## Richmond Planning Commission

Wednesday, May 16th, 2018

Unapproved Minutes

Members Present: Mark Fausel, Brian Tellstone, Joy Reap, Virginia Clarke, Alison Anand, and Scott Nickerson

Members Absent: Lauck Parke

Others Present: Jessica Draper, Town Planner, Brad Elliot, Wright Preston, Don Morin, Cameron Thomas

Called to Order: 7:07pm

Public Comment

NA

Administrative Items

Brian moved to accept the minutes of May 9th with edits, seconded by Scott. All in favor.

Brian moved to accept the minutes of May 2nd, seconded by Scott. All in favor except Joy and Virginia who abstained.

Minutes of 4/25 were tabled until June 20th 2018 meeting

Town Plan

Joy asked if we ever reached a conclusion about density. Virginia said we will need to define exactly what is included in density. Mark decided to go through Brad’s comments line by line. Language was added regarding the town forest and language changes were made in a few places. The commission discussed the new name change of Rural Commercial to Adaptive Agricultural-Residential. The spelling and pronunciation of Gillett Pond was clarified. The town forest easement was requested to be added to the references section of the plan.

Don Morin said he was surprised to see only one goal for the housing technical plan and several goals for other sections of the plan, especially natural resources. He said that with housing being a necessity, it looks neglected compared to others. He also mentioned that he wants the planning commission to give more authority to the DRB. Mark said that he understands how it looks and that it’s not the intention to minimize housing, but in regards to the DRB we run the risk of having bias and favoritism with increased power.

Don said he also was concerned that the plan didn’t include fixing aspects of the Route 2 village intersection. Don said that many people are unhappy with the plan being slanted toward preservation. Mark said it was very unfortunate to hear that after the amount of time and outreach that has gone into the plan drafting. Joy said they should come to a meeting to express those sentiments. The commission asked Don if he had any suggestions. Don said that at a previous meeting the head of the DRB asked for more power.

Brian said we also had someone stand up and ask for no more density and less rental property in the village and not only does the planning commission have to compromise but so does the public. Wright asked if anyone from Champlain Housing Trust or regional planning had reviewed the Housing section. Jessica said that she had attended two regional housing workshops that had informed some of the content in that section. She also said that some of the imbalance comes from what the planning commission considered as realistic actions to accomplish, for example the conservation commission already does or intends to do many of the actions in the Natural Resources section, but we don’t have a committee or legislation to really beef up Housing.

Virginia asked Don if he and others he’s referred to would join a Housing Committee. Mark said he would welcome participation and guidance from said committee. Don said he can build a group home but not a 4-unit dwelling, because we used to require 5000 square feet per unit and now we require 1/3 of an acre. He asked how we can improve the houses without increasing density. Mark said he agrees that it looks like a lack of representation, but if we had more substance from the community the section could be better. Brad asked Don if he had looked at Future Land Use because that section discusses residential uses in every area.

Scott also mentioned Housing goal 1 action 1 that refers to higher density. He said maybe the optics aren’t good but the basis is there for that kind of zoning. Don said he doesn’t know if the opposition is strong enough to vote against the plan. Mark told Don to get them to participate. Virginia said that a lot of what this is will be covered in zoning. Alison thanked Don for speaking up either way, because when you work on a project like this it’s easy to get myopia.

Cameron asked if we had any other information about green energy besides the line in Future Land Use. Jessica gave him a copy of the Energy technical plan. Wright asked that before we get into the maps that he be able to respond to Jack and Lauck’s previous sentiments about logging. He said that his family does logging part time, and that it is not as bad as the commission has been told.

The planning commission then discussed the maps. Jessica explained that she would be asking for color changes on a couple of maps where it may be harder to see some of the features. Virginia asked how much time we have to make changes. Mark said any factual changes should be sent to Jessica but any other changes really don’t have time to be reviewed. The commission agreed to replace the current land use map with the existing zoning map. Mark also proposed the idea of having a Richmond Features map that would include landmarks such as Bryant Hill or Gillett Pond. Mark asked Jess to let them know if a subcommittee will be necessary based on feedback she receives between now and Monday.

Adjourn

Brian made the motion to adjourn, seconded by Scott

All in favor, Meeting adjourned at 9:04 pm

Respectfully submitted, Jessica Draper, Town Planner