

1 Richmond Planning Commission

2 Regular Meeting

3 Wednesday, September 7, 2016

4 Approved Minutes

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5 **Members Present:** Sean Foley, Joy Reap, Brian Tellstone, Alex Brosam, Marc Hughes, Lauck  
6 Parke, Clare Rock (Staff)

7 **Others Present:** Bruce and Cara LaBounty, Jeff Forward, Mary Houle, Wright Preston, Brad  
8 Elliot, Chris Granda, Heidi Bormann, Bonnie Waninger, Betsy Hardy, Jeff Fay

9  
10 Public Comment – n/a

11  
12 Administrative Items

- 13 - Approve meeting minutes of August 17, 2016 – see notes  
14 Motion to approve by M Fausel, seconded by Tellstone, all in favor.

15  
16 Zoning Changes

17 Review draft changes to Accessory Dwellings (Section 5.9)

- 18 - Rock went over the initial zoning request, and outlined the 2 different versions of  
19 proposed changes (Option A and Option B) which are under review by the PC.  
20 - Rock distributed a letter to the PC from Fran Thomas regarding the changes to  
21 the accessory Apartment regulations. And read it out loud. Thomas is opposed to  
22 increasing the size and number of bedrooms of Accessory Dwellings.  
23 - Joy Reap received an email from Bob Marquis –he is in favor of increasing the  
24 square footage, as currently these types of apartments would only would work in  
25 homes that are 2,600 sq ft or larger. He supports smaller homes the ability to add  
26 an accessory dwelling.  
27 - Bruce LaBounty added support of adding an additional bedroom. They would  
28 like an additional bedroom for a variety of reasons, such as allowing for a single  
29 parent with their child. They are ok with the other changes under review by the  
30 PC and are ok with the 1000 sf size.  
31 - Rock discussed the impacts of 2-bedrooms, as it could result in up to 4 unrelated  
32 people living in an accessory apartment and those associated impacts (such as  
33 cars) vs currently only one person or two people would occupy the accessory  
34 dwelling.  
35 - Members of the public voiced their support of increasing the size and allowing  
36 for 2-bedrooms.  
37 - Foley, identified the following sections for PC discussion and subsequent  
38 decisions:  
39 o Number of bedrooms – leave as is or allow for 2-bedrooms?  
40 o Size – should be a % or simply a max square foot?  
41 o Conditional Use – should we still require this this type of review for some  
42 types of accessory dwellings?  
43 o Family requirement – keep family requirement or remove?

44 Reap made a motion to table this discussion and resume at the next meeting, seconded by ... All in  
45 favor, so voted.

46  
47 Regional Energy Plan Presentation and Local Renewable Energy Discussion

48 Melanie Needle and Emily Nosse-Leirer presented “Chittenden County Regional Energy Plan” –  
49 copy of presentation attached.

1 While the maps showing potential areas of solar and wind generation were shown, Rock referred to  
2 the mapping undertaken as part of the town plan process. The area behind Cochran's is locally  
3 mapped as a critical wildlife habitat block, and is displayed as such on the draft Future Land Use  
4 Maps. Additionally, there has been some initial discussions to identify the scenic view of Camels  
5 Hump and low lying hills from the Interstate exit area. These are areas which should be discussed  
6 further as they could be areas in which Richmond identifies as not suitable for renewable energy  
7 siting. The Town may participate in the development of the Regional Energy Plan to ensure its  
8 interests are represented. An alternative may be to undertake a Richmond-specific energy plan  
9 which would meet the PSB's plan requirements. The PC will discuss these items further at the next  
10 meeting.

11  
12 Adjourn

13 *Tellstone made a motion to adjourn, seconded by Reap, all in favor, so voted.*

14  
15 The meeting ending at 9:08pm  
16 Respectfully submitted by Clare Rock, Town Planner