

Richmond Development Review Board
REGULAR Meeting
APPROVED MINUTES FOR JUNE 14, 2017 MEETING

Members Present: Ian Bender; Roger Pedersen; David Sunshine (Chair);
 Members Absent: Matt Dyer; Gabriel Firman; Alison Anand
 Others Present: Mark Sylvester, Joy Reap, Bob reap, Wesley Allen, Sue Busier, Lou Borie,
 Mark Klonicke, Wright Preston, Stephen Diglio, Jody Rosovsky, Gary
 Bressor, Rod West, Suzanne Mantegna (ZA/Staff); Clare Rock (Town
 Planner/Staff); Ruth Miller for MMCTV Comcast 15;

David Sunshine opened the meetings at 7:03pm and requested participants sign in and provided an overview of what an interested party is and stated

Public Hearings:

Sarah & Michael Hudson – Application # 17-053 for a Preliminary and Final Subdivision Review for a 2-lot subdivision (creation of 1 new lot) at Parcel ID # HU2452, located at 2452 Huntington Road, Richmond, located within the Agricultural/Residential Zoning District.

Steve Diglio, was sworn in and will be representing the Hudson's and described the project including the size of the lots, the shared driveway, and the use of onsite sewer and water. They have not obtained the State Wastewater Permit yet, and have not yet applied for an amended accesses permit from the town for the shared driveway.

Discussion followed about the draft driveway agreement, the agreement will be contained within the deed. The Board would like to see the driveway agreement language amended to ensure both lots are referenced.

Discussion about the historic survey issue, which is referenced/noted on the draft final plat prepared by Button Surveying. Diglio reported there appears to be a title issue between this property and an adjoining landowner to the southeast. It doesn't affect the newly proposed lot, but affects the replacement wastewater area for the existing single family house. Diglio is unaware of any covenants which are placed on the land from past subdivisions.

Judy Rosovsky, asked a question about the size of the existing lot and a clarification on the acreage of the newly created lot.

Motion by Pederson to close the hearing and move into deliberative session, seconded by Bender, all in favor.
So voted.

Robert & Joy Reap – Application # 17-052 for a Planned Unit Development (PUD), Conditional Use and Site Plan Review for the development of 2 office buildings and a light manufacturing building at Parcel ID # WM0830, located at 830 West Main Street, Richmond, located within the Gateway Commercial Zoning District.

Sunshine swore in Robert and Joy Reap. Sunshine stated he has represented the Reaps in a previous matter but is not involved with them on this project. He feels this doesn't present a conflict of interest and asked if anyone present feels he has a conflict, no one responded.

The Reaps stated they will first build the light manufacturing building and the road, then the second building (the 1,800 sf footprint building) then the rental office building in the rear. Competition of the barn project will be the last piece of the overall project. All of the buildings are proposed to be complete within 3 years. The proposed development will not be tying into the municipal water and sewer system. The wastewater has been designed, but the Reaps have not sought a State Permit for the water and wastewater designs.

Rock provided the Board with additional information that was provided to staff in an email (with attachments) on June 14, 2017. The email states that the Reaps will be adjusting a stormwater pipe based upon questions from the adjoining landowner (Richmond Land Trust).

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2 Rod West, other adjoining land owner, supports the projects and supports the request for a waiver of the lot
3 coverage.
4

5 Lou Borie, representing the adjoining land owner the Richmond Land Trust (RLT), stated that the Donahue
6 Brook essentially forms the property boundary and raised the question about the potential impact on the
7 stream. Based upon discussions between the Reaps and the RLT, the Reaps will ensure the pip doesn't
8 discharge on the RLT land. The RLT also has additional questions about the design of the stormwater system
9 and the use of the rip rap as there was no details on the site plan on the outfall. RLT also questioned what size
10 storm the outfall pipe is designed for.
11

12 The Reaps added this aspect would be reviewed and approved by the State Storm water permit and the RLT
13 would like the opportunity to review the details for that permit submittal. The Reaps are willing to work with
14 the RLT to ensure their concerns are addresses.
15

16 Judy Rosovsky, had a question about what will happen to the barn and Gary Bressor added his support for the
17 proposal.
18

19 Discussion about the phasing of the project and hypothetical discussions about if the barn/front portion of the
20 project was not constructed how that would affect the proposal presented within this application. Brief
21 discussion about the reuse of the barn and the previous approval. No hydrants or water tanks are being
22 proposed
23

24 Motion by Bender to close the hearing and enter into deliberate session, seconded by Pederson, all in favor. So
25 voted.
26

27 **Other Business:**

- 28 - Approve Meeting Minutes

29 Motion by Pederson to approve the minutes from April 26, 2017 seconded by Bender, all in favor. So voted.
30

- 31 - Annual Organizational Meeting

32 The DRB will postpone this agenda item until the next meeting when more members are able to attend.
33

- 34 - Deliberative Session

35 Motion by Pederson to enter into deliberative session, seconded by Bender, all in favor. So voted.
36

37 Motion by Bender to exit deliberate session for the Hudson subdivision and to continue deliberative session for
38 the Reap Application, seconded by Bender, all in favor. So voted.
39

40 Motion by Pederson to approve Application # 17-053 for a Preliminary (not a Final Subdivision) for a 2-lot
41 subdivision (creation of 1 new lot) at Parcel ID # HU2452, with the conditions, seconded by Bender, all in favor.
42 So voted.
43

44 The Deliberative Session for the Reap application will be continued.
45

46 **Adjourn**

47 Bender made a motion to adjourn, seconded by Pederson, all in favor. So voted.
48

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