

**RICHMOND DEVELOPMENT REVIEW BOARD
REGULAR MEETING
APPROVED MINUTES FOR MARCH 12, 2014 MEETING**

Members Present: Mike Donohue; Fred Fortune; Anne McLaughlin; David Sunshine, Chair
Members Absent: Stephen Ackerman, Vice-Chair; Brian Werneke
Others Present: Ruth Miller, taping for MMCTV Comcast 15; *see attached list*

Sunshine called the meeting to order at 7:06 PM.

1. Joy & Robert Reap– Application #14-011 for Richmond Zoning Regulations Conditional Use Review for proposed change in use from single family residential to multi-use commercial building (business and/or professional office space and indoor recreation facility) at 840 West Main Street (parcel WM0840) in the Gateway Commercial zoning district (Section 3.4).

Sunshine swore in Joy and Robert Reap. Joy Reap described the project. Sunshine asked how the state permits are coming along for septic and access. Joy said she is working on it and that the existing septic will suffice. Sunshine reaffirmed that the Reaps are underway in getting their permits. Joy confirmed this statement. Mike Donohue, DRB liaison, described the site to the DRB in which Robert Reap and Neal Leitner were also present. Sunshine clarified where the replacement area for septic is on the site plan. He confirmed that the lights will be downcast. Joy confirmed that they will be.

Joy asked for a waiver from the parking requirements in that she would like the DRB to consider the square footage of the building minus the porches. This waiver would permit the project to install 12 parking spaces. A waiver from the screening and landscaping requirements was also requested. Joy mentioned that the existing front yard provides the landscaping, and the parking is located behind the building, so it is screened.

Sunshine asked if there are any tenants lined up. Joy responded by saying a yoga studio is interested.

Joy asked for a waiver from the paving requirement and the striping requirement. The two waivers go hand in hand since gravel driveways cannot be striped.

Sunshine and Fortune asked about a sewer easement. Joy and Robert clarified it for them. Fortune asked if the building will be heated. Robert responded that it is not currently heated, but will be heated upon completion.

The Reaps mentioned that they are purchasing the adjacent lot to the east. These two properties share the driveway.

Sunshine opened the hearing to public comment.

Rod West stated that he owns the property located directly to the east of the property in question. He said he and his wife are happy with the proposed use of the property.

Motion by Fortune, seconded by McLaughlin, to close the public hearing for application #14-011. Voting: 4 in favor; 0 opposed; 0 abstentions.

2. Jean & Gary Bressor – Sketch Plan Review for a proposed 6 unit residential PUD at 69 Thompson Road. The development would be located in the A/R zone. Sunshine introduced the sketch plan and handed it over to Gary Bressor for further description.

Gary Bressor gave a brief history of the property. He stated that they purchased the property a couple of years ago. They purchased it wanting to keep the existing barn. They have a balloon payment coming soon, so they need to find a way to pay for it. They have decided that building rental units on the property could help them pay their mortgage. Gary mentioned that he spoke with many of the

1 neighbors about the concept. He hired Hillside Design to come up with development scenarios. He
2 said of 6 alternate scenarios, they decided to go with the proposal before them.

3
4 Gary described the plan. It is a one 6-unit building designed to look like a New England big house little
5 house back house barn design. It was a design commonly used in eastern Vermont. The 6-unit
6 apartment complex would be designed to look like that. Gary discusses his interpretation of the bylaws
7 that a five acre parcel like his could potentially have 10 units in a Residential Planned Unit
8 Development as there is a minimum lot size of one acre and a duplex is allowed by right in that zoning
9 district. He then asked for opinion of the board.

10
11 Gary stated that he would like to connect to the municipal water system.

12
13 Gary stated that he would like to connect to the municipal water system. Fortune said he was under
14 the impression that tri-plexes are allowed.

15
16 Anne McLaughlin stated that multi-family units are not allowed in the A/R zoning district. Gary
17 responded that he will get back to that point. He said it is one acre zoning in the A/R zone with two
18 family residential dwellings are a use by right if you have an acre. He confirmed that multi-family
19 dwellings are not allowed by use. Although if you go to 5.12 page 44, section (e) The DRB may allow
20 for a greater concentration of units than would otherwise be allowed in the underlying district within
21 some sections of the development, provided there is an offsetting lesser concentration or an
22 appropriate reservation of open space on the remaining land.

23
24 Gary stated that he reads this to mean that once you establish the number of units allowed, you can
25 move them around. That is really what zoning in Richmond has been trying to encourage for the last
26 30 years, to conserve the natural resource and cluster development in a smaller area.

27
28 Sunshine agreed to that statement, and that he can't really think of too many developments that have
29 done that. Gary responded that he realizes that people have gotten used to nothing being there, and
30 he understands why nobody wants to see that changed. He said that is the reason that he put the units
31 in the back of the barn so that it could be shielded from view. The party that would be most affected is
32 Darcy Preston. But he has taken efforts to shield it from the neighbors.

33
34 He then stated that in Section 5.12 that there is a procedure to do this clustering. In section 5.12.1 it
35 talks about coordination of review with subdivision permits. He said he is not subdividing, so he should
36 not need a subdivision approval. He thinks just the PUD approval is needed.

37
38 Gary asked about phasing. Sunshine responded that phasing was dictated by the schools, and he is
39 not sure that phasing is an issue at hand.

40
41 Fortune asked a question about housing for the elderly, if there will be an age criteria. Gary responded
42 that there will not be an age criteria. They will be small 2 bedroom apartments. Fortune and Sunshine
43 commented about storage.

44
45 Anne McLaughlin asked about the subdivision issue. She said that a subdivision is the division of two
46 or more lots requires approval. Gary said it's another place in the ordinance that is not clear. She also
47 said that the Agricultural Residential district is designed to retain and provide areas of low density
48 housing, particularly of the single family type, in a rural setting. Gary said that we are locked into the
49 same density, whether you spread it all over the field or cluster it together in a smaller area. He pointed
50 again to the PUD section, 5.12.

51
52 Fortune talked about the Atwood PUD in Jonesville. He thinks it is a comparable comparison.

53
54 Sunshine then opened the meeting to the public.

55
56 Maureen Kangley of 90 Cochran Road asked Gary to clarify how many units he is proposing.

57
58 He said that thinks he is allowed up to 10 units, but is proposing 6 units tonight.

59

1 Maureen asked if they are to rent, not to sell. Gary confirmed that they are to rent. She then read a
2 statement regarding stormwater runoff on her property and the Bressor property. She wanted to
3 reiterated that her basement gets that runoff, and she does not want any project to increase the
4 amount of stormwater runoff she gets in her cellar.

5
6 Gary responded by essentially saying that he has listened to her and has taken stormwater
7 management into consideration.

8
9 Anne McLaughlin stated that the property does not appear to be in a floodplain, which Gary agreed to.

10
11 Gary said that they are committed to keeping as much of the land agricultural as they can.

12
13 Rod West asked about the lighting plan. Gary said the porches would have downcast porch lights and
14 pedestrian bollard lighting along the walkway. He would also like to have a parking light on motion
15 sensor to reduce the amount of light pollution.

16
17 Fortune informed Gary that it is a standard or law that a light must be installed outside of every exterior
18 door.

19
20 Gary mentioned that he does not need a fire truck turn around, but expects there to be 12 parking
21 spaces on a gravel parking lot. Sunshine noted that there is nothing in the ordinance that he is aware
22 of that requires parking there. Anne McLaughlin asked if covered parking would be available. Gary
23 responded that covered parking is not proposed.

24
25 Victor Rossi of 135 Thompson Road made a statement about the village character of Richmond and
26 how much he enjoys it. He concluded by saying that he is sure that the Bressor proposal will only add
27 to the character of the village, much like his other projects have done.

28
29 Ed Wells asked what the next step in the process is. Sunshine began by saying this is the first hearing
30 in a two or three hearing process. Gary said that a conditional use review is a one hearing application.
31 Sunshine responded by saying that it is up to the zoning office to determine whether or not a
32 subdivision approval is required.

33
34 Public notification procedures were discussed and addressed by Sunshine.

35
36 Sunshine told Gary that from the board's standpoint, the project makes sense, and that he has some
37 decisions to make regarding his proposal.

38 39 3. Correspondence

- 40
- 41 ○ Gent Memo RE: Application for Anand final subdivision for HU3255 *[no action needed]*
- 42 ○ Letter from Attorney Harris Regarding Chittenden County Fish & Game Club
- 43 supplemental certification
- 44

45 4. The Minutes from the 2-12-14 Development Review Board were discussed. Fortune motioned to exit 46 deliberative session seconded by Mike Donohue. Approved 4-0

47 48 5. ADJOURNMENT

49 At 8:27 PM, Fortune made a motion, seconded by Donohue, to adjourn the meeting and enter
50 deliberative session. So voted.

51
52
53 Respectfully submitted by Neal Leitner, Zoning Administrator