

1 Richmond Planning Commission

2 Regular Meeting

3 Wednesday, June 15, 2016

4 Unapproved Minutes

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

7 **Others Present:** Bill Donovan, Alison Anand, Wright Preston

8
9 Public Comment

10 Alison Anand supports Bill Donovan's zoning request.

11
12 Consider Zoning Change Requests

- 13 - Gateway Commercial Zoning District (Reap request) – Joy Reap requested to
14 table the agenda item.

15 Parke made a motion to table the agenda item, seconded by Tellstone. All in
16 favor, so voted. Reap abstained.

- 17 - Commercial Zoning District (Donovan request) – Bill Donovan reiterated his
18 zoning change request to allow for residential uses to be allowed in the
19 Commercial Zoning District as he would like to add four apartments above the
20 Lucky Spot Convenience Store. Discussion followed regarding the email
21 interpretation provided by VLCT, which indicates that residential uses may be
22 allowed in the district due the language in the Purpose statement of the
23 Commercial District. Discussion followed about how more than one principal use
24 could be allowed due to another provision in the regulations. Discussion
25 followed about the possibility to seek approval for the residential uses as a PUD.
26 The PC determined that no action was needed by the PC and the PC suggests
27 Donovan consider submitting an application to the DRB for the desired uses.

28
29 Discussion followed about whether the PC would or should take on small/minor
30 zoning changes as the town plan is underway or whether they should wait to do
31 one comprehensive change once the town plan is completed.

32 Town Plan

- 33 - Review Introduction Chapter to new Town Plan – PC reviewed the new draft
34 section. Comments included: making the Process section shorter, and additional
35 comments Rock shall incorporate in to the next draft. (see notes on draft dated
36 June 13, 2016)

37 Tellstone requested a list of the State town plan requirements. Other PC members
38 requested a link to the Essex Junction Town Plan as this was referenced at an
39 RPC event. PC members also requested copies of draft sections as word
40 documents so they could use track changes for edits.

- 41
42 - Future Land Use Map – Rock briefly went over the draft alternative future land
43 use maps. July 4th would be an opportunity to share with the public. The PC
44 would like more information and time to review the maps. The PC agreed to
45 meet for this purpose on Tuesday June 21 at 5:30pm.

46 Adjourn

47 Tellstone made a motion to adjourn, seconded by Hughes, all in favor, so voted.

48
49 The meeting ending at 9:15pm

50 Respectfully submitted by Clare Rock, Town Planner