

Richmond Development Review Board  
 REGULAR Meeting  
 APPROVED MINUTES FOR July 22, 2020 MEETING

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Members Present:	David Sunshine (Chair); Padraic Monks (via phone); Roger Pedersen; Matt Dyer (Vice-Chair); Gabriel Firman
Members Absent:	Alison Anand (Alternate)
Others Present:	Suzanne Mantegna (ZA/Staff); Erin Allan; Allan Huizenga; Josh Arneson; Kendall Chamberlin

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David Sunshine opened the meetings at 7:04 pm.

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

**Public Hearings:**

Matt Dyer recused from first application.

**Erin Allan- Continued Application 2020-069** for an Amendment to an approved subdivision to revise the driveway location and to add an easement at 375 Palmer Lane, Parcel ID PA0375, in the Agricultural/Residential (A/R) Zoning District.

Erin Allan sworn in. They submitted the change to the deed language from lawyer that would be added to the plat..

Questions from the board-

Mr. Sunshine asks if the Board is satisfied with the language submitted for the easement.

Mr. Monks states that he didn't see the revised plat. ZA states that the Applicant did submit something with the original Parcel IDs but since 2 of 4 parcels will be incorrect with this approval and there is a 3<sup>rd</sup> that will be reviewed it may be easier to keep as lot numbers instead. Mr. Monks not changing from lot number would be the simplest.

Discussion of how Richmond assigns Parcel IDs. Board okay with changing the Parcel IDs as permits are issued.

Questions from the public: None.

Mr. Pedersen motion to approve with conditions as lined up in Staff Report.. Mr. Monks seconded. Passed 4-0-1.

Mr. Dyer rejoins the board.

**Town of Richmond- Application 2020-078** for Conditional Use Approval in the Flood Hazard Overlay District for 400' waterline replacement in the floodway, located at 286 Bridge St (Volunteers Green), Parcel ID BR0286, in the Agricultural/Residential Zoning District.

Josh Arneson, Allan Huizenga and Kendall Chamberlin sworn in. This application is for a waterline replacement. DRB previously approved replacement in floodway and floodplain. Alan Huizenga states that all work will take place within the Town ROW. Replacing aging

1 infrastructure. The Town was fortunate to receive good funding and the bids came in lower  
2 than expected. Asking for approval of all 550' within the floodplain. Bids came in much lower.  
3 Mr. Arneson states that the project come in under budget. Found out that can do extension  
4 from Jolina Ct to connection at Bridge to Church St without DRB approval.  
5

6 Question from the board-Mr. Sunshine asks how often \$ left over. Mr. Arneson states cost  
7 saving due to contractors still on site and would not have to remobilize. They were able to  
8 hold the bid pricing. The Town also has 50% loan forgiveness from the State. Want to get  
9 approval so when funds available they can move forward.  
10

11 Mr. Sunshine hopes not digging up the upper block. Mr. Arneson working from Church St to  
12 Jolina Ct. next week. No more major disruptions at the top of Bridge St.  
13

14 Questions from the Board- Mr. Dyer asks ZA if there is a time limitation on DRB approval. ZA  
15 replies that with Conditional Use approval the applicant has 2 years to get a zoning permit.  
16 Mr. Sunshine asks if work has to be completed within 2 years. ZA states they have to get the  
17 permit within 2 year and then the permit is good for 2 years and can be renewed for another  
18 year.  
19

20 No more questions from the Board.  
21

22 Question from public: None.  
23

24 Motion by Mr. Dyer to approve Application 2020-078, seconded by Mr. Pedersen. Passed 5-  
25 0-0.  
26

27 **Other Business:**

28 *Minutes to be approved-* July 7, 2020 with correction- 4-0-0.  
29

30 Discussion about wetlands letter from Town Lawyer and also driveway standards. Mr. Firman  
31 comments that he is in favor of standards. Protects future homeowner from something that  
32 they might not understand. At least it establishes a baseline.  
33

34  
35 Move to adjourn at 7:38 pm by Mr. Monks, seconded by Mr. Dyer.  
36

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