

**RICHMOND SELECTBOARD  
REGULAR MEETING  
November 17, 2014 MINUTES**

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Members Present: Taylor Yeates; Chris Granda; Bard Hill; David Sander; Ellen Kane  
 Absent: None  
 Others Present: Geoffrey Urbanik, Town Manager; Peter Pochop, Green Mountain Engineering; Morgan Wolaver; Bob Reap; Gary Bressor; Peter Mumford; Chris Perren; Mary Houle; Linda Parent, Town Clerk; Jon Kart; Lauren Esserman; Heidi Bormann; GC Morris; Jane Van Landingham; Rod West; Jean Bressor; Jackson Bressor; Mark Fausel; Greg Rabideau; Cara LaBounty; Bruce LaBounty; and others; and Ruth Miller was present to videotape the meeting for MMCTV Channel 15.

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Taylor Yeates called the meeting to order at 7:15 PM.

**1. Welcome and Public Comment**

Mr. Yeates asked if there was any comment from the public for items not on the agenda, but there was none.

**2. Items for Discussion with Those Present**

Presentation of Planning and Zoning Regulations: Proposed Amendments to the Gateway Zoning District

Clare Rock, Town Planner, was present to explain the nature of the changes proposed by the Planning Commission, to the Gateway Zoning District. The Planning Commission held a public hearing on these amendments on November 12<sup>th</sup> and approved the document to be forwarded for consideration by the Selectboard, who would hold their own public hearing prior to adoption, amendment or rejection. Ms. Rock noted some of the changes that were proposed, including the mixed-use ratio of 50% commercial for residential development and some larger building sizes, with larger setbacks from the Route 2 right of way.

Ms. Rock also explained that these were being proposed to match the proposal to extend public water and sewer lines into the Gateway Zone, and possibly beyond. The rationale was that since the costs of extending these lines was so great, and that the existing development would be required to pay for these expenses, then some level of additional development would be needed to utilize the additional capacity and help owners pay for the connection fees.

The manager reviewed certain deadlines required for the Selectboard to act on these regulations and what needed to be done if they wished to have a general vote of the public on these regulations on Town Meeting Day. The Selectboard had until December 15<sup>th</sup> to approve and move the question to the Town Meeting ballot, provided that a 30-day notice was given for a special meeting of the voters to approve the question for voting by Australian Ballot on January 14<sup>th</sup>. It was noted that there was virtually no time to make significant changes to the document, however, some changes could be made tonight in advance of the next public hearing, if the Selectboard was aware of what some proposed changes might be required based on comments from the earlier Planning Commission hearing.

1  
2 There was significant discussion on this issue.  
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4 Mr. Granda said that the rationale of these zoning changes being on a tight timeline has been removed.  
5 He said that the water and sewer analysis showed that phases 1, 2 and 3 had revenue to pay for the line  
6 based on current uses.  
7  
8 Ms. Kane said that the assumption was that everyone on phases 1, 2 and 3 would come on to pay the  
9 fees but that wasn't certain without the zoning amendments.  
10  
11 Mr. Yeates said that he felt that the new regulations were important for the town. Mr. Granda said he  
12 didn't question the need for new zoning, only the pace at which it was happening. Mr. Yeates asked if  
13 Mr. Granda did not want a public hearing for these regulations on December 15<sup>th</sup> and Mr. Granda said  
14 yes.  
15  
16 Cara LaBounty said that the calculations for the mobile home park did not take into account all current  
17 assumptions. There was no emergency need to serve but a developer came to the town and asked for  
18 service. She said that the current zoning in the Gateway created a conflict with the town plan. If we  
19 extended the utilities now, it could develop 100% residential which was not the mixed-use goal of the  
20 town plan.  
21  
22 Bob Reap asked how long would holding off on adoption slow down any changes?  
23  
24 Mr. Yeates said that a Dunkin Donuts could still be developed here under the current regulations and  
25 that one had not, not because of what we were trying to avoid but because sites didn't suit their needs.  
26  
27 Mr. Granda reiterated that he felt some good changes were being proposed but he worried about the  
28 political realities of moving too quickly.  
29  
30 Mark Fausel said that the reality was that adding water and sewer will allow things to go in here that  
31 can't go in now. He said that bring these in under existing zoning was a bad idea, and some things  
32 should change.  
33  
34 Mr. Granda said he was generally in agreement and that if we extend with no amendments there is  
35 potentially a problem. He supported zoning and development in the Gateway with water and sewer,  
36 with no negative impacts.  
37  
38 Jon Kart said that we were told at the Planning Commission hearing that they couldn't make changes  
39 due to the timeline, only to pass it to the Selectboard and now they can't make changes either.  
40  
41 Morgan Wolaver said that how do you get more people to come to the meeting? He said we needed  
42 more involvement.  
43  
44 Mr. Yeates said he did not want to delay this, and wanted the voters to have a say in March.  
45  
46 There was a discussion on the details of the water and sewer proposal, and some discussion on the  
47 financial details of the three phases and how they would affect water rates and existing customers.  
48  
49 After some additional discussion, Mr. Granda offered a motion to table the issue and revisit on  
50 December 1<sup>st</sup> with a process to engage quickly to make changes in a series of public hearings.

1  
2 Mr. Yeates noted there was no second to this motion, and it failed. Mr. Yeates asked if we had heard  
3 enough to move on a proposal? If we missed the March Town Meeting vote we could have a special  
4 vote shortly after. Mr. Hill was in favor of holding a public hearing. There was some discussion on  
5 the location of a hearing, and availability of the Library.

6  
7 Mr. Hill offered a motion to set a public hearing for the regulations, as amended, for Thursday,  
8 December 11<sup>th</sup>, at 7:00 PM at a location to be determined – either Town Center, the Library or the  
9 School, and Mr. Sander seconded the motion. The motion carried 5-0.

10  
11 Mary Houle asked if the Selectboard was going to make any changes to what was proposed?

12  
13 Mr. Yeates outlined the areas where there seemed to be disagreement from the prior public hearing  
14 and tonight's statements. Those were: The mixed-use ration of 50/50; rear parking requirement; the  
15 allowance of flat roofing on buildings larger than 10,000 square feet; suitable architectural building  
16 materials; and the interior collector road.

17  
18 After some discussion, the Selectboard only revisited two items. Mr. Sander offered a motion to  
19 amend the mixed use ratio to 60% residential with 40% of gross floor area commercial required. Mr.  
20 Hill seconded the motion and the motion carried 5-0.

21  
22 Mr. Yeates thanked everyone for coming and hoped that they would also attend the December 11<sup>th</sup>  
23 public hearing.

#### 24 25 Tennis Court Update – Greg Rabideau

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27 Greg Rabideau provided an update of the Tennis Court proposal. He said that apparently the Browns  
28 Court site was not desirable and the neighbors would not accept it, but since then they have been  
29 talking with the principal at Camels Hump Middle School, who is supportive of reworking the existing  
30 athletic fields and finding some room. Mr. Rabideau displayed a sketch of the current and future field  
31 layout. Mr. Rabideau also noted they were applying for the Land Conservation Fund grant and urged  
32 the Selectboard to consider a \$10,000 or \$15,000 match.

33  
34 There was some discussion on ownership, since it would be on school property, and how the town  
35 would fundraise for it. Following this, the Selectboard agreed there were still decisions to be made on  
36 this but thanked the Rabideau's for their hard work on this.

### 37 38 **3. Other Business**

39  
40 The Selectboard agreed, in the interest of time, to move the discussion of Economic Development and  
41 the Cochran Road property to December 1<sup>st</sup>.

#### 42 43 FY2016 Budget and Capital Plan

44  
45 The Manager explained a number of items and noted that December 1<sup>st</sup> was the last date to change the  
46 Capital Plan and warn a public hearing. There was no further discussion and Mr. Yeates said this  
47 would be on the December 1<sup>st</sup> agenda.

48  
49  
50

1 Reports from Selectboard and Town Manager

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3 Most reports were deferred. The manager noted that there was some progress on both the Greystone  
4 septic issue and the creamery safety issue. Mr. Yeates said that there was a request to sell wine at the  
5 Holiday Market, and for wine tastings. After some discussion, the Selectboard authorized the selling  
6 of the wine by the local vineyard, but no tastings could be done in Town Center.

7  
8 Warrants

9  
10 The warrants were approved and signed.

11  
12 Approval of Minutes

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14 Mr. Hill offered a motion to approve the minutes of November 7, 2014 and was seconded by Mr.  
15 Sander. The motion carried 5-0.

16  
17 Vermont Trails System Support Letter

18  
19 The Manager explained that the Nature Conservancy was applying for a Vermont Trails System  
20 designation for the Winooski River Bank Natural Area trail and would like a letter from the town  
21 supporting their application. The Manager had prepared a sample letter to be sent, and the board  
22 agreed that it should be sent. Mr. Granda offered a motion to authorize the support letter for the  
23 Nature Conservancy application and was seconded by Mr. Hill and the motion carried 5-0.

24  
25 **4. Adjourn**

26 Motion by Mr. Sander to adjourn the meeting at 9:30 p.m. Seconded by Mr. Hill. So voted.