

1 Richmond Planning Commission

2 Regular Meeting

3 Wednesday, April 6, 2016

4 Unapproved Minutes

5 **Members Present:** Brian Tellstone, Bruce LaBounty (Chair), Lauck Parke, Marc Hughes, Sean
6 Foley, Joy Reap, Mark Fausel (Vice Chair)

7 **Others Present:** Clare Rock (Town Planner), Mary Houle

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9 **7:00 PM LaBounty opened the meeting**

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11 **Public Comment** – Mary Houle says “Hi”

12
13 **Updates and Administrative Items**

- 14 - Creamery Property – Rock provided an overview of recent developments. The Senior Center
15 group purchased the property (closed of March 25). Anne O’Brien, Senior Center Rep gave
16 a report to the Select Board on Monday. The Senior Center wanted to ensure they had a site
17 for their future Senior Center facility. They purchased the property with a combination of
18 loans and donations. Buttermilk LLC was still in the process of completing environmental
19 reviews when the property owner decided to offer the Senior Center group the opportunity
20 to buy the property. The \$500,000 VCDP grant recently award to the Town is not
21 transferable to the Senior Center. The grant was specifically awarded based upon
22 Buttermilk’s redevelopment plans and their status of prospective purchasers who are
23 undertaking their due diligence. Part of the grant funding was awarded for cleaning up the
24 site contamination. The Senior Center group are probably not eligible for brownfields clean
25 up funds as it is understood they did not undertake the necessary due diligence to qualify for
26 liability protections and available grant funds. The Select Board stated their priorities were
27 to ensure the site is secure, due to the dilapidated state of the structure, and that future
28 development plans include some commercial and some housing. Anne O’Brien stated that
29 they wanted to make sure the grant funding is not lost.

30 Discussion followed with those present. It is understood that the Senior Center do not have
31 liability insurance to cover any damages which occur at the site. The Senior Center are in
32 communication with local developers Brad Worthen and Dan Noyes to determine potential
33 redevelopment plans. During the course of Buttermilk’s site investigation they found the
34 developable area of the property shrank due to the extent of wetlands that were delineated on
35 the site. Buttermilk stated at the Select Board meeting that they don’t want to walk away
36 from the project. The interim Town Manger is tasked with managing the town’s role with
37 the site. The PC will wait to hear more as the Town understands the potential next steps for
38 the site.

- 39 - Public Safety Building – Mark Fausel provided an update on the project. The committee is
40 working through various lay outs for a new public safety building and are working with an
41 architectural team. They have evaluated a few different sites in Richmond but there are
42 limited options. They have looked at a Kenyon Road site and a Huntington Road site, it
43 appears a site in the Gateway Commercial Zoning District may be practical. The next step in
44 the process will be to gather public input. Rock added a recent communication with the
45 committee Chair, Taylor Yeats. There is potential to ask for community input on potential
46 sites during the upcoming mapping workshop. Fausel asked if PC members are interested in
47 coordinating visits to the existing police, fire and rescue buildings. Fausel will let PC
48 members know of potential dates.

- 49 - Staff Updates – Rock provided the following announcements:

- 50 ■ VT Community development Association 2016 Spring Conference, May 17, Waterbury
51 State Complex “The Entrepreneurial Pipeline: The Role of Makerspaces, Co-working
52 Spaces and Incubators

- 1 ▪ Annual Town Officers Education Conference, three dates, three locations in April. One
- 2 particular session of interest: Efficient, Cost-Effective Service delivery: Options for
- 3 Municipalities to Work Together. This was one of the ideas generated from the Rapid Fire
- 4 Planning Nights.
- 5 ▪ WCAX article on co-housing project in Bristol, VT. Co-housing was one of the ideas
- 6 generated from the Rapid Fire Planning Nights.
- 7 ▪ CCRPC is requesting public input on the regional “Active Transportation Plan.
- 8 ▪ Resilient Vermont 2016 Conference at Norwich University May 20-May 21, 2016
- 9 ▪ CCRPC Monthly Newsletter: If PC members would like to be forwarded these newsletters
- 10 let staff know.
- 11 ▪ VPA Legislative Update: Energy Development Improvement Act is moving through the
- 12 legislature. It includes recommendations of the Solar Siting Task Force. Rock will keep an
- 13 eye on how it progresses and potential impacts on local plans and projects

14 Mark Fausel added the following:

- 15 ▪ June 8 – VT Environmental Consortium Meeting (one of the topics will include managing
- 16 stormwater and resilience)
- 17 ▪ April 9 – Richmond Land Trust will hold their annual meeting, the speaker will be UVM
- 18 professor Walter Poelman, the topic will be the geology of Richmond

19 Bruce LaBounty added:

- 20 ▪ PC re-appointments will take place at the Select Boards 1st meeting in May, so those who
- 21 are seeking re-appointment should get their letters in (Reap, Fausel and Parke.)

22 - Approve Minutes – March 16, 2016

23 Fausel made a motion to approve the minutes of March 16, seconded by Parke, all in favor.
 24 So voted. With Reap and Hughes abstaining.

25 **Town Plan**

26 Mapping Workshop – Rock provided an overview of the mapping workshop. Reap
 27 questioned why recreation facilities were not added as one of the topics for consideration, as
 28 provided in the meeting materials. Rock will note this and suggest this to the consultants
 29 who are working to plan the workshop. This will be the last workshop with the consultants
 30 as their contract will end at the end of May. Discussion also followed about siting a new
 31 grocery store, as the current one is too small. Rock mentioned the workshop will focus on
 32 defining broad areas where different types of future development may go and won't get
 33 down to the site specific details. This level of detail will hopefully take place this fall when
 34 working CCRPC to undertake the scenario modeling. The outcome of this workshop will be
 35 to help define the future land use map for Richmond. This is not a zoning map, it's broader.
 36 But this map will be the bases for a future zoning map. Discussion continued about the need
 37 to define areas for future commercial growth, as the current commercial districts are either
 38 built out or constrained by floodplain. The PC would like to run through the workshop
 39 materials at their next meeting on April 27.

40 Developable Areas Map – the CCRPC drafted a map based upon request by the PC. The PC
 41 reviewed the map and would like to see it simplified further. LaBounty and Hughes offered
 42 to meet with Rock to discuss possible changes. After 3:30pm works for Hughes. Rock will
 43 coordinate.

44 **Upcoming Meeting Schedule**

- 45 - Next Meeting April 27, 2016
- 46 - Organization meeting May 18, 2016
- 47 - CCRPC Presentation June 22, 2016

48 **Adjourn**

49 Tellstone made a motion to adjourn, seconded by Parke, all in favor. So voted.

50 The meeting ending at 9:10PM.

51 Respectfully submitted by Clare Rock, Town Planner