

Town of Richmond
Development Review Board
Debriefing Notes
Meeting of July 28, 2021

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), Roger Pedersen, Mathew Dyer, Padraic Monks, David Schnakenberg

Excused: Alison Anand (alt)

Staff: Keith Osborne

Others present: MMCTV Live, Rachel Atkins, Chuck Farr, Jay Renshaw, Jason Barnard

Meeting opened at 7:02 pm

Applications:

SUB 2020-111

Peggy Farr Revocable Trust

7:04-7:24

Public hearing continued from April 14, 2021 for Randall Farm subdivision. Applicant proposes subdivision of a 220.9-acre parcel into 5 new lots consisting of 4 residential lots ranging in size from 3.7 acres to 9.1 acres with a remaining silviculture lot of +/-193 acres. Subject property located at 180 East Hill Rd, Parcel ID EH0180, in the Agricultural/Residential Zoning District.

Motion to go into Deliberative Session

Introduced by Padraic Monks, Seconded by David Schnakenberg:

Approved: 4-0 (Monks, Schnakenberg, Pedersen, Dyer)

Denied: None

Abstained: Sunshine

Motion to approve Final subdivision

Introduced by Matthew Dyer, seconded by David Schnakenberg with the following conditions:

- 1. Applicant to demarcate location of force main in proposed ROW once installed**
- 2. Remaining lands use description to be described in subdivision covenants.**
- 3. Concerning remaining lands, the following statement to be placed on the final mylar:
“REMAINING LANDS, SEE DECLARATION OF COVENANCES”.**

Approved: 4-0 (Monks, Schnakenberg, Pedersen, Dyer)

Denied: None

Abstained: Sunshine

Notes on Randall Farm: Discussion opened with the applicant reviewing the conditions of Preliminary approval. Topics discussed include convenience language concerning Lot 5 and future use, declarative statement on the mylar, staff notes and the denotation of paved apron on final plans.

SUB 2020-15

Huntington Homes, LLC

7:26-7:48

Subdivision Preliminary Review for a 9-lot subdivision (creation of 8 new lots, Sylvan Knoll – Phase II). Further a Boundary Line adjustment is requested for existing lot 3 (+/- .54 ac) and lot 4 (+/- .56 acres) of Sylvan Ridge Phase 1. Subject parcel located at 952 Kenyon Road, Parcel ID KR0952 in the Agricultural/ Residential (A/R) Zoning District

Motion to go into Deliberative Session

Introduced by David Schnakenberg, Seconded by Padraic Monks:

Approved: 3-0 (Monks, Schnakenberg, Pedersen)

Denied: None

Abstained: (Sunshine, Dyer)

Motion to continue Final Subdivision application 2020-15 to August 11, 2021

Introduced by Roger Pedersen, seconded by David Schnakenberg with the following conditions:

- 1. Developer to submit evidence that the Sylvan Ridge HOA exists**
- 2. Restrictive deed language for the HOA to be submitted concerning Lot 17 (remaining lands) as set forth in paragraph two of the Remaining Lands and Deer Wintering Area (DWA) Mitigation Plan provided by the applicant.**

Approved: 3-0 (Pederson, Schnakenberg, Monks)

Denied: None

Abstained: (Sunshine, Dyer)

Notes on Huntington Homes: Discussion opened with the applicant discussing the conditions of Preliminary approval. Topics included the Master Development plan for Lot 17 with said lot to be conveyed to the Sylvan Ridge HOA, Deer Yard mitigation plan, and language to be placed in the Common Land Agreement. Further, Plat denotations concerning the Deer yard demarcation and Lot 17 future use accomplished and stormwater and water/wastewater permitting received from the state. Board had concerns about the recording documents on both the Master Plan of Remaining Lands and Wildlife Mitigation Plan. Applicant discussed the Wildlife Plan in some detail.

Motion to come out of deliberative session

Introduced by David Schnakenberg, seconded by Mathew Dyer

Approved unanimously

Denied: none

Abstained: none

Approval of June 9, 2021 Minutes

Approved: Unanimously

Denied: None

Abstained: None

Decision rendered on the following applications: Peggy Farr Revocable Trust and Huntington Homes.

Motion to adjourn

Approved unanimously

Adjourn: 8:34 pm