

Town of Richmond
Development Review Board
Meeting of February 9, 2022
Debriefing Notes

These debriefing notes are considered the minutes of the above dated DRB meeting for the Town of Richmond. The full video of the meeting can be accessed at the following link:

<https://archive.org/search.php?query=MMCTV&sort=-publicdate>

DRB Members

Present: David Sunshine (Chair), Mathew Dyer (Vice Chair), David Schnakenberg, Roger Pedersen, Padraic Monks

Excused: None

Staff: Kayla Vaccaro, Keith Osborne

Others present: John Gay, Tam Smith, Ben Bush, Mike Doten, Joe Goodspeed, Ray Berntsen, MMCTV Live.

Meeting opened at 7:00 pm

Applications:

CUR 2022-01

Smith/Miodownik

Parcel ID#ES112

Applicant proposes to remove and replace a Single Family Dwelling within the Flood Hazard Overlay District. Improvements, Substantial with the FHOD requires DRB Conditional Use Review as per §6.8.9 of the TOR zoning regulations. Proposal located in the High Density Residential (HDR) Zoning District and Flood Hazard Overlay District (FHOD) at 112 Esplanade, Parcel ID# ES-0112.

Motion to approve CUR 2022-1

Introduced by Dave Schnakenberg, Seconded by Roger Petersen with the following condition:

- 1. Building permit submittal documents to indicate Base Flood Elevation on elevation drawing.**

Approved 3-0 (Petersen, Sunshine, Schnakenberg)

Denied: None

Recused: Matt Dyer, Padraic Monks

Discussion on Smith/Miodownik:

Mathew Dyer, Tam Smith, and Ben Bush sworn in by chair. Dyer gave background on the project and history of the property. Dyer spoke to the effects of Hurricane Irene warranting the approved application from two years ago to build an addition that would mitigate flooding issues, fix the foundation, and improve the homes function in the Flood Overlay District. Dyer explained that recent foundation deterioration has led to the only viable option for this property being replacement. Dyer justified how the new plans met the Flood Hazard Overlay District standards and would lead to improving the neighborhood and safety in the district. Dyer explained that he had submitted plans to the floodplain manager and had submitted comments of approval from the state.

Sunshine asked clarifying questions about the site plan specifying that the prior approved addition shown on the map would not be a part of the new house. Dyer confirmed that the prior approved addition is not a

Applicant proposes on-site revisions to an approved site plan. Revisions include changes to traffic flow, the addition of two new structures and placement of additional storage containers on-site. As per §5.5.5, Site Plan Amendments, DRB review and approval is required. Proposal located in the Commercial District (C) at 80 Rogers Lane, Parcel ID#RG080.

Motion to Continue Application until March 2022 DRB meeting:

Introduced by Padraic Monks, seconded by David Schnakenberg with the following conditions:

- 1. Directional signage plan to include locations to be submitted**
- 2. Any lighting plan revisions, to include locations and cutsheets, be submitted**
- 3. Flood Plain Coordinator comments to be addressed and approved by same.**

Approved 5-0 (Monks, Schnakenberg, Petersen, Dyer, Sunshine)

Denied: None

Recused: None

Discussion on All Cycle Waste, Inc.:

John Gaye sworn in by chair. Gaye gave an overview of Casella's history with the site including their agreement with the town to take over operations at the drop off starting on January first. He explained their plan to reverse the traffic flow explaining historical traffic flow and the proposed traffic flow. Gaye stated that Chittenden Solid Waste District took their attendants office warranting a replacement of that office. He justified the use of the further curb cut from 117 to improve staging and cueing surrounding the attendant's office. Gaye stated that the use of the second curb cut would allow for more space to stage vehicles as they wait for the attendant booth. Gaye stated that the new attendant's booth would be 14'x14'. Sunshine inquired about the dimensions of the old booth. Gaye responded that it was slightly smaller but did not have exact dimensions.

Gaye further explained that two Conex boxes were added to store materials that need to be stored out of the weather. Gaye explained that the plan also includes a swap shop, which was something the town wanted with a revised operation. Sunshine inquired where the swap shop would be located. Gaye responded that it would be where the old attendant's office was, on the way out of the facility. Sunshine commented that typically the swap shop would require parking and inquired where the parking would be located. Gaye responded that there is some parking beyond the swap shop where folks would be able to park. Sunshine clarified that the parking was illustrated on site plan one. Gaye explained that the parking is located near an out arrow on the plan.

Schnakenberg inquired whether there would be a traffic signal at the egress for vehicles cueing to make a right at the second curb cut and for those entering the facility at the first curb cut. Gaye responded that they will not have a signal but will have signage. Schnakenberg inquired if it would be a stop sign. Gaye responded that the signs have been ordered and say something along the lines of "stop allow exiting traffic to exit". Pederson inquired if the sign would be on Rogers Lane. Gaye confirmed that it would be. Pederson inquired if there would be signage within the facility to direct traffic. Gaye stated that once weather allows new arrows will be painted on the asphalt in the correct direction. Sunshine inquired if Pederson thought arrows on the ground would be sufficient. Pederson responded that signage arrows would be useful while users adjust to the new plan including indicating the parking area for the reuse zone to avoid backed up traffic and incorrect use of the space. Pederson further inquired about how frequently the facility sees a backup. Sunshine stated Saturday morning at 10 am. Gaye responded that he has seen it back up from Rogers Lane to route 117 during their busy hours. Pederson concluded stating that temporary signs would be useful while implementing new traffic flow. Gaye agreed. Pederson suggested that signage be added as a condition for approval.

Schnakenberg inquired about existing striped parking areas at the site and if they would remain striped since no striping was indicated on the plan. Gaye clarified that the intention is to leave the stripes.

Schnakenberg stated that it would be good to make sure those are present on the next plan. Sunshine inquired about changes to exterior lighting. Sunshine further inquired if there is existing exterior lighting. Gaye responded that he believes down shielding motion sensor safety lighting will be installed on both buildings.

Monks referenced the Flood Plain Manager comments on the site plan stating that the items required in 6.8 were not met. Gaye responded that surveyors would be measuring floor elevation for existing buildings and that they will meet the standard for the one building which has not been built. Gaye explained that they would need to measure the tire and freon storage areas to determine if they could be raised enough to meet standards. Gaye elaborated that many of the operations are not new so he would like to investigate what has been approved before and what changes have been implemented. Monks responded that for the application to be approved it would need to address the comments made by the Flood Plain Manager.

Pederson inquired if the application includes traffic changes or was only for the two new buildings on the site. Osborne responded that the entire site plan is under review. Gaye responded that the application is for replacing one building and building another, adding two Conex boxes for storage, lighting, and the traffic flow. Osborne projected site plan on screen and inquired where the board would like to see signage. Discussion ensued about desired signage; Monks concluded that a plan was needed. Gaye responded that a surveyor is picking signage locations and this information can be submitted. Osborne suggested that approval be conditioned with discussed signage.

Board Motioned to Continue Application to March 2022 Meeting approved.

Decisions rendered on the following applications: Smith Miodownik, Milton CAT

Motion to adjourn

Approved unanimously

Adjourn: 8:00 pm