

**R I C H M O N D S E L E C T B O A R D
R E G U L A R M E E T I N G
F e b r u a r y 1 7 , 2 0 1 5 M I N U T E S**

Members Present: Chris Granda; Bard Hill; Ellen Kane; David Sander
 Absent: Taylor Yeates
 Others Present: Geoffrey Urbanik, Town Manager; Clare Rock, Town Planner; Mary Houle; Robert Reap; Jeff Forward; Bruce LaBounty; Ian Bender; Bob Marquis; Frederick Barrett; Fred Fortune; Brad Elliott; Gary Bressor; Ann Cousins; Jim & Ellen Young; June Heston; Eric Wood; Luke Cady; Katie Loesel; Wright Preston; Glenn Glasstetter; Ben Bush; Ed Wells; Rod West; Mark Fausel; Kristen Hayden-West; Erik Sandblom; and Matthew Stern was present to videotape the meeting for MMCTV Channel 15.

Chris Granda called the meeting to order at 7:05 PM.

1. Welcome and Public Comment

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

2. Items for Discussion with Those Present

Gateway Zoning

The Manager recapped the discussions on the proposal to amend the Gateway zoning. First, the Planning Commission worked for several months to develop a proposal that was forwarded to the Selectboard in November. This proposal was what we were discussing now. Second, the West Main utility extension was proceeding with a bond vote for town meeting. The original thought was that if the town extended the utilities into the Gateway it would be very expensive, and allowing owners to develop more would be a way to offset the costs of development. The Manager stated that people felt that the current level of development in the Gateway did not require additional water or sewer capacity, however, the town studied this and decided that it was possible. Since then, the town has determined that extending the lines out to the Riverview Commons mobile home park would add to the cost, but provided a substantial revenue flow in return – enough to cover the bond costs. Third, the Manager reviewed the changes the Selectboard has made to the Planning Commission’s amendments so far, and lastly the Manager spoke of the changes yet to be decided, including increasing the largest building footprint size to 24,000 square feet, from the proposed 17,000 square feet – which was up from the current maximum size of 10,000 square feet.

Ms. Kane said that these issues were deeper than just the existing amendments. She asked Clare Rock, Town Planner, to explain how a PUD would work and whether it would be advantageous for that level of review to happen for the proposed largest building. Ms. Rock explained that the PUD process was a more involved review process that included a subdivision component to be able to plan for more than one principal use. The PUD alone was not suited to review a single building, however, some other additional reviews may be possible by amending the current zoning.

1 Peter Mumford said that the town has made a bad decision to remove retail and restaurant uses. That
2 area has good exposure for those uses.

3
4 Mr. Granda said it wasn't their intent to permanently eliminate these uses, but to prevent development
5 in the short term that is associated with strip and sprawl development not in keeping with the Town
6 Plan.

7
8 Ian Bender asked what made a restaurant or retail worse than an office? Mr. Granda said these uses
9 are typically associated with strip style development.

10
11 Brad Elliott appreciated that the Selectboard has tried to slow down some of the changes.

12
13 Bob Reap said that regarding the largest building size, the Main Block on Bridge Street was 13,800
14 feet in footprint, and was three stories tall on the Depot Street side, over 50 feet tall. He said that some
15 buildings were similar to what we're discussing in the zoning.

16
17 Ms. Kane asked what was the average amount of land here, and Clare Rock said that 26 acres of
18 developable land were in the Gateway zone.

19
20 Ann Naumann mentioned a debate on Front Porch Forum if the West Main water extension will lower
21 rates. Mr. Hill explained that the extension would not be feasible without support for the bond vote,
22 an agreement with the mobile home park and significant federal grants. He discussed the financial
23 implications for having 150 mobile home users pay for the bonded debt for the line while still keeping
24 it affordable for them. The benefit to the water system would be over time through increased revenue
25 that would affect all users. In the beginning there would not be a huge benefit, as new development
26 takes advantage of the line, it would lead to more revenue.

27
28 Luke Cady asked if all residents of the mobile home park have an additional bill they don't have now?
29 Mr. Hill said they have some fee now for infrastructure but he wasn't sure how much that was.

30
31 Dave Fortuna was concerned about the aesthetics of the largest building size.

32
33 Rick Barrett echo's Brad Elliott's comments and was worried about diminishing the proposed
34 amendments. If passed, these would have great effect and we should wait for the new Town Plan.

35
36 Doug Nolan said we're forced to travel outside of Richmond for business and would like to see more
37 retail locally.

38
39 John Beeman said that aesthetics is a design and review issue but size was a different matter.

40
41 Bob Marquis supported the Reap's plans, but we should reconsider the retail and restaurant
42 elimination because it is limiting choice.

43
44 Jeff Forward said that he proposed elimination of retail and restaurants so businesses in the village can
45 grow and thrive.

46
47 Mr. Granda suggested we limit the time of this discussion.

48
49 Bruce LaBounty said that we were at a crossroads with a developer that wants to do something in
50 town, and we need to take zoning seriously.

1
2 Ben Bush agreed with Mr. LaBounty and we can't overlook that the Reaps are willing to build
3 something.

4
5 June Heston said we shouldn't let the Town Plan hold us back from making changes.

6
7 Andy Cabrera asked if we could make changes for just two properties, and instead of broad changes,
8 make setback requirements limit development.

9
10 Eric Moot asked what would happen if we don't pass this zoning?

11
12 Jon Kart asked about the loan.

13
14 Mr. Granda stated that if the town takes the loan, it is the responsibility of the water system to pay it
15 back. If the project was not constructed, the town would not go into debt.

16
17 Bob Reap said that he and his wife, Joy, had good intentions and helped get part of the Willis Farm
18 preserved by buying the other half. Now they want to do something with that property, and has
19 someone who is looking to build a building for sustainable energy.

20
21 Following these comments, Mr. Granda asked the Selectboard if there were any additional
22 amendments, but there were none. The previous suggestion of increasing the largest building footprint
23 to 24,000 square feet was not proposed, and no further amendments were proposed. The Selectboard
24 discussed possible public hearing dates. Mr. Hill offered a motion to warn a public hearing for the
25 Amendments to the Gateway Zoning for March 2, 2015 at 7:00 PM at Camels Hump Middle School,
26 and was seconded by Ms. Kane.

27
28 There was some discussion on timing. Mr. Hill decided to amend his motion to warn a public hearing
29 for the Amendments to the Gateway Zoning for a special meeting on March 9, 2015 at 7:00 PM at
30 Town Center meeting room, and was seconded by Ms. Kane and the motion carried 4-0.

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33 **3. Public Hearing: Ordinance 2015-01 Amending the Traffic Ordinance**

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35 The Manager explained that this ordinance was largely administrative and added the new traffic
36 signals at the park and ride, the new stop sign on Johnnie Brook Road at Kenyon Road, and rectified
37 the parking enforcement at the Richmond Park and Ride as well as officially made Depot Street one-
38 way in and one-way out.

39
40 Mr. Hill offered a motion to open the public hearing on Ordinance 2015-01 Amending the Traffic
41 Ordinance and was seconded by Mr. Sander and the motion carried 4-0.

42
43 The Manager read the ordinance. There was discussion on how to limit overnight parking at Depot
44 Street. The Manager noted that there was a deed restriction on the property to allow at least 10 spaces
45 for overnight parking for residents of Depot Street and he wasn't sure how the police would enforce a
46 no overnight parking for others. Mr. Hill said this was part of a broader discussion of parking
47 enforcement.

48
49 Mr. Hill offered a motion to close the public hearing and was seconded by Mr. Sander and the motion
50 carried 4-0.

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2 Mr. Sander offered a motion to adopt Ordinance 2015-01 Amending the Traffic Ordinance and was
3 seconded by Mr. Hill and the motion carried 4-0.

4 **4. Other Business**

5 Fee Schedules

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9 The Manager explained that the town had a schedule of fees for planning and zoning matters, and the
10 Planning Commission has recommended some changes, particularly for Technical Review Fees and
11 School Impact Fees. Clare Rock was present to go through the revisions with the Selectboard. She
12 paid particular attention to the issue of the School Impact Fees, and the new procedures for
13 determining and collecting Technical Review Fees.

14
15 There was significant discussion of the School Impact Fee and how it benefited Richmond schools.
16 The Manager noted it was supposed to be tied to capital improvements, but in reality the Schools
17 merely requested a balance transfer each year. Ms. Rock said that most other towns in Chittenden East
18 did not charge the fee. Jericho removed their impact fee last year. With the new combined district,
19 Richmond's impact fees would go to a general budget and not specifically for Richmond capital
20 improvements.

21
22 Ms. Rock then moved to a significant discussion of Technical Review Fees and how it should be
23 changed to an increased fee based on square footage. There was also proposed a new policy and
24 procedure on how to determine and collect the fees. There was some discussion, and amendments
25 proposed. Mr. Granda requested that this come back to the next meeting with these revisions.

26
27 Mary Houle suggested a flat fee plus an administrative cost.

28 Policy Discussions – Animal Control Ordinance and Abandoned Building Ordinance

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31 The Manager explained that the town Health Officer, Wright Preston, often had to deal with dog bite
32 issues. Mr. Preston had wanted the ability to remove a dog for being vicious, after two bite
33 complaints. Our current ordinance did not allow that, and the Manager had asked his assistant to
34 research this. VLCT has a model Animal Control ordinance which provided for actions, following a
35 public hearing, that the Health Officer was requesting. The Manager read some excerpts from the
36 model ordinance and said it offered good notes on what was allowed and what wasn't. There was
37 discussion on this and how it might benefit Richmond.

38
39 Mr. Hill suggested this come back in a refined and ready to read form, to replace our existing Animal
40 Control ordinance, at the next meeting.

41
42 Mr. Granda said that due to time constraints, we should trim the agenda. It was agreed that the
43 Abandoned Building ordinance discussion and the grant discussion as well as the Delinquent Tax
44 Collector and Current Tax Collector discussions be deferred until the next meeting, or later, as the case
45 may be.

46
47 The Manager then asked for feedback on how the Town Meeting presentations should go. It was
48 discussed that we should have a review of the budget, a presentation on the West Main water
49 extension bond and zoning, a presentation on the Conservation Reserve Fund and then move to
50 presentations on the Richmond Rescue Tax Exemption and Tax Stabilization questions.

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Reports from Selectboard and Town Manager

The Manager reported that Economic Development would have their meeting this Friday. He noted the Police Report, and thanked Rod West for his efforts with the ice rink at Volunteers Green. The Manager noted that Mr. West had donated \$75 for the cost of electricity over the Winter for lighting the ice rink. The Selectboard joined in thanking Mr. West for the wonderful ice rink.

Approval of Minutes of February 3, 2015

Mr. Sander offered a motion to approve the minutes of February 3, 2015 and was seconded by Ms. Kane and the motion carried 3-0-1 with Mr. Sander abstaining.

ROW Permit #14-156 1760 Jericho Road

The Manager explained that this was the work within the right of way permit for the new AT&T cell tower at 1760 Jericho Road, owned by Peet. Mr. Hill offered a motion to approve the ROW Permit #14-156 for 1760 Jericho Road and was seconded by Mr. Sander and the motion carried 4-0.

Purchase Order 2457 for Cargill Salt

The Manager explained that the town had exhausted the salt budget and was requesting an additional \$15,000 which hopefully would last for March. He explained this would be taken from the Sand line.

Mr. Sander offered a motion to approve Purchase Order #2457 in the amount of \$15,000 to Cargill Salt for road salt. Ms. Kane seconded the motion and the motion carried 4-0.

Warrants

The warrants were approved and signed.

There was some discussion that the scaffolding on Bridge Street at the restaurant wasn't OSHA compliant and needed to be upgraded. The Manager was directed to look into this.

5. Adjourn

Motion by Mr. Hill to adjourn the meeting at 9:25 p.m. Seconded by Mr. Sander. So voted.