

**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 3 , 2 0 1 5 M I N U T E S**

Members Present: Taylor Yeates; Chris Granda; Bard Hill; Ellen Kane
 Absent: David Sander
 Others Present: Geoffrey Urbanik, Town Manager; Mary Houle; Robert Reap; Jeff Forward; Glenn Glasstetter; Peg Elmer; Luke Cady; and Matthew Stern was present to videotape the meeting for MMCTV Channel 15.

This meeting was rescheduled from February 2nd due to inclement weather.

Taylor Yeates called the meeting to order at 7:00 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 were none.

2. Other Business

Gateway Zoning

Robert Reap spoke about a recent article in the Times Ink, mentioning the sledding hill purchased by the Richmond Land Trust. He said he purchased the other half of the Willis Farm, and he was also part of the deal that allowed the hill to be preserved. Mr. Reap then went on to say that he had spoken to a business recently that was a possibility to locate on his property, but they wanted 65,000 square feet of space. His architect, Terry Boyle, had prepared some drawings to illustrate how a business of this size would fit on his property.

Mr. Yeates said we would review some other proposals and come back to this.

Jeff Forward offered a letter to the Selectboard on zoning changes. He spoke of the value of the village and how the changes to the Gateway should not negatively impact the village, as well as some other drawbacks of increased development, and mentioned some uses that should not be allowed in the Gateway.

Mary Houle said that by doing nothing, or not implementing new zoning, would also have great impacts to the town.

Mr. Reap said that a brew pub would also be interested in coming to this area, if it were properly zoned.

Mr. Yeates proposed that restaurant and retail uses be eliminated.

Mr. Granda said that working through details was best done in conjunction with the Town Plan. What we're doing here seems preventative and we may prevent some things we want. He agreed that the prohibition of retail and restaurants was a reasonable measure.

1 Ms. Kane asked if we build another pub, would it compete with what's in the village? She said that at
2 the last Economic Development Committee meeting, Clare Rock said we had only 1.7% of our land in
3 commercial zones.

4
5 Mr. Yeates reiterated his desire to eliminate restaurants and retail in the Gateway.

6
7 Mr. Reap said he had plans to build and fill a retail space in one building.

8
9 Mary Houle spoke of commercial development adding more money to the town.

10
11 Mr. Yeates offered a motion to eliminate the existing conditional use approval for stand alone
12 Restaurants and Retail space, and to add to Light Manufacturing an associated and connected Retail
13 Space not to exceed 3,000 square feet. Mr. Granda seconded the motion.

14
15 There was some discussion on this measure, and the vote was called. The vote failed 2-0-2 with Mr.
16 Hill and Ms. Kane abstaining.

17
18 There was some additional discussion about the intent of the motion and what more information was
19 needed. Mr. Yeates asked if there was a motion to reconsider, and Ms. Kane offered a motion to
20 reconsider, seconded by Mr. Yeates. The motion carried 4-0.

21
22 Mr. Yeates re-read his motion, to eliminate the existing conditional use approval for stand alone
23 Restaurants and Retail space, and to add to Light Manufacturing an associated and connected Retail
24 Space not to exceed 3,000 square feet. Ms. Kane seconded the motion, which carried 4-0.

25
26 Mr. Yeates asked if there was more discussion on the Commercial/Residential split of 40%/60%. The
27 Selectboard discussed this but was not prepared to offer an alternative proposal.

28
29 Mr. Yeates moved to the maximum building size, and Mr. Reap's proposal. Mr. Reap and his
30 architect, Terry Boyle, showed the Selectboard some drawings of what a building with a 24,000 square
31 foot footprint would look like on their lot. There was significant discussion.

32
33 Ms. Kane suggested modifying section 3.4.4 for a 350 foot setback for a building of this size.

34
35 Jeff Forward felt this was "shoot from the hip" zoning.

36
37 Mr. Yeates suggested it was too fast to consider this tonight. He felt we should explore a Planned Unit
38 Development (PUD) in order to approve buildings of this size.

39
40 Andy Cabrerra asked if the rest of the zoning could be separated from the building size issue.

41
42 Ms. Kane said she would like to consider this. There was additional discussion, but Mr. Yeates said
43 we would continue the discussion on the 17th, with more information on PUDs.

44
45 West Main Street Extension Update

46
47 The Manager explained that the negotiations with Riverview Commons Mobile Home Park continue.
48 The Water Commission is working on information to present to the public in advance of the vote on
49 Town Meeting day. Part of this is the reasoning that a bond approval was necessary to qualify for
50 some federal funding.

1
2 Mr. Granda asked if we would explain what a bond vote would get the town? There was discussion on
3 how to present this information and promote the bond vote in advance of having a firm commitment to
4 present to the public. It was agreed that some information should be presented to the public quickly.

5
6 Solar Project Request for Information

7
8 Mr. Granda drafted a document that called for information response from qualified solar installers for
9 a potential project for Richmond. The project may either be on town property, or the town could also
10 partner as a receiver of energy under a scenario where investors had a site but needed an eligible
11 purchaser for the energy produced by a solar project.

12
13 Mary Houle asked if the town was supposed to benefit from a tax credit. Mr. Granda said, no, the
14 investors who construct the project would be eligible for the tax credit but the town was eligible to
15 purchase the energy at a reduced rate. Ms. Houle asked Mr. Granda if he had any financial interest in
16 this and Mr. Granda said no, he was not going to construct this project but he was writing this proposal
17 for the town to take advantage of.

18
19 Request for Closure of Round Church Road

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21 The Manager explained that the Western Slopes Business Association was holding an art festival on
22 June 27th, and requested that Round Church Road be closed to vehicles for the event. They had
23 checked with the residents next to the Old Round Church, who would be able to access their homes
24 and the road. Nick DeTarnowsky was present, representing WSBA, to answer questions.

25
26 Ms. Kane offered a motion to approve the request from Western Slopes Business Association to close
27 Round Church Road on June 27th between 9:00 am and 4:00 pm. Mr. Hill seconded the motion, and
28 the motion carried 4-0.

29
30 Reports from Selectboard and Town Manager

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32 The Manager noted the department reports, Works in Progress, and the Richmond Rescue quarterly
33 report.

34
35 Mr. Yeates said we needed to get trained in the Incident Command System, and all emergency
36 responders needed ICS 100. If not, we might be shut out of public safety grant funding.

37
38 The Manager reported he had not heard back on any specific actions for the brick building owned by
39 Dennis Bender. There was discussion and it was suggested that a scaffolding could be erected with a
40 safe pedestrian corridor under it. The Manager was directed to discuss this with Gabriel Firman, the
41 owner of the restaurant.

42
43 Approval of Minutes

44
45 Mr. Hill offered a motion to approve the minutes of January 20, 2015 as amended, and was seconded
46 by Ms. Kane. The motion carried 4-0.

47
48 Maintenance Agreement for Johnnie Brook Road and Kenyon Road

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1 The Manager explained that when the State reconstructed the Checkered House Bridge, they realigned
2 part of Johnnie Brook Road to intersect Kenyon Road instead of Route 2. The State claimed
3 ownership of the land under the new section of road, but wanted to relinquish maintenance of the road
4 to the town.

5
6 There was some discussion. Mr. Yeates asked why we would agree to do this? He said we would
7 maintain our roads but why should we sign an agreement saying we would? He mentioned the statute
8 referenced in the agreement and wondered what it said. The Manager was directed to consult with the
9 town attorney on this.

10 11 Warrants

12
13 The warrants were approved and signed.

14 15 **3. Items for Discussion with Those Present**

16 17 Community Resiliency Organizations (CROs)

18
19 Peg Elmer was present to discuss Community Resilience Organizations. Mr. Granda explained his
20 introduction to the concept, and his discussions with Ms. Elmer. Ms. Elmer provided a brief
21 presentation on CROs as they are called, and her hope to get these projects up and running across
22 Vermont, with a state-wide “Day of CROing” eventually implemented annually. There would be a
23 special training conference in March and Ms. Elmer asked who might be interested in attending. Mr.
24 Yeates, Mr. Granda, Mr. Urbanik and Marie Thomas were put forward as attendees.

25
26 The Selectboard thanked Ms. Elmer for her presentation.

27
28 Mr. Hill noted a purchase order for approval. Mr. Hill offered a motion to approve Purchase Order
29 2485 in the amount of \$1,200 to McGee Office Furniture for Conference Room chairs. Mr. Granda
30 seconded the motion, and the motion carried 4-0.

31 32 **4. Adjourn**

33 Motion by Mr. Granda to adjourn the meeting at 9:05 p.m. Seconded by Mr. Hill. So voted.