

There will be changes to the landscaping; currently there is some buffering along road.

The public provided the following comments or questions:

Steve? - closest neighbor, supports the project.

Cara LaBounty, Richmond resident, stated that while a Lister she visited the property, the proposal is a great utilization of structure, as it is currently under utilized. The proposal will increased grand list and increase users on water system, and already looks like quad-plex.

Don Morin, Richmond resident, voiced support of the project and questioned the density requirements, a it seems like proposed project would meet the density requirements.

Heidi Borman provided a comment on understanding of the density requirement. She understands that as a duplex is allowable by right, same as a single-family house, that the density requirement is actually double than what the regulations state.

Lisa Lavoie, West Main Resident question what precedent is this approval setting.

Cara LaBounty, Richmond resident, stated that precedent shouldn't be a concern because the DRB has treated people differently.

Steve Ackerman, DRB, commented that each applicant would be judged on there own merits.

Motion by Fortune, seconded by Carpenter, to close and approve application #14-020 with a waiver on lot size to allow the quad -plex and also waive the character of the neighborhood requirements. All in favor.

Sunshine opened the following Hearing at 7:30 pm and recues himself, Ackerman Chaired the following Hearing:

- 3. **Bakerville, LLC – Application #14-019 for Richmond Zoning Regulations Conditional Use Review to convert an existing garage/barn into an accessory dwelling to be used as a mother-in-law apartment located at 24 Baker Street (parcel BA0024) in the High Density Residential zoning district (Section 3.2).**

Applicants Heidi and Peter Borman were sworn in and provided the following testimony:

1 The pre-existing structure, the old Sales House, is a duplex and the proposal is to convert a portion
2 of the existing barn into a one-bedroom apartment. The plan to stay with existing foot print, increase
3 grand list, add another water user, and renovate the existing deteriorating barn.
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5 The applicant presented a rendering of the front of elevation of the barn once converted and stated
6 the property is now non conforming due to the size of the lot.
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8 Heidi has spoken with some SB members who are in favor of the project.
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10 Currently there are a total of 7 parking spaces on site, 6 outside and 1 inside garage (applicant
11 received a permit for expanded driveway/parking area last year.)
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13 Renovations for the conversion would include a new roof, new windows, French doors, new siding,
14 same building footprint and with a new interior. The interior already has heat and electric but would
15 need plumbing. Currently the portion of the barn is a finished space and is used as a "rec room" for
16 tenants of duplex. The left side of the barn, is a garage and that would remain.
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18 The public provided the following comments or questions:
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20 Harriet Riggs, neighbor, stated the building would look good renovated as a dwelling and Richmond
21 needs another water user. Bormans have maintained the property well since they have owned it.
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23 Denise Barnard, Eco Develop Committee, stated a concern for the need for housing for elderly
24 residents to provide them the opportunity to downsize and stay in town. Richmond needs housing
25 and apartments.
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27 Lisa Lavoie, West Main Street resident, stated appreciation of Bormans as good landowners yet still
28 concerned about increased density regardless of who owns and resides at the property.
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30 Eric Poehlmann, neighbor, agrees the Bormans are great landlords, yet echo's Lisa's concerns and
31 also concerned about increased density and traffic concerns if property is not well managed and the
32 factual precedent the DRB is setting of approved.
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34 Cara LaBounty, Richmond resident, commented on the reference to precedent, and stated that if we
35 want people to invest in downtown properties then this is a good precedent, and a good utilization of
36 the property.
37

38 Dave Healy, adjoining owner on Baker Street, provided letter with some concerns regarding lot
39 coverage and set backs requirements and request the letter be removed from the record. He raised
40 the issue of some differing opinions of the location of the shared property boundary yet stated this
41 will be resolved between the neighbors. He stated the need to maintain the existing foot print and
42 that the DRB has role for maintaining the integrity of the zoning regulations.
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44 Don Morin, Richmond resident, stated he is in favor of increasing density and is concerned about the
45 condition of the current housing, as it is sub standard, and need to meet the ideals stated in the town
46 plan.
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48 Jackie Washburn, Richmond resident, supports the project. Anything we can do to invest and
49 maintain in the current housing stock and adding to grand list and water users is a good thing.
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51 The DRB asked the Bormans about the boundary line issue mentioned by the neighbor – neither lots
52 have been surveyed, and old road and old curb cut went behind barn from Baker Street to Millet
53 Street ("Lovers Lane"). The Bormans think property line is in middle of the old road, the neighbor
54 thinks the property line is on the edge of the old road. The Bormans barn is either right on the
55 property line or a few feet from the property line. The Bormans added the tenants take care of their
56 own trash and there are small trash containers outside the building. There is no dumpster.

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2 Motion by Fortune, seconded by Carpenter, to close public discussion and to approve application
3 #14-019 to convert garage into accessory dwelling, with waivers to site plan, traffic study and
4 additional landscaping requirements. All in favor.

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7 **OTHER BUSINESS**

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9 Sketch Plan Review

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11 Jeff Atwood and Trudell Consulting – Subdivision Sketch Plan Review: 2945 East Main Street and
12 2949 East Main Street Richmond. Representatives for Atwood or Trudell were not in attendance to
13 present the Sketch Plan.

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15 Meeting Minutes

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17 The Minutes for March 12, 2014 had already been approved at a prior meeting.

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19 Motion by Sunshine to approve the April 9, 2014 meeting minutes, seconded by Ackerman. So
20 voted.

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22 Other

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24 Sunshine announced an upcoming VLCT Spring Planning and Zoning Forum on June 4, 2014 at
25 Lake Morey Resort, VT.

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27 Rock will draft Decisions for this evenings Hearing and circulate for Board review and approval at the
28 next meeting.

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31 **ADJOURN**

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33 At 7:56 PM, Motion by Ackerman to adjourn and continue the Atwood Sketch Plan to the next
34 meeting, seconded by Sunshine. SO voted.

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37 Respectfully submitted by Clare Rock, Town Planner/Staff to the DRB