

# Richmond Planning Commission

## Special Meeting

May 23, 2012

### *Approved Minutes*

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**Members Present:** Gary Bressor (Chair), Mark Fausel, Dan Renaud, Christy Witters

**Members Absent:** Lou Borie (Vice-Chair), Joe McHugh, one vacancy

**Others Present:** Cathleen Gent (Town Planner/Staff to the DRB)

**7:12 PM** Call to order by the Chair.

**Public Comment** – No public comment.

Gent reported that David Raphael and Craig Caswell plan to attend the June 6<sup>th</sup> Planning Commission meeting to discuss the current and proposed zoning and subdivision regulations as related to the creamery parcel. The Planning Commission decided to set aside 20 minutes on the agenda for that discussion.

#### **Richmond Zoning & Subdivision Regulations**

*Review public comments submitted to date*

1. Email from Justin Willis (dated January 5, 2012).

The Planning Commission noted that many of the points made by Willis have already been addressed. The Planning Commission discussed Willis' comment about the lighting standards and decided to delete "the interchange or Route 2" from section 2.8.1.a)iii.

2. Letter from Bob Low (dated January 5, 2012)

The Planning Commission discussed how to determine whether property values will decrease with larger lot zoning districts, per comments made by Lauck Parke. Bressor suggested that the Planning Commission review the listers' chart which shows the five acre base value versus the one acre base value. The Commission is trying to address two potential scenarios wherein taxes are driven up for the large lot owner or someone else will pay higher taxes. Gent will obtain a copy of the listers' chart and analyze the homestead values of larger lots versus smaller lots. The Planning Commission will discuss this topic again at a future meeting.

3. Comments from Fran Thomas (dated January 5, 2012)

The Planning Commission had discussed Thomas' suggestions earlier and revised the maximum footprint for accessory structures in the zoning districts in which residential development is permitted. The Planning Commission discussed whether to change the minimum setbacks for accessory dwellings, but decided not to pursue that. With respect to #4 in Thomas' comments, the Planning Commission removed "35 feet" as the maximum front setback in all the zoning districts in which that standard was specified.

4. Letter from Rod West (dated January 9, 2012)

The Planning Commission noted that the first paragraph regarding signs in the Gateway district has been addressed. The Commission will discuss the R3 and R5 options when it reviews the zoning district map for Snipe Ireland Road. The Commission decided to add the following uses as conditional uses in the Gateway district: Food Production or Processing, Class 2; Warehousing and Distribution, Class 2; Business Yard. The Commission also decided to change the maximum footprint for a principal single story structure to 10,000 square feet.

5. Email from Karl Goetze (dated January 9, 2012)

The Planning Commission briefly discussed Goetze's comments about outdoor lighting and noted that we are not planning to make major changes to the lighting section until after this set of bylaws is adopted. They will return to Goetze's comments at that time. They also noted that they have made a decision about hazardous buildings and that those should continue to be addressed by the health officer.

6. Email from Marcy Harding (dated January 9, 2012) The Planning Commission then discussed the zoning district map, beginning with the Stage Road area. The commission discussed whether to reduce the R-3 district 1,000 foot area from roads to either 800 feet or 500 feet. As part of that discussion, the Commission discussed whether to include public and private roads. They confirmed that the

1 rationale for the 1,000 foot area is to keep development closer to the roads while preserving untouched  
2 spaces. The commission also discussed whether to revise the zoning district map in the area which is  
3 currently zoned High Density Residential. In addition, the commission discussed how to protect  
4 endangered species in Richmond. Gent will prepare a map or gather additional information regarding  
5 endangered species in Richmond. The Commission decided to discuss the zoning district map again  
6 during the June 6<sup>th</sup> meeting.  
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8 7. Note from Marcy Harding (dated January 10, 2012)

9 The Planning Commission noted that it has already decided how accessory dwellings will be handled in  
10 the FEMA Special Flood Hazard Area, to address Harding's comments.  
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12 **Adjournment**

13 Fausel made a motion to adjourn, seconded by Renaud. So voted. The meeting adjourned at 9:20 PM.  
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16 Respectfully submitted by Cathleen Gent, Town Planner/Staff to the DRB