

Richmond Development Review Board
 REGULAR Meeting
 APPROVED MINUTES FOR JANUARY 14, 2015 MEETING

Members Present:	David Sunshine, Chair; Brad Worthen, (DRB Alternate), Mike Donohue
Members Absent:	Cara LaBounty, Stephen Ackerman, Vice-Chair
Others Present:	MMCTV Comcast 15; Geoffrey Urbanik

Sunshine called the meeting to order at 7:05pm and provided the information for interested parties.

HEARINGS

Sunshine opened the Hearing for:

Town of Richmond – Application # 14-154 for conditional use and site plan review for construction of the municipal water reservoir located on the newly created lot on Jericho Road (Parcel JR0700) within the High Density Residential Zoning District.

Sunshine sworn in Geoffrey Urbanik, Town Manager.

Urbanik stated that the combined 250,000 gallon municipal water capacity will be replaced by a new structure with 760,000 gallon capacity. Town has received bond approval to fund the project. The purpose of the larger replacement tank is to ensure needed increased firefighting capabilities.

Sunshine sworn in Pete Pochop, from Green Mt Engineering. Pochop presented the site plan and gave an overview. The new tank will be nestled into the hill of the new site. The new tank structure will be located within the approved building envelope which was approved under the subdivision application which created the new lot. Two retaining wall are being proposed, one along Jericho Road will be up to 6 or 7 ft, it will be self-supporting and will look similar to the one at the Park and Ride.

The piping, ladder and hatches will be visible on top of the new structure. The steps will be same material as the retaining wall.

The parking area has sufficient sight lines and is only large enough for one truck, the expected traffic would 2 trip ends a day yet the tank would not require an employee to be on site every day.

The shed at the 200,000 gallon tank site will stay, it houses a couple of pressure sensors and other mechanical devices for the system. It will be re-sided, re-roofed and will have a new door. The parking will not be maintained at this site. Once the existing tank is removed the site will be leveled.

The 50,000 gallon structure will be removed and the site will be re-graded, the new elevation of the ground after the existing structure is removed will be approximately 4-6 feet lower. Discussion followed about the old oak tree which is located within the tree stand to the north of the structure. Some of the existing trees will remain.

Some temporary check dams will be installed along Southview Drive and they will be removed at the end of the project. The stone wall will remain. If any damage occurs to the stone wall or the existing culvert it will be repaired.

The existing steel tank will be removed and recycled. It will be cut up, it's too old to be reused. The existing fence at the 200,000 gallon tank site will be removed and a new fence will be installed only

- 1 around the renovated shed. Water Resources will maintain the gravel area and the path. The grass will
2 most likely not be mowed.
- 3 Timeline will be to have the new tank completed 100% by the end of December 2015, with the
4 completion of the entire project by summer 2016.
- 5 Jericho Road will be dug up to install the new pipe. The Jericho Road is scheduled to be repaved in
6 September 2015, after the new pipe is installed. That is the only part of the road which will be
7 disturbed.
- 8 Disruption to traffic flow will mostly likely only result in one lane closure for periods of time. It is
9 not anticipated that Jericho Road will be closed completely. Residents of Southview may be
10 concerned about potential traffic disruptions and do not anticipate any storage of machinery to be on
11 Southview. Urbanik stated the Town will not use Southview as an alternative route, only if
12 extraordinary circumstances arise.
- 13 The retaining wall will be adequately designed and approved by the manufacturer to ensure it is
14 designed to hold back the slope, the blocks are 41" x 18", and the bottom block is 60". It will be a
15 natural-looking wall. It is 100% concrete. DRB member questioned the salt corrosion impacts and the
16 longevity of the wall. It will be important to make sure the wall is properly protected against salt and
17 deterioration.
- 18 The driveway is approx. 800-1000 sq ft and will be gravel. A DRB member is concerned about the
19 maintenance of a gravel drive and the appearance of a potentially not maintained gravel driveway.
- 20 The roof of the new structure will be slightly pitched. There will be some pipes and hatches on the
21 roof. The material will be a black concrete slab and will not be a reflective material. The adjoining
22 neighbors have agreed to the natural color of the walls, which was part of the subdivision agreement.
- 23 The project will require a State General Construction Permit, it will not need a stormwater specific
24 permit. The landscaping is a combination of different plantings. The planting schedule is made up of
25 hardly perennials and is to match the existing landscape. The power line to the new structure will
26 have low plantings underneath. Some low junipers, cedars and hemlock will help screen the structure
27 from Jericho Road, the plantings are a variety of sizes and heights. The newly installed grassed areas
28 will not be mowed as the intent is for the site to have a natural and not a manicured look.
- 29 The erosion control plan will be submitted, reviewed and approved by the state and it will include a
30 timeline. The retaining wall and the bank will be the first items to be completed, some fill will be
31 bought in. The cast-in-place construction will require a truck to on site multiple days pumping in
32 concrete. The staging area will be in the area of the new gravel parking area. Numerous check dams
33 will be temporarily installed as well as silt fences to help protect the site during construction.
- 34 The drains will be integrated into the readi-rock walls. The interior of the new tank will have two
35 cells so if one side needs to be maintained then one side can be drained and users will not be without
36 water.
- 37 Steve O'Malley had a question about the subdivision procedure and the reimbursement to the
38 neighbors. Urbanick stated the town paid a total of \$25,000 to one and \$35,000.
- 39 Donahue made a motion to close the Hearing and go into deliberate session, seconded by Worthen,
40 all in favor. So voted.
- 41 Sunshine opened the following hearing:

