

1 Richmond Planning Commission
2 Regular Meeting
3 Wednesday, May 6, 2015
4 Approved Minutes

5 **Members Present:** Brian Tellstone, Sean Foley, Joy Reap, Mark Fausel (Chair), Bruce LaBounty
6 (Vice-Chair), Marc Hughes, Lauck Parke

7 **Others Present:** Clare Rock (Town Planner/Staff to the DRB)
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9 **Fausel called the meeting to order**

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11 **Public comment**

12 n/a
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14 **Administrative Items**

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16 Fausel welcomed new member Joy Reap.

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18 PC members inquired about the PC Ethic's documents. Rock shall look for it and bring it to the next
19 meeting and put its review on the end of the agenda.
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21 Election of Officers – Chairman and Vice Chairman

22 Discussion of candidates, LaBounty is willing to be chair if Fausel wants to step down.
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24 Reap made a motion to elect LaBounty as Chair, seconded by Hughes. All in favor, so voted.

25 --- made a motion to elect Fausel as Vice Chair, seconded by -----. All in favor, so voted.
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27

28 **Approve Meeting Minutes**

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30 Parke made a motion to approve the minutes of April 15, 2015, seconded by Foley. All in favor. So
31 voted. Reap abstains.
32

33 **Staff Updates**

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35 Rock provided the following updates:

36 - VLCT's Spring Conference – Rock handed out the VLCT postcard. There is no town
37 funding for volunteers to attend.

38 - VT Downtown Conference – coming up in Burlington, June 5.

39 - Lake Use Rules for Lake Iroquois – a copy was passed around to members, LaBounty
40 would like a copy.

41 - Act 250 minor permit amendment for a lot in Richmond Estates

42 - Solar farm proposal by GMP – Rock provided an over view of the project based upon a
43 meeting with GMP representatives this week. GMP will be hosting a site visit for
44 community members ahead of an upcoming Selectboard meeting in which they present
45 information about the project. Foley stated that the planning commission should be paying
46 attention to the issues surrounding the proliferation of solar farms. Discussion followed.

47 - The Town is still looking for a zoning administrator.

48 - Rock met with Hinesburg Planner – one interesting item of note from the meeting is there
49 are 400 housing units in their permit pipeline.

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Other zoning changes

LaBounty provided Reap with a background on the development of the list. Multiple uses on one property and decreasing lot sizes will be an important issue to focus on during the fall time topic specific workshops as part of the town plan update.

Discussion about the potential conflict of interest in zoning changes and the role of board members.

Discussion of cottage industry provision and comparison to home occupations. Add clarification to the definition of cottage industry by adding some of, and reference to section 5.6.7. i.e. “the business owner shall reside on the lot and shall meet the requirements as specified in section 5.6.7.”

Town Plan discussion

Rock provided a summary of the recent steering committee meeting. Discussion about the survey and how to ensure people don’t do it twice and the need to consider how to randomly select people to take the survey and the value of having a scientific survey. Rock shall follow up with the consultant with these questions.

Reap will continue to attend the steering committee and Rock shall continue to alphabetically assignment of other PC members to attend the steering committee. LaBounty volunteered to attend the next meeting. The next PC member to attend will be Tellstone.

Adjourn

Tellstone made a motion to adjourn, seconded by -----, all in favor. So voted.

The meeting ending at 9:00PM

Respectfully submitted by Clare Rock, Town Planner/Staff to the DRB