

1
2 Richmond Development Review Board
3 REGULAR Meeting
4 APPROVED MINUTES FOR October 10, 2018 MEETING

5
6 Members Present: David Sunshine (Chair); Padraic Monks; Roger Pedersen
7 Members Absent: Alison Anand (DRB alternate); Matt Dyer; Gabriel Firman
8 Others Present: Suzanne Mantegna (ZA/Staff); Ruth Miller for MMCTV Comcast 15;
9 William and Linda Donovan; Jason Barnard; Jonathan Low; Teagan Low;
10 Hannah Phillips; Alison Anand

11 ZA met with Jason Barnard of Barnard Gervais and William and Linda Donovan on October 5, 2018
12 for a site visit of 90 Rogers Lane. ZA returned on October 10, 2018 with Roger Pedersen to tour the
13 property.
14

15 David Sunshine opened the meetings at 7:08 pm and requested participants sign in and provided an
16 overview of what an interested party is and stated the procedures for the meeting.
17

18 Public Hearings:
19

20 William & Linda Donovan- Application 2018-115 for Preliminary and Final Subdivision Review for a
21 proposed 2-lot Subdivision at Parcel ID# RG0090, located at 90 Rogers Lane, Richmond, located
22 within the Industrial/Commercial (I/C) Zoning District and Flood Hazard Overlay District.
23

24 Jason Barnard, of Barnard Gervais, sworn in. His company is working with the Donovan's, did not
25 conduct the survey but did create the site plan. No development is proposed with the subdivision, but
26 will be for future commercial use, potential storage units. Lot I stand alone parcel. Lot 2 undeveloped
27 parcel to come in front of the DRB along with Act 250, State storm water approval. Received State
28 WW permit but no wastewater approved for Lot 2 as it has no capacity. Has a verbal agreement for
29 access over two parcels, RG0092 and RG0140.
30

31 Walked the access with ZA. ZA returned with Mr. Pedersen. No plans submitted with
32
33

34 Questions from the Board- Mr. Sunshine question about the dotted line with the existing access shown
35 on the survey and why they don't use it. Linda Donovan replies that they don't want the traffic in front
36 of their property.
37

38 Mr. Barnard states that it would go over the Velco Right-of-Way.
39

40 Linda and William Donovan sworn in. The existing Right-of-Way access the leach field for the trailer
41 park.
42

43 Mr. Pedersen question about proposed access road.
44

45 Mr. Monks- question about Lidar plan and how applicant would achieve 12%. Jason, blasting and a
46 lot of engineering. Mr. Monks asks if no switchbacks planned, might be tough to do within the 50'
47 ROW access. Jason no question that a lot of engineering that would need to be done. The last few
48 hundred feet would require a lot of blasting.
49

50 Mr. Sunshine question for ZA regarding Commercial access. Jason says that would follow VTrans A76
51 Standards. Would be part of the Conditional Use application
52

1 Mr. Monks question about Access Permit states that not in Floodplain. Mr. Barnard confirms that it is
2 in the floodplain. Would the permit still be issued in the Floodplain. ZA replies yes, a driveway is a
3 permitable use. Mr. Monks question about stream crossing. Mr. Barnard replies there are already two
4 culverts there.

5
6 Mr. Sunshine- question about stream and if it flows all the time. Mr. and Mrs. Donovan reply no it
7 flows on and off.

8
9 Questions from the public- None

10
11 Mr. Monks is it the applicants plan to finalize the easements later. Donovan's replay

12
13 Mr. Pedersen states that the language only references the plat. Donovan's plan to modify.

14
15 Mrs. Donovan states that Jason Patterson, abutter, is in favor of project.

16
17 Motion to close hearing and move into deliberative session by Mr. Monks. Mr. Pedersen seconded.
18 Passed 3-0.

19
20 **Other Business**

21 Teagan Low, Boy Scout working on his Eagle Scout project, wants to put kiosk in on Town Forest.
22 About to put in Zoning Permit but realized no approval by DRB. Just coming for a conversation.

23
24 Mr. Sunshine questions ZA about the need to come before the DRB. ZA replies how the Andrews
25 Farm Subdivision was written required any land development.

26
27 Hannah Philips Chair of the Interim Town Forest Steering Committee. Has worked with Teagan.
28 Mr. Sunshine question about maintenance. Who maintains. Town Forest Committee would maintain.

29
30 Mr. Sunshine-What would be on the kiosk? Teagan and Hannah reply maps, rules.

31
32 Mr. Sunshine-Question about rectangle on map. Teagan thinks it might be parking area, but is not
33 sure.

34
35 Question about parking- Hannah expand the existing Velco parking strip.

36
37 Discussion about what type of approval would be needed.

38
39 Mr. Sunshine- Need to pin down the location and submit materials.

40 Jonathan Low- Assistant Scout Master, goal to make sure there is nothing they are missing.

41
42 Mr. Sunshine- who is paying for the kiosk? Ms. Phillips-Town has a management fund to pay for the
43 material. Teagan and other scouts would be constructing the kiosk out of hemlock. Jack Linn gave
44 the wood.

45
46 **Minutes to be approved:**

47 September 12, 2018- not a quorum to approve.

48
49 Motion to enter deliberative session by Mr. Monks at 7:35. Mr. Pedersen seconds. Passes 3-0.

50
51 Motion to exit deliberative session at 9:00 pm.

1
2
3
4
5
6
7
8
9
10
11
12
13
14

Motion to approve preliminary, with conditions survey centerline, driveway profile, easements, application 2018-115 by Mr. Monks . Mr. Pedersen seconds. Passed 3 -0.

Motion to approve preliminary, with condition by Mr. Pedersen, application 2018-092. Mr. Monks second. Passed 3-0.

Adjourn:

Mr. Monks offered a motion to adjourn the meeting at 9:05 pm and was seconded by Mr. Sunshine and the motion carried 3-0.

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