

Richmond Development Review Board
REGULAR Meeting
APPROVED MINUTES FOR September 12, 2018 MEETING

Members Present: Matt Dyer (Vice-Chair); Gabriel Firman; Padraic Monks; Roger Pedersen
 Members Absent: Alison Anard (DRB alternate); David Sunshine (Chair)
 Others Present: Suzanne Mantegna (ZA/Staff); Ruth Miller for MMCTV Comcast 15; Gary & Jean Bressor; Fran Huntoon; Cathleen Gent; Mary Houle; Susan & Ed Wells; Katie Mathel; Jim Feinson; R. A. Bernstom, MD; Matthew Noonan; Patti & Victor Rossi; Trevian Stanger; Mike Rainville; Nicole Killian

ZA and Matt Dyer met with Michael Rainville and Michael Chiarella on September 6, 2018 for a site visit of Richmond Rescue.

ZA and Roger Pedersen met with Gary Bressor on September 7, 2018 for a site visit of CO0004 and TR0069.

Matt Dyer opened the meetings at 7:08 pm and requested participants sign in and provided an overview of what an interested party is and stated the procedures for the meeting.

Elect a new Vice-Chair for the DRB

Mr. Pedersen nominated Mr. Dyer as Vice Chair. Mr. Firman seconds. Passed 4-0.

Public Hearings:

Peaceable Kingdom- Gary & Jean Bressor, James & Lyn Feinson- Application 2018-092 for Preliminary and Final Plan Review for proposed Subdivision and PUD-Residential at Parcel ID# TR0069, located at 55 Thompson Rd and CO0004, located at 4 Cochran Rd, Richmond, located within the Agricultural/Residential (A/R) Zoning District.

Gary & Jean Bressor, James Feinson sworn in. Mr. Dyer recused himself. Mr. Pedersen acting chair.

Mr. Bressor explains origins of Peaceable Kingdom. He has visited at least 22 neighbors to explain project to them and get their reaction. Some neighbors concerned about dark sky in back of property, but overall positive. Six years of planning and over 24 versions done by Hillview Design. Goal is to build the units so it doesn't look like a development. No two would be the same. Goal to look like 6 different builders constructed. Area is close to the Town Green at the Round Church. Former center of Town before railroad moved it to the other side of the river.

Applicant wants to cluster development, the 3.4 acres to remain undeveloped but reserving for potential future development. Proposal has an undeveloped portion to visually extend the green. Covered walkway from Units 4-8 to protect residents while accessing parking.

Mr. Bressor proceeds to address Staff Discussion comments of the Staff Report. Phasing- not an issue. Would only build 1 residence a year. He would need a Certificate of Occupancy for each structure when complete and not when project is complete. Mr. Bressor states that the allowable dwelling units under current zoning would allow up to 11 units (2 on CO0004 and 9 on TR0069), only proposing 8. Parking- applicant is planning on providing up to 50% more parking than required (two per residence required). One per barn space and two outside. Dead End Street- ZA mentioned in report that all dead end streets should dead end with a 60' wide circle. A hammerhead would have to be requested from the Selectboard instead of the circle. Applicant has not asked the Selectboard for a hammerhead. Thinks a 60' circle is a waste of space and would like a hammerhead. Condominium declaration- 3.4 acre reserved land. Recommended by his lawyer. Public Improvement Standards- 60' ROW not met throughout. Around the barn ROW not met. The applicant would need a waiver from this requirement. Applicant would like to abandon the three spaces on Peaceable St and put back parking on Access Permit 2017-015. Applicant passes copy of permit to board.

1 ZA comment regarding complex nature on Staff Report and need for continuance or split application into only
2 Preliminary approval. Mr. Bressor says that although 8 units, 3-dwelling units are already built. Does not think
3 application is complicated and would like to have decision with one meeting.
4

5 Mr. Bressor addresses Section 1.2 Public Improvement Standard requirements- curbing on both sides, 18' wide
6 roadway, paved, lighting, sidewalk, storm drainage, bike facilities. Applicant would like to get a waiver on
7 curbing and storm drains because how the water drains on the property. Thinks that curbing would not be an
8 improvement. Not proposing any streetlights. Lights under walkway and on porches. Lighting behind barn and
9 is thinking about motion sensor lights. Applicant would like DRB to approve waivers.
10

11 Questions from the Board-

12 Mr. Pedersen question about 3.4 acres of reserved land and removing the 3.4 acres for future development. He
13 questions if the Condominium Declaration states when the 3.4 acres can be removed. Mr. Bressor replies if
14 zoning regulations allow for greater density in the future.
15

16 Mr. Monks questions about density of remaining acres. Question about the Access permit issued in August 2018.
17 It states "20'-24' depending on DRB", but plan shows 18'? Mr. Bressor explains the 20'-24' is entrance width
18 only. Mr. Monks expresses concern about moving parking for units 1-3 to Thompson Rd. because two access is
19 discouraged in regulations.
20

21 Mr. Pedersen questions about condominium and Limited Common Elements. Mr. Bressor explains that it is a
22 requirement from banks after 2008 crash. Mr. Bressor questioned about condominium declaration.
23

24 Mr. Feinson, applicant, considers private ownership as greater good than rental. Mr. Pederesn is not expressing
25 opinion for or against, he wants to make sure he understands application correctly.
26

27 Mr. Monks asks what the parking space width would be. Mr. Bressor states 9'x18'. Mr. Monks asks would the
28 parking spaces be in front of the entry to the parking barn space. Mr. Bressor replies yes and would be striped.
29 Potentially would have storage on second floor. Mr. Firman questions would each unit have storage. Mr. Bressor
30 replies yes.
31

32 Mr. Monks questions about allowing solar on barn only and not house. Mr. Bressor would like to limit panels
33 to barn.
34

35 Mr. Monks questions about emergency vehicle access. Mr. Bressor replies they would use walkway and could
36 drive on green. He believes that it is no greater a distance than Creamery (125 Bridge St).
37

38 Mr. Firman asks about lighting on/near property. Mr. Bressor replies there is one on Thompson Rd. Mr.
39 Pedersen wonders why there are no street lights proposed for Peaceable Street. Mr. Bressor replies that although
40 parcel is in village, he feels that most people prefer dark skies at night.
41

42 Mr. Firman questions what the reason for waiver on storm drains is. Mr. Bressor thinks it is better due to nature
43 of drainage on the site. Mr. Monks explains that it is a new approach but depends on soils.
44

45 Questions from the public-

46 Mary Houle- would the amount of impervious surface trigger the State requirement for a General Permit? Mr.
47 Bressor states that his engineer has done the calculation and it would not. Ms. Houle has a question about the
48 lack of a curb. States that curbs stop the asphalt from creeping and eroding. Mr. Bressor doesn't believe it
49 would. Ms. Houle questions if this is the water recharge area for the Town? ZA replies yes. Ms. Houle questions
50 how lot would be sloped? Mr. Bressor replies towards Cochran Rd. Ms. Houle questions about if there is a large
51 rain event would the landowner/ developer be responsible if Cochran Rd is damaged? Mr. Bressor believes that
52 the water would never leave the property because the drainage is good. Ms. Houle asks if the area between
53 Carpenter house (CO0004) and Wells (CO0044) would be open. Mr. Bressor replies yes.
54

1 Ed Wells, neighbor, concerned about the sloping and water on property. Mr. Wells states that ponding does
2 occurs between properties. Mr. Pedersen questions if it is just a low spot or just when there is a lot of water. Mr.
3 Wells thinks that it is a low spot.
4

5 John Hart, neighbor of the project, states that in general, he thinks it is great to have infill development in the
6 Village. He is in favor of the project.
7

8 Mr. Wells states that Mr. Bressor said to him that he would like to keep 3.4 remaining acres in agriculture. He is
9 wondering about the future development of the 3.4 acres. Mr. Bressor states that it would be undeveloped until
10 his children would/could develop if zoning changes. Mr. Wells questions about number of parking spaces. Mr.
11 Bressor replies there would be up to 3 per unit. Mr. Wells loves the project in general, believes it is smart growth
12 in action, but being so close to parking is a concern to them (neighbor). Worried about exhaust and headlights.
13 Would like to see something more substantial- a berm or fencing. Mr. Bressor replies not enough room for a
14 berm. He thinks that the existing cedar hedge should be adequate.
15

16 Susan Wells, neighbor, states that they can't see through cedar hedge currently, but never had headlights back
17 there. Mr. Pedersen states this should be explored and willing to drive his truck there and see.
18

19 Mr. Wells reiterates that he thinks this is a good start, but still worried about penetration of headlights, believes
20 that hammerhead would have to be extended. Mr. Bressor asks how high a fence they would like. Mr. Wells
21 states 6-8 feet and potentially have some more hedging near hammerhead would be good.
22

23 Katie Mathel, lives in the neighborhood. Moved to Richmond several years ago and wanted to live in the village.
24 Excited about project.
25

26 Victor Rossi questions if the hammerhead would impact emergency vehicles access. Circle is for emergency
27 turn around. Mr. Bressor doesn't think that would be an issue. ZA states emergency departments have not
28 looked at plans yet and given opinion.
29

30 Motion to continue discussion in deliberative session by Mr. Firman. Mr. Monks seconds. Passed 3-0.
31

32 Mr. Firman wanted to state likes the thoughtful development proposed with the application.
33
34

35 Richmond Rescue- Application 2018-100 for Conditional Use & Site Plan Review for a proposed
36 addition at Parcel ID # RR0216, located at 216 Railroad St, Richmond, located within the Village/Commercial
37 (V/C) Zoning District.
38

39 Mike Rainville, Fairbanks Construction, longtime Richmond Rescue member, builder and applicant; along with
40 Nicole Killian, R. A. Bernstom, and Matthew Noonan of Richmond Rescue, are sworn in. Mr. Rainville states
41 that application is to add a one- story addition to house a small SUV or truck for quick intercept calls instead of
42 sending the ambulance. Hillview Design did the plans
43

44 Mr. Dyer, who works for Hillview, states that Hillview donated drawings, but no longer involved and does not
45 think he needs to recuse.
46

47 Applicant states that East Engineering working on sewer upgrade plans.
48

49 Applicant states the only condition in the Staff Report that the applicant would like changed is that they must
50 have the State WW before a Zoning Permit can be issued. Applicant states that he has heard that State department
51 that reviews applications is backed up and it may take several months to get approval. Applicant has talked
52 Kendall Chamberlin of the Town Water Dept. and Tyler Billingsley of East Engineering and neither of them
53 think that they have ever seen application to State not approved. State has said that second option would be
54 adding extra drywall. The applicant is increasing the water sewer line, and adding sprinklers. If State doesn't
55 approve then the back- up plan is the extra drywall.
56

1 Questions from the Board-

2 Mr. Dyer asks if condition would stop them from moving forward with project. Mr. Rainville replies no, he just
3 does not want to stop building window.
4

5 Mr. Dyer question to ZA about number of required parking. ZA explains no similar use in regulation and
6 document referenced in Zoning Regulations could not be found. Separate document provided to ZA by
7 Chittenden County Regional Planning Commission used in Staff Report. Application would meet requirement.
8 Mr. Dyer mentions at site visit appeared to be plenty of parking. Applicant stated parking usually only an issue
9 when trainings occur.

10 Questions from the audience- none.
11

12
13
14 Mr. Firman offers motion to approve. Mr. Dyer would like to move to enter deliberative session. Motion to
15 enter deliberative session seconded by Mr. Pedersen. Approved. 4-0.
16

17
18
19 **Other Business**

20
21 Minutes to be approved:

22 July 11, 2018

23 Motion to approve with no changes by Mr. Monks. Motion passes 4-0.
24

25 Motion to enter deliberative session by Mr. Pedersen at 8:25.
26

27 Motion to exit deliberative session at 9:30 pm.
28

29 Motion to approve, with conditions, application 2018-100. Mr. Firman seconds. Passed 4 -0.
30

31
32 Adjourn:
33

34 Mr. Dyer offered a motion to adjourn the meeting at 9:35 pm and was seconded by Mr. Firman and the motion
35 carried 4-0.
36

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