

1 Richmond Planning Commission

2 Regular Meeting

3 Wednesday, October 19, 2016

4 Unapproved Minutes

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

7 **Absent:** Marc Hughes,

8 **Others Present:** Judy Rosovsky, Mary Houle, James Cochran, Heidi L Bormann, Rob Low, Lars  
9 Whitman.

10  
11 Foley opened the meeting at 7:05pm

12  
13 Public Comment – none

14  
15 Administrative Items & Updates

- 16 - Approve meeting minutes

17 *Fausel made a motion to approve the October 5, 2016 minutes, seconded by*  
18 *Tellstone all in favor (for those who were present), so voted.*

- 19  
20 - Staff Updates – Rock provided the following information:

- 21 ○ Creamery – Nov 7 Selectboard Hearing
- 22 ○ Public Safety Building – no new news
- 23 ○ Economic Development Committee – still waiting for next meeting
- 24 ○ Recreation Committee – Met with Steve May about Rec ideas
- 25 ○ Trails Committee – Submitting a grant application for a pump track at
- 26 School
- 27 ○ Received copy of draft Hinesburg Town Plan
- 28 ○ Survey available to gather input on the Andrews farm by VLT
- 29 ○ Statewide housing conference – coming up in South Burlington
- 30 ○ Zoning Administrator Position – talking with Hinesburg about sharing a
- 31 ZA position.
- 32 ○ Letter from David Sunshine requesting a zoning district change on Farr
- 33 property – Rock read the letter, PC responded by stating, if he wants to do
- 34 the petition he may otherwise he can submit the additional information to
- 35 the Planning Commission.
- 36 - Review Capital Budget – the SB would want comments by the end of November,
- 37 so the PC can discuss further at a future meeting.
- 38 ○ Foley – there is no overview sheet, a balance sheet, how much of the
- 39 overall budget does this represent? Question about the data contained
- 40 within the Demographics, are they using the 2% increasing in the
- 41 decision making or are they simply reporting it. **Put this on the next**
- 42 **agenda.**

43  
44 Zoning Changes

- 45 - Approve draft changes to Accessory Dwellings (Section 5.9) and set public
- 46 hearing schedule.
- 47 ○ PC discussion about simplifying the new language regarding size,
- 48 suggestion to break apart the language, make 2 sentences, see notes.
- 49 ○ Rock outlined the need to prepare the necessary report which needs to
- 50 accompany the zoning changes when they are forwarded to the SB.
- 51 ○ LaBounty requested the PC consider removing the family requirement
- 52 due to a conversation he had with another Richmond property owner.

- 1                   ○ Houle added that the affordable housing section of the new town plan
- 2                   supports the need for housing.
- 3                   ○ Fausel would like to see a clean marked up copy and offered to work up a
- 4                   draft of the report for the next meeting. Then the PC can schedule the
- 5                   public hearing once we have both documents.
- 6                   - Process of receiving zoning change requests – Foley provided an overview of the
- 7                   written materials which the subcommittee is working on. Foley suggests that the
- 8                   people who bring the zoning change request, prepare the written report as laid
- 9                   out within the Statute. Discussion about when the PC would vote on it. Foley
- 10                  suggests the PC would vote on the request upon hearing the information. It is
- 11                  currently a work in progress. Parke is willing to continue on the subcommittee.

### 13 Cochran's Ski Area

- 14                  - Discussion with Jim Cochran about current and future uses at Cochran's
- 15                  - Ski area has existing before zoning and is in the residential zone. The ski area is
- 16                  run as a non-profit. Their goal is to see the ski area continue into the future, as
- 17                  they move forward they'd would like to use the area for mountain biking.
- 18                  Cochran's would like to hold events at the facility, such as boyscout graduations
- 19                  and other events in the base lodge and outside. Cochrans would like to be
- 20                  maintaining the recreational activities and have flexibility. The Cochran's think
- 21                  of the property as a modern day farm. Houle supports the usage of Cochran's.
- 22                  Land from UVM has transferred over the Cochrans', the land is in perpetual
- 23                  Current Use (tax program.) Discussion followed about energy usage and
- 24                  renewable energy, ski areas are high energy usages, so wind or solar would be a
- 25                  great option for them to pursue if the town supported it. Discussion followed about
- 26                  cost of snow making and electric rates.

### 28 Town Plan

- 29                  - Natural & Working Lands – preliminary discussion of priority areas & scenic
- 30                  views
- 31                   ○ Rock provided an overview of the information presented by the
- 32                   Conservation Commission which identified the following priority natural
- 33                   areas:
- 34                   ▪ Gillet Pond Area – the PC agreed this is an important natural
- 35                   lands area
- 36                   ▪ Bryant Hill (behind Cochrans) – core wildlife habitat block
- 37                   ▪ Forested area north of VYCC and Andrews – also another core
- 38                   habitat block
- 39                   ○ Scenic views:
- 40                   ▪ Exit 11 view to Camels Hump
- 41                   ▪ Wes White Hill
- 42                   ▪ Off Kenyon Road

43                  Gillet Pond – owned by the Richmond Land Trust, but not technically conserved  
 44                  Discussion to add the Winooski River valley as an important natural area.  
 45                  Conversation to be continued at the next meeting.

### 47 Next agenda

48                  Accessory apartments, grouping zoning changes, David Sunshine's zoning request.

### 50 Adjourn

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

- 1 The meeting ending at 9:08pm
- 2 Respectfully submitted by Clare Rock, Town Planner