

1  
2 Richmond Development Review Board  
3 REGULAR Meeting  
4 APPROVED MINUTES FOR January 22, 2020 MEETING

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5  
6 Members Present: Padraic Monks; Roger Pedersen (Acting Chair); Gabriel Firman; Alison  
7 Anand (DRB alternate)  
8 Members Absent: David Sunshine (Chair); Matt Dyer (Vice-Chair)  
9 Others Present: Suzanne Mantegna (ZA/Staff); Ruth Miller for MMCTV Comcast;  
10 Gabriel Firman; George Ward; Jeannine McCrumb; Eric Wood; Jason  
11 Barnard

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12  
13 Roger Pedersen opened the meetings at 7:04 pm.

14  
15 Motion by Padraic Monks to vote Roger Pedersen as Acting Chair for tonight's meeting. Mr.  
16 Pedersen requested participants sign in and provided an overview of what an interested  
17 party is and stated the procedures for the meeting.

18  
19 **Public Hearings:**

20  
21 **Town of Richmond/CSWD-** Application 2019-132 for Site Plan Review in the Flood Hazard  
22 Overlay District to add a light and shed, located at 80 Rogers Lane, Parcel ID RG0080, in the  
23 Industrial/Commercial (I/C) Zoning District.

24  
25 Jeannine McCrumb, CSWD, sworn in. She explains that there are several things that they  
26 would like to change at the CSWD site. Replace existing light add and add a new light.  
27 Repositioning of various existing structures and to add a small shed. Trying to improve the  
28 flow. The shed is 10'x12' that would be a toolshed for the site. Sea container would be  
29 relocated for Ewaste. Second light would be on a mast on the Ewaste container.

30  
31 Questions from the board:

32 Ms. Anand ask if there will be any change to the types of materials accepted. Ms. McCrumb  
33 replies no and there will be no additional pollution from this change. Ms. Anand suggest that  
34 George Ward, employee of CSWD, might have comments.

35  
36 Mr. Ward agreed that the changes would be helpful.

37  
38 Mr. Monks mentions that the Staff Report said that CSWD would like the lights to be on all  
39 night. Ms. McCrumb says they are now planning on putting a timer on.

40  
41 Mr. Pedersen asks ZA if there are any concerns. ZA replies she hasn't heard from State  
42 Floodplain Manager. Mr. Pedersen ask if can approve with conditions. ZA replies yes.

43  
44 Questions from public:

45 None

46  
47 No more questions from the public or the board.

48  
49 Vote to approve by Mr. Firman, seconded by Mr. Monks. Passed 4-0.

50

1 **Eric & Patricia Wood-** Application 2019-133 for Final Subdivision Review for a 2-lot  
2 subdivision (creation of 1 new lot) located at 633 East Main St., Parcel ID EM0633, in the  
3 Agricultural/Residential (A/R) Zoning District.  
4

5 Jason Barnard and Eric Wood sworn in. Mr. Barnard presents that they have updated survey  
6 plat and will prepare the mylar once approved. The entrance to Lot 5A has been updated as  
7 requested.  
8

9 Questions from the board:

10 Ms. Anand asks how steep the driveway is. Mr. Barnard replies that the slope will not be  
11 greater than 11.1% Ms. Anand references preliminary hearing question about the ROW for  
12 the Wards. Mr. Pedersen invites Mr. Ward to come be sworn in and make comments. Mr.  
13 Ward states his belief that legally the intent was there but he hasn't been able to find an  
14 easement over EM0633 that would allow access to the rear of his parcel. Historically, they  
15 had access across meadow to log road.  
16

17 Ms. Anand asked if it is being used now. Mr. Ward replies no. The last time they removed  
18 logs they didn't want to disturb the meadow and used a different way to remove.  
19

20 Mr. Pedersen agrees that the easement is vague. Mr. Barnard says that the easement that  
21 is filed in Land Records does not go over Lot 5B. Mr. Ward says the intent was there but not  
22 correctly filed.  
23

24 Mr. Pedersen asks again if the Wards are using the log road. Mr. Ward replies not now. Mr.  
25 Barnard says that the Ward's still have access from their property to the rear of their lot but  
26 not over Lot 5B. Surveyor and attorneys haven't found any evidence that an easement was  
27 recorded.  
28

29 Mr. Wood states that the log road doesn't appear to have been used recently and is hard to  
30 distinguish. There are remnants though.  
31

32 Mr. Pedersen asks whose attorney researched deeds. Mr. Wood replies that his attorney has  
33 looked at it twice. Mr. Barnard states the surveyor has look as well. Mr. Pedersen ask if the  
34 Wards have had an attorney research. Mr. Ward replies no.  
35

36 Questions from the public: none.  
37

38 No more questions from the public or the board.  
39

40 Vote to deliberative session Application 2019-133 by Mr. Monks. Seconded by Mr. Firman.  
41 Passed 4-0  
42

43 Gabriel Firman steps down for next application.  
44

45 **Gabriel Firman and Lars Whitman/ Nakatomi Plaza, LLC-** Application 2019-126 for  
46 Conditional Use Review for a Mixed-use Planned Unit Development to add four apartments  
47 on the second level, located at 39 Bridge St., Parcel BR0039, in the Village Downtown Zoning  
48 District.  
49

50 Mr. Firman sworn in.  
51

1 Questions from the board:

2 Mr. Pedersen confirms that this is a continuation from December 2019 meeting.

3  
4 Mr. Firman explains that it came to light in the last meeting that, per the current zoning, they  
5 can't have 4 units. They have therefore submitted a revised plan for the second floor that  
6 would be 3 dwelling units and 2 office spaces. Mr. Firman also explains that the new Village  
7 Downtown regulations require parking plan or a permit from the Town. Since there currently  
8 isn't a parking permit plan they have spoken to Buttermilk and they have agreed to let the  
9 required number of spaces. Mr. Firman states that the exterior color will be Benjamin Moore  
10 Army Green # 2141-30. He says that it is more of a Forrest Green.

11  
12 Mr. Monks asks if the trim will be green as well. Mr. Firman says yes.

13  
14 Ms. Anand asks if Mr. Firman can speak about the parking issue. Mr. Firman explains that  
15 new district required to have parking plan or parking permit through the Town. Since the Town  
16 doesn't have a permit system set up they have looked for an alternate plan.

17  
18 ZA requests that Mr. Firman address his meeting with Water/Sewer Department and Town  
19 Manager. Mr. Firman states that he became aware that curb stops are to be replaced along  
20 Bridge St. this year. They decided that Mr. Firman will move the curb stop so the Right-of-  
21 Way will not be a factor with the new side porch.

22  
23 Mr. Pedersen asks how close it is to road. Mr. Firman replies about 8' and will need to redirect  
24 water to new location outside the ROW.

25  
26 Mr. Pedersen asks about 2<sup>nd</sup> floor and changes from previous time before the board. Mr.  
27 Firman explains changes: laundry removed; changed the hallway per fire marshal request;  
28 and changed to two 2-BRs, 1-1BR, and now 2 offices. Laundry will now be on the 1<sup>st</sup> floor off  
29 back shed area.

30  
31 Ms. Anand ask if the green paint will go on the metal siding and that he will keep the pressed  
32 metal siding. Mr. Firman replies yes. He likes it. They have found an old photo that shows  
33 the siding.

34  
35 Ruth Miller, MMCTV, states that the building was once a livery stable. MMCTV has picture  
36 from 1870's.

37  
38 ZA explains that there are two Historic Districts in Richmond. This property is in one of them,  
39 but unfortunately being on the State Register gives no protections. It would be up to the Town  
40 to enact protections for historic structures.

41  
42 Mr. Pedersen asks ZA if there are any other issues. ZA requests that Mr. Firman discuss the  
43 side porch and permeable seating area. Mr. Firman explains plan. Mr. Pedersen confirms  
44 that there is no change from December meeting. Mr. Firman states correct. The side yard  
45 setback decreased to 0' but lot coverage retained in the new zoning district.

46  
47 Mr. Firman explains change to the windows due to the banquet seating and cremee window.  
48 Mr. Pedersen asks if this is on the parking lot side. Mr. Firman says no on the porch/street  
49 side. He explains that they have to change some window sizes on parking lot size. Plans to  
50 replace the porch with the same pitch, maintaining depth and bringing on the side of the

1 building. Went down this path with Hatchett and thinks that this new outdoor space will add  
2 to the Town. People like to be outside. He want to enhance what is already there.

3  
4 Mr. Firman says that the space in the back on 1<sup>st</sup> floor haven't quite decided what to do with  
5 it. Former kitchen was really large. Hoping to use as an event space. Entrance off the back.  
6 A gathering space.

7  
8 Mr. Pedersen asks how many can the space hold. Mr. Firman replies 30ish. Mr. Pedersen  
9 ask if he get many requests for weddings for Hatchett. Mr. Firman replies yes. The goal of  
10 this establishment is to cement the Town as a vibrant destination and a food destination.

11  
12 Discussion about former use of building.

13  
14 Mr. Firman would like to help non-profits in the area and to be able to host events for them.  
15 Ms. Anand states that he has been working hard on this project.

16  
17 Questions from the public: none.

18  
19 Other questions from the Board- none.

20  
21 Motion to approve 2019-126 with conditions in Staff Report by Mr. Monks, seconded by Ms.  
22 Anand. Passed 3-0.

23  
24 Cochran, Cochran & Brown continuance- Application 2019-119, asking for a continuance to  
25 February 12, 2020 meeting. Granted.

26  
27 Mr. Firman rejoins the Board.

28  
29 **Other Business:**

30  
31 *Minutes to be approved-* December 11, 2019, not enough members present to vote on  
32 minutes. Moved to February meeting.

33  
34 DRB discussion about rounding and Planning Commission.

35  
36 **Adjourn:**

37 Move to enter deliberative session at 8:00 by Mr. Monks, seconded by Mr. Firman. Passed 4-  
38 0.

39  
40 Exit deliberative session at 8:05 by Mr. Firman.

41  
42 Application 2019-133 approved with all proposed conditions and standard conditions from  
43 Staff Report by Mr. Firman, seconded Ms. Anand. Passed 4-0.

44  
45 Motion to adjourn at 8:05 by Mr. Monks. Seconded by Mr. Firman.

46  
47 Respectfully submitted by Suzanne Mantegna, Zoning Administrator/Staff to the DRB