

Town of Richmond
Planning Commission Meeting
AGENDA
Wednesday, May 5th, 2021, 7:00 PM

Due to restrictions in place for COVID-19, and in accordance to Act 92, **this meeting will be held by login online and conference call only**. You do not need a computer to attend this meeting. You may use the "Join By Phone" number to call from a cell phone or landline. When prompted, enter the meeting ID provided below to join by phone. For additional information and accommodations to improve the accessibility of this meeting, please contact Ravi Venkataraman at 802-434-2430 or at rvenkataraman@richmondvt.gov.

Join Zoom Meeting: <https://us02web.zoom.us/j/88419874605>

Meeting ID: 884 1987 4605

Join by phone: (929) 205-6099

1. Welcome, sign in and troubleshooting (7:00 pm)
2. Adjustments to the Agenda
3. Public Comment for non-agenda items
4. Approval of Minutes
 - April 7, 2021
 - April 21, 2021
5. Recommendations for Planning Commission appointments (7:15 pm or upon completion of Item 4)
6. Discussion on Accessory Dwelling Units, State Permits, Nonconforming Lots
7. Introduction to the Gateway District (7:45 pm or upon completion of Item 6)
 - Sewer Service Area Expansion
 - Route 2 Project Update
8. Recap on Village Commercial and Residential/Commercial Districts (8:15 pm or upon completion of Item 7)
9. Other Business, Correspondence, and Adjournment (9:00 pm or upon completion of Item 8)

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 - Page 16: Memo on draft zoning amendments
 - Page 17: Draft zoning regarding state permit references
 - Page 18: Draft zoning on nonconforming lots
 - Page 19: Draft zoning on Accessory Dwelling Units
 - Page 21: Correspondence with Garrett Baxter, Senior Staff Attorney, Vermont League of Cities and Towns
7. Introduction to the Gateway District
 - On standalone documents:
 - "WaterSewerMap_North.pdf" - Northern portion of current water and sewer service area
 - "WaterSewerMap_South.pdf" - Southern portion of current water and sewer service area
8. Recap on Village Commercial and Residential/Commercial Districts
 - Page 23: Recap of ongoing zoning work on Village Commercial (VC) and Residential Commercial (R/C), prepared by Virginia Clarke

Richmond Planning Commission
REGULAR MEETING MINUTES FOR April 7, 2021

Members Present: Virginia Clarke, Chris Granda, Alison Anand, Mark Fausel, Caitlin Littlefield, Jake Kornfeld, Brian Tellstone
Members Absent: Chris Cole, Joy Reap
Others Present: Ravi Venkataraman (Town Planner/Staff), John Rankin, Jeff Forward, Lisa Miller, Allen Knowles, Eveline Killian, Laura Moltz, Lisa Kory, John Linn, Jay Moltz, Karl Goethe, Betsy Hardy, Steve Bower, Lisa Miller, Heidi Bormann, Francine Pomerantz, Steve Spatz, Sarah Volinsky, Ben Bush, Gary Bressor, Cathleen Gent, Patti Rossi, Nick Neverisky

1. Welcome and troubleshooting

Virginia Clarke called the meeting to order at 7:02 pm.

2. Adjustments to the Agenda

Ravi Venkataraman announced that the public meeting for the Bridge Street Complete Streets Corridor Study is scheduled for Thursday, April 8th at 7 pm.

3. Public Comment for non-agenda items

None

4. Approval of Minutes

Motion by Jake Kornfeld, seconded by Brian Tellstone, to approve the March 17, 2021 Planning Commission meeting minutes. Voting: Unanimous. Motion carried.

5. Proposed zoning amendments for Nonconforming Lots and State Permit References

Clarke said that Venkataraman is bringing forward proposed amendments to remove antiquated elements from the zoning regulations and move the regulations into compliance with state statute. Clarke asked Venkataraman about process. Venkataraman said that he intends to bring two to three proposed amendments at a time to the Planning Commission and Selectboard, and that the process can be adjusted based on the Planning Commission's desires. Clarke asked about how the Selectboard would like to receive the amendments. Venkataraman said that these two amendments would be straightforward as it would bring the zoning regulations into compliance with state statute, but cannot say for future amendments.

Venkataraman overviewed the proposal to amend state permit references, stating that the town cannot require state permits in order to issue zoning permits, and that the easiest fix to the zoning permits is to remove the references to state permits altogether. Mark Fausel asked how the town would know if an applicant received a state permit. Venkataraman said that he can check through the state permit search tool or by calling Agency of Natural Resources, but that it isn't his responsibility to check if an applicant has state permits. Clarke said that based on the proposed language, the town would have to check that the applicant has a state water/wastewater permit prior to construction. Venkataraman said yes but that it is expected that applicants obtain all necessary state permits prior to construction, and only under odd circumstances has that language needed to be enforced. Alison Anand asked why the town wouldn't want

state permits to be given to the town. Venkataraman said that he cannot request or enforce the provision of state permits to the town. Clarke asked about permitting pathways for local water/wastewater permits. Venkataraman said currently there is no permitting pathway for local water/wastewater permits but this is currently under consideration by the state legislature. Anand asked about the advantages of this amendment proposal. Venkataraman said the proposal is to circumvent any possible litigation by removing zoning regulations that are illegal. Chris Granda asked if the town has faced legal action for enforcing the current zoning regulations. Venkataraman said he was not aware of any legal action regarding these particular zoning regulations, and keeping the regulations as-is isn't fair to applicants nor prudent for the town. Kornfeld said that based on the information presented and the ongoing discussions, he has no objection to the recommended changes.

Clarke asked about the modifications to the language regarding hazardous waste. Venkataraman said that for that language in particular, it should be more explicit about "hazardous waste" and its storage, and such changes should happen when the commission reviews the performance standards in full. Clarke said she was hesitant to remove the language until there is replacement language regarding the storage of hazardous waste. Venkataraman said that the replacement language for now could be softer until explicit standards are made. Clarke recommended presenting replacement language at the next Planning Commission meeting. Anand asked about including a disclosure statement about federal and state permits. Venkataraman said that that disclosure statement is in the zoning permit applications. Granda asked to table this item to the next meeting. Clarke agreed.

6. Discussion on Building Energy Standards

Clarke introduced the topic and its connection to the Town Plan. Granda said that today's item was focused on the presentation and that questions will be fielded during the next Planning Commission meeting. Granda discussed the ongoing, tangible impacts of climate change, methods to reduce greenhouse gas emissions from new buildings, and the benefits of electrification. Granda reviewed the Vermont residential building energy codes, recent updates to the energy codes, and gaps in the current energy codes, including self-certification requirements to show compliance. Granda proposed zoning amendments to require builders to show compliance via the Home Energy Rating Method (HERS), to install EV wiring for all residential construction, and to install wiring for solar. Granda said that he is not recommending the adoption of the stretch code, the installation of solar on new residential construction, any bans to natural gas heating systems, or the requirement of net-zero homes. Jeff Forward added that the HERS method would bring more new construction into compliance with the energy codes.

John Rankin asked if the zoning proposals would impact additions and renovations and said that if additions and renovations were to be left out, it would more likely be adopted. Granda said that the proposal would not change the standards already in the energy code. Eveline Killian said that the zoning proposal makes sense from an economic standpoint and is not outrageous for builders.

Steve Spatz introduced himself as a program manager for Efficiency Vermont; and reviewed the applicability of the residential energy code, the rigor of the HERS method, and the legality of limiting the compliance pathway to the HERS method. Clarke asked about authorization in statute to allow towns to restrict compliance via the HERS rating system. Spatz said that the code allows for flexibility to allow a local code official or local authority to put forth local requirements. Spatz added that any enforcement and oversight of the energy code occurs at the local level, and the energy code allows municipalities to put in place more stringent standards. Granda said that one town required new construction participate in the Efficiency Vermont program. Spatz said that he has been communicating with Geoff Martin at Two Rivers-Ottawaquechee Planning Commission regarding the legalities of the proposed zoning language. Fausel asked about the costs of third-party certification. Spatz said that hiring a rater would be \$1,500 to \$2,500, and stated that a third-party review is necessary because of a general lack of compliance with the energy code and a lack of expertise within most municipalities to review energy

standards certificates. Fausel asked if the state is interested in requiring third-party verification of certificates. Spatz said that the state is not interested in requiring third-party certification. Fausel asked Venkataraman about energy standards certificates requirements. Venkataraman reviewed the energy standards certificates requirements for Certificates of Occupancy, adding that typically commercial construction Certificates of Occupancy applications come with a rigorous COMCheck form and that that type of rigor is rare to see for residential construction. Spatz said that most states have adopted the HERS method to check for compliance because it is based on an international standard. Fausel asked if there are any other towns requiring third-party HERS certification. Spatz said that these proposed zoning regulations are based on conversations he had with Martin and towns within the Two Rivers-Ottawaquechee Planning Commission's purview, that the Town of Woodstock and other towns in this area plan to adopt similar zoning regulations. Kornfeld asked about the up-front costs to the home buyer of these requirements to new construction. Forward overviewed the economic analysis statement, said that he viewed the proposed zoning regulations as a consumer protection, and that the monthly cost of the requirements to a 30-year mortgage are negligible. Spatz added that the more houses that are built to these standards would help appraisers gauge the market better and stabilize the prices, since currently not enough houses with these standards are in existence and therefore a basis has not been clearly established yet.

7. Debrief on Village Residential Neighborhoods south of the Winooski River and Round Church Corners

Clarke overviewed the goals of the discussion item, the Municipal Planning Grant project, and the intent of overlapping the work of the Planning Commission with the Municipal Planning Grant project. Fausel asked if the hired consultant, PlaceSense, had worked in Richmond before. Venkataraman said that she worked on Richmond's land development regulations in 2011 and 2012.

Clarke reviewed findings from the March 17th Planning Commission meeting, and the proposed zoning map. Kornfeld noted that participants in past conversations called for a more streamlined zoning map, and that the presented proposed zoning map is the cleanest iteration of draft zoning maps. Laura Moltz asked about the proposal for half-acre lot sizes. Clarke said that the area under review is a transitional area between the rural areas of town and the high-density village, and that the goal is to increase the density in areas that can be served by municipal water and sewer to address the county-wide housing issues.

Clarke reviewed the discussion document in the meeting materials. Venkataraman clarified rules regarding agriculture, adding that regulating farm animals below the threshold prescribed by the state for agricultural practices is a conversation outside the scope of this discussion. Tellstone said he was not in favor of requiring off-street parking to be behind buildings. Anand asked for more clarification about the removal of the Round Church viewshed. Clarke said that residents in the draft viewshed district requested to be in the Village Residential Neighborhoods district and instead, maybe have design standards that would be applicable to their lots. Gary Bressor said that the residents opted to be in the proposed Village Residential Neighborhoods district to keep the area residential, and that the draft Round Church viewshed district allowed for more commercial uses than the proposed Village Residential Neighborhoods district which therefore does not protect the existing residential character. Bressor said he liked the language about the average of the neighboring setbacks and asked how this would be administered. Clarke said that a range for the front-yard setback could be in place. Venkataraman said that typically this type of regulation is set up so that the average is taken of the front-yard setbacks of the two properties adjoining a property on its side-yard lines, and that there are multiple variations to this requirement. Bressor said he liked that idea. Kornfeld said that this requirement seems overly prescriptive. Clarke said that this requirement isn't a maximum setback and

that further discussions on maximum setbacks are needed. Nick Neverisky said that as a resident within the scope area, he is in favor of increasing density in the village to circumvent natural resource impacts outside of the village and sprawl, and that he would welcome more dense development closer to where he currently lives. Heidi Bormann asked about the viewshed area of the Round Church. Clarke identified the area encompassing the viewshed area of the Round Church on the draft zoning map. Fausel said that he would be in favor of including design aspects, but that he has reservations about placing burdensome standards. Cathleen Gent said that design standards aren't necessary for Thompson Road but may be needed in the area around the Round Church. Clarke suggested creating two districts--one with design review requirements, one without design review requirements and keeping the rest of the requirements constant. Gent suggested establishing an overlay district to place design standards in a particular part of the district. Lisa Kory said that the design standards should not apply to areas outside the Round Church area, and that she agreed with Neverisky to increase density in the village to protect the forests in town and to reduce greenhouse gas emissions. Caitlin Littlefield agreed with Kory's comments. Sarah Volinsky asked for clarification about recreational facilities, and said she was concerned about the costs involved with imposing design standards and was not in favor of parking location standards. Gent asked for a map showing natural resource constraints to show actual developability of the area. Bormann said that Clare Rock had prepared a map showing natural resource constraints. Tellstone said that density is inevitably going to be increased eventually over time through accessory dwellings. Patti Rossi asked if schematics and visuals for buildout will be presented with the housing study. Venkataraman said that conducting a buildout study in Richmond is difficult, and that sample drawings of configurations and designs similar to what is included in "Zoning for Great Neighborhoods" may be provided.

8. Other Business, Correspondence, and Adjournment

Clarke said that the focus of the May meetings will be on the Gateway district, and that the next meeting will include a continuation of the energy code discussion and more information on the housing consultant's work. Bressor asked about the process of forwarding proposed zoning to the Selectboard. Clarke said that at this point, she is unsure and that she expects the proposed zoning for the entire village to be presented to the Selectboard.

Motion by Tellstone, seconded by Granda to adjourn the meeting. Voting: unanimous. Motion carried. The meeting adjourned at 9:29 pm.

Respectfully submitted by Ravi Venkataraman, Town Planner

Chat Log

00:02:16 John Rankin: John Rankin
00:03:15 Jeff Forward: Jeff Forward
00:03:22 Laura: Laura Moltz
00:30:53 Lisa Kory: Lisa Kory
00:30:58 eveline killian: Eveline Killian
00:30:58 francinespomerantz: Francine Pomerantz
00:31:06 John Linn, AIA: John Linn
00:31:09 Jay Moltz: Jay Moltz
00:31:27 Karl Goetze: Karl Goetze
00:31:33 Betsy: Betsy Hardy
00:31:46 stevebower: Steve Bower, signing in

00:31:48 Lisa Miller: Lisa Miller

00:32:03 Heidi L Bormann: Heidi L Bormann

01:01:26 Karl Goetze: I need to hop off, but want to express support for the proposal. Blower door tests have been used for new construction programs in VT for over 20 years, so most experienced builders have experience with blower door tests. Many builders take pride in having the blower door test show their skill as builders in building an efficient home. Thanks, Karl Goetze

01:21:14 Jeff Forward: Thank you for addressing this issue. We look forward to continuing the conversation.

01:21:21 John Linn, AIA: A question/point for future discussion. With the solar ready zone requirement it appears that the homeowner/builder would be required to show structural design live/dead loads in the construction documents. Will these loads be required to be approved by a licensed engineer or is someone at the town level is taking the responsibility for confirming that those loads are adequate?

01:22:18 Jeff Forward: I am available for questions at forward@gmavt.net and 802-735-3026

01:23:25 stevebower: I also support the proposal for meeting RBES standards. The economic analysis demonstrates that this is in the long-term best interests of homeowners economically, as well as reducing their and the Town's climate impact. These measures would pay for themselves within about a decade, providing benefits for many subsequent decades for typical homes. This is good policy. Thanks for an excellent presentation.

01:30:39 Jake Kornfeld, Planning Commission: Thanks for including acreage on this Ravi, very helpful.

02:24:55 Caitlin Littlefield, Planning Commission: Guidance Ravi is referencing:
<https://accd.vermont.gov/content/zoning-for-great-neighborhoods>

Richmond Planning Commission
REGULAR MEETING MINUTES FOR April 21, 2021

Members Present: Virginia Clarke, Chris Granda, Alison Anand, Caitlin Littlefield, Brian Tellstone, Joy Reap,
Members Absent: Chris Cole, Mark Fausel, Jake Kornfeld
Others Present: Ravi Venkataraman (Town Planner/Staff), Jeff Forward, Eveline Killian, MMCTV, John Linn, Judy Bush, Steve Bower, Allen Knowles, Francine Pomerantz

1. Welcome and troubleshooting

Virginia Clarke called the meeting to order at 7:07 pm.

Clarke asked Venkataraman about managing questions in the chat function. Venkataraman reviewed methods to manage questions in the chat, and said that she could manage the questions in the chat based on her preferences. Clarke asked Venkataraman to forward questions to the Planning Commission at the end of each agenda item. Venkataraman agreed.

2. Adjustments to the Agenda

None

3. Public Comment for non-agenda items

None

4. Approval of Minutes

Clarke identified a subject-verb agreement error in the minutes. Joy Reap asked about John Rankin's question about whether the ongoing energy standards discussions would affect additions and renovations. Chris Granda clarified that the proposal would not change how energy codes would apply to additions and renovations.

Motion by Granda, seconded by Caitlin Littlefield, to approve the April 7, 2021 Planning Commission meeting minutes. Voting: 4-0 (Reap abstained). Motion failed. Clarke decided to postpone this item.

5. Discussion on Building Energy Standards

Clarke prefaced the item by referring to the April 7th Planning Commission meeting and the Town Plan. Clarke said that the commission will not vote on the item and that today's discussion will help orient future discussions on this item. Granda asked if Clarke wanted Chris Cole to be present before taking a vote. Clarke said that currently only five members are in attendance and that she wants to make sure the vote is representative of the commission. Tellstone asked for clarification on voting. Clarke said that the vote would be a vote to hold a public hearing on proposed zoning regulations.

Jeff Forward presented on incorporating the Residential Building Energy Standards (RBES) into the zoning regulations. Forward referred to the authority code officials have per the RBES. Forward spoke of his personal experience working with the Public Service Department to enable the first RBES code.

Forward put forth that the "authority granting jurisdiction" in the RBES is the town. Forward reviewed self-certification and the legal actions homeowners may have under 30 V.S.A. §51. Forward said that the intent of the law was for educating builders on building up to the energy standards, that many builders do build per the energy standards, but most do not. Forward reviewed requirements currently in place for builders per statute. Forward overviewed his proposal to require all builders to show compliance via the Home Energy Rating System (HERS), all houses to be solar ready, and all new houses to be electric vehicle charging ready. Forward reviewed the HERS rating, and the rating process by a third-party rater. Forward said that in his experience helping homeowners and municipalities, he has found that buildings do not have enough structural support to handle solar panels on roofs, and that his proposal would allow buildings to be able to accommodate rooftop solar. Forward said that making houses EV ready during construction would help save costs in the long run. Forward said that this proposal would not add to the workload of the Zoning Administrator. Forward said attention to this issue is direly needed, that towns cannot do much to assist with this issue, and that this proposal could help. Forward said that he has heard of other proposals, such as requiring a HERS report and certification of solar- and EV-readiness, and that he thinks its administratively burdensome. Forward said that he does not recommend adopting the stretch code at the moment. Forward reviewed his proposal via the RBES certificate. Forward said that he spoke to the Public Service Department that the Public Service Department can put in place standards that are above the base code requirements. Forward said that these requirements could be burdensome for mobile home units. Granda said he had discussed with Hinesburg and South Burlington their implementation of energy standards zoning requirements, and that there are no legal concerns.

Reap asked about how this proposal would work in practice. Forward said that the proposal would only affect new construction. Reap suggested that the proposal needs to clarify the role of the Zoning Administrator, said that educating builders about the process with Efficiency Vermont is necessary, and asked about what applicants would do if the Efficiency Vermont program changes. Forward said that a HERS review costs \$1,000 to \$1,500, that Efficiency Vermont will cover the costs and provide additional incentives based on the HERS rating, and that the added cost at construction saves homeowners energy costs in the long run. Reap said that this proposal may mislead applicants to think that getting into compliance is free, that she has had difficulties working with Efficiency Vermont in the past, and that she is open to being a pilot project to this process to report back to the commission on the process. Forward reiterated that he is not proposing stretch code at this point, and that he is proposing regulations that could be easily implemented while raising the standard. Reap said that she found the solar-ready aspects confusing, and that Forward should contact Jason Webster about manufactured homes. John Linn said that the process to engage with Efficiency Vermont was tough in the beginning, that Efficiency Vermont is the only organization providing HERS ratings, that the requirements for solar readiness are above standard requirements for zoning permits. Granda asked about meeting code requirements for snow loads. Linn said that single-family dwellings are not subject to the building code in Vermont, and that currently to involve a structural engineer to build single-family dwellings would add costs to an already high cost to build housing. Reap said that one could build a house with the help of a lumber yard engineer and not many houses are built involving structural engineers. Forward said that involving a structural engineer would save costs in the long term. Littlefield concurred. Forward overviewed the Owner/Builder Disclosure Form.

Clarke asked how the commission would like to proceed. Granda recommended having this item as a standing item at upcoming meetings until the commission is ready to vote, and said that the proposal has no major issues that need to be further investigated. Venkataraman said that he has been doing research on this subject matter, that what Forward recommends for solar-ready and EV-ready buildings typically falls under the purview of building codes and not zoning, and that with RBES, per statute, towns can only ask for the RBES certificate to be completed, not a specific way for the RBES certificate to be completed. Venkataraman said that the adoption of stretch code into zoning changes the standards of review, but it does not give towns any more authority to enforce the energy standards than it already can. Granda said that the proposal does not contain anything more than what is already included in the RBES. Venkataraman said that the proposal includes requirements above the base energy code, that towns

cannot adopt stretch code on a standard-by-standard basis per statute, and that if the town were to adopt above-code requirements, it could do so in one of two ways: (1) adopt stretch code in full; or (2) adopt a building code to give authority to the town to regulate buildings under 24 V.S.A. Chapter 83. Venkataraman said that the town could require a HERS report independent from the RBES certificate with a Certificate of Occupancy application. Forward concluded that his proposal is a compromise between stretch code and putting in place ways to meet energy goals.

6. Discussion on Zoning for Affordable Housing project

Clarke overviewed the schedule and the current tasks the housing consultant is undertaking. Anand asked about the budget. Venkataraman said that the town was given a \$20,000 grant from Vermont Agency of Commerce and Community Development to undertake the work.

7. Discussion on Nonconforming Lots, State Permit References, and Accessory Dwelling Units

Venkataraman explained that the amendments to the nonconforming lots section is to align the language with statute and that such nonconforming lots are few and far between due to past efforts by the state to clear up lot lines and consolidate properties. Granda asked if there are any such lots in town. Venkataraman said that he suspects there aren't any in town and that he has only encountered this section of zoning in contested situations. Anand asked about water/wastewater services to nonconforming lots. Venkataraman said that the landowner would have to get a state water/wastewater development to develop the land, and that depending on the situation, a viable use may be possible by connecting to a water and wastewater system on a neighboring lot. Clarke clarified that state statute has no minimum lot size on small lots within the water/sewer district.

Venkataraman reviewed the edits to the performance standards section for the state permit references amendments. Clarke suggested adding that local permits does not relieve the applicant from obtaining applicable state and federal permits, and obtaining all applicable federal and state permits are the applicant's responsibility. Reap asked about project review sheets. Venkataraman said that the state project review sheet is a list the Agency of Natural Resources provides to applicants of all applicable state permits for specific projects, that project review sheets are typical for larger projects, and that he would like to incorporate the requirement for project review sheets in DRB applications. Granda said that incorporating Clarke's suggestion would be a good reminder for applicants. Venkataraman said that adding Clarke's suggestion would be a simple fix.

Venkataraman reviewed the changes to the Accessory Dwelling Unit allowances. Clarke suggested clarifying requirements for single-family dwellings within the flood hazard overlay district. Anand concurred. Clarke opened for discussion the removal of the owner occupancy requirement. Granda asked about the benefit of removing the owner occupancy requirement. Venkataraman said that removing the requirement opens up the housing market to more renters. Clarke said that it removes the administrative burden of enforcing owner occupancy requirement. Littlefield asked about allowing accessory dwellings for duplexes. Venkataraman said that by definition an accessory dwelling unit is associated with a single-family dwelling. Clarke said that this could be subject to change based on the work of the housing consultant. Clarke recommended removing the reference to residential uses in the definition for habitable floor area, and limiting habitable floor area to the sum of the finished floor area. Venkataraman said that he will be double-checking the legality of removing the owner occupancy requirement before the next meeting.

8. Other Business, Correspondence, and Adjournment

Motion by Granda, seconded by Tellstone to adjourn the meeting. Voting: unanimous. Motion carried. The meeting adjourned at 9:16 pm.

Respectfully submitted by Ravi Venkataraman, Town Planner

Chat Log

19:08:13 From eveline killian to Everyone : eveline killian

19:08:15 From John Linn, AIA to Everyone : John Linn

19:08:29 From Jeff Forward to Everyone : Jeff Forward, Richmond Town Energy Coordinator

19:08:53 From Judy Bush to Everyone : Judy Bush

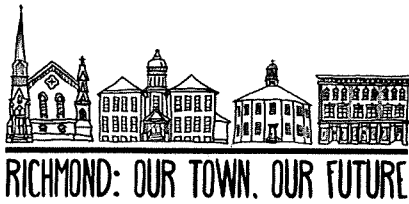
19:10:58 From Ravi Venkataraman, Town Planner to Everyone : Just in case, if you do have any questions that are not addressed during the meeting, feel free to email me afterwards at rvenkataraman@richmondvt.gov

19:56:02 From John Linn, AIA to Everyone : Is there anyone in Vermont other than VEIC members that are qualified to do a HERS rating?

19:56:41 From John Linn, AIA to Everyone : Sorry VEIC employees/not members

19:59:39 From eveline killian to Everyone : Regarding renovation compliance requirements: The code only requires a renovation to upgrade to the code standard if the entire 'system' is being replaced. If the entire roof is being replaced, then it would need to comply to the new codes. If there is only a portion being renovated, it does not need to comply. If you're only replacing a few windows, you don't need to comply, but if you're replacing all of the windows, then you do.

20:20:53 From John Linn, AIA to Everyone : I'll shut up now :) I just want to have folks understand that if these rules are followed that it will continue to add to the expense of new homes



TOWN OF RICHMOND VERMONT

Application Form for Town Commissions, Boards and Committees

Please submit your application to: Volunteer Search, P.O. Box 285, Richmond, VT 05477, by email to jarneson@RichmondVT.gov or by placing it in the drop box outside the Town Office by April 14, 2021. Water & Sewer Commission applications are due June 2, 2021. Development Review Board (DRB) applications are due by March 31, 2021.

Please supply the following information:

1) Review the scheduled meeting day/time of the Commission, Board, or Committee along with the length of the term of the position. Will you be able to regularly make the meetings? Y / N
Will you be able to serve for the term of the position? Y / N

2) Please introduce yourself to the Selectboard by providing a short cover letter detailing your background, training, and experience with the board/ commission/ committee you are applying for and/or resume.

Name of Applicant: LISA R. MILLER Date: 4-11-2021

Phone Number: 724-875-1970 Email Address: BEECHCRAFT5@GMAIL.COM

Name of Commission/ Board/ Committee: PLANNING

If you serve on another Commission/Board/ Committee, please indicate which one(s):

N/A

Richmond Resident: Y / N (circle one)

For hard copies or accessibility accommodations please contact:
Josh Arneson at 434-5170 or jarneson@richmondvt.gov

April 12, 2021

To: Town of Richmond Selectboard

Re: Application for appointment to the Town Planning Commission

Thank you for considering my interest in an appointment to the Town Planning Commission. We moved to Richmond last fall to be near family, and since then I have found this Town to be an ideal place to live. It's well-planned, well-managed, and provides the amenities that we need.

I spent seven years (1984 – 1991) working to help accomplish Richmond's kind of result in Cranberry Township, Pennsylvania on their Planning Commission ("CTPC"), and I believe that we succeeded. Along the way, there were some difficult decisions and choices to make, such as:

- How to achieve growth without "sprawl" and negative impact such as traffic congestion,
- How to avoid property tax increases on existing residents due to the costs of growth,
- What kind of balance between the desires of long-time residents and newcomers could be achieved, regarding natural spaces, convenience vs. esthetics, and land use.

CTPC managed the process of formulating the Township's first Comprehensive Plan, which was our major effort to define our future path. Part of the Plan relied on a novel Transportation Impact Fee ordinance that required development to pay for its own future impact. It's a form of "pay it forward" action. Requiring funding for future impact mitigation prior to the actual development was essential for managing growth, and it generated intense opposition from the development community. The Township defended its ordinance all the way to the Pennsylvania Supreme Court, and won in a landmark ruling. In the past 30 years, Cranberry Township grew from a population of 8,000 to over 30,000 and is now nearing buildout. I've seen firsthand how planning and prudent municipal management can achieve great and lasting things.

We really like living in Richmond, and I'd like to see its character preserved into the future. I'm sure that our Town will be subject to development pressures in the future, which may be similar to what occurred in Cranberry Township. I'd like to help our Town navigate that path successfully, so I'm volunteering for a position on the Planning Commission. My professional career and qualifications are attached in my resume, which may help you to know me better.

Thank you,



Lisa Miller

166 Maple Hill, Richmond

Lisa R. Miller



166 Maple Hill, Richmond VT 05477-7725
724-875-1970(c), e-mail: beechcraft5@gmail.com

PROFILE AND ACCOMPLISHMENTS

Chemical engineer with extensive experience in batch and continuous process design and operation; Certified PMP® project manager with a portfolio of 28 chemical industry and public works projects, \$120K to \$5M; involved citizen with a long history of community volunteerism.

- Technical Resource: operator trainer, DCS setup, R&D staff engineer, SPC implementation
- Business Management: certificated manager, ISO 9001 registration, international technology transfer
- Process Design: 14 years of unique design in high-energy and Category M fluids, HAZOP ownership

PROFESSIONAL EXPERIENCE

PRAXAIR INC. - 2005 to 2017

Tonawanda, New York

At this top-tier air products supplier as project manager, I manage all aspects of the Turbomachinery manufacturing projects, from initiation to startup and acceptance. My responsibilities include budget and schedule control, product improvement, and customer satisfaction. Praxair's high-speed turbines are the proprietary core of all of the Company's 700 air separation plants.

- My projects range from \$200K to \$4M; I am delivering KPIs of $\pm 2\%$ of schedule and budget
- For 2013-2015, I managed 14 projects with a combined value of \$28M.
- Our best-in-class products are a major reason that Praxair has our industry's highest ROE
- My team's Hawkins project won the 2010 Productivity Award, from CEO Steve Angel

For the Standard Plants group, I managed 4 nitrogen plant installations at customer sites throughout the U.S.; each project finished successfully.

- My team's project in Montana earned the 2007 Project of the Year Award from the Project Management Institute of western New York.

ICOSA COMPANY, INC. - 1998 to 2005

Greensburg, Pennsylvania

As the lead process design engineer and principal at this engineering design firm, my primary responsibility was design management and customer liaison for projects such as:

- Training of union millwrights in Industrial Lubrication at Westinghouse Specialty Metals Plant
- Project management of a 5M lb/yr solvent recovery system for a major electronics company
 - Process material and energy balance closure for a 400 M lb/yr maleic anhydride producer
 - Design of destruction process for nitrogen tetrafluoride rocket fuel for the U.S. Army
 - Design and operation of destruction process for B-70 bomber fuel for the U.S. Air Force

SONY CHEMICALS CORPORATION OF AMERICA - 1995 to 1998

Mt. Pleasant, Pennsylvania

Promotion to the Coating Manager position gave me responsibility for management of 20 people, a \$2.5M budget, and SCCA's \$18M web processing production line. My department achieved a 60% production increase with no additional staff, while delivering our industry's most reputable product.

- As manager, I was responsible for the creation of 110 work instructions for compliance with our successful ISO 9001 registration effort. These instructions are still in place today.
- I managed the coating process technology transfer from our Japanese parent, working with our technical staff to define the key process variables and the technical content.

- ☛ At the invitation of our HR manager, I taught modules 1-4 of the Sony Skill-Based Career Development program to classes of 15 to 20 employees, including other managers.

As Quality Assurance Manager, I set up SCCA's QA function, hired the staff, and directed the construction of the QA/Application Engineering laboratory. I also created our set of Quality Methods; Xerox Corporation accepted our methods and awarded SCCA the Preferred Supplier status.

- ☛ My key task was teaching the company staff how to recognize and maintain quality. We succeeded: Honda Motor Company of America designated SCCA a 1996 Outstanding Supplier.
- ☛ I served on the ISO Executive Committee as we began ISO 9001 registration.

TOWNSHIP OF CRANBERRY - 1991 to 1995

Cranberry Township, Pennsylvania

During my full-time employment with Mine Safety Appliances Company, I obtained the nomination for Township Supervisor and won the primary and general elections for this office. With the other four Supervisors, I accomplished:

- ☛ Creation of the award-winning Township newsletter
- ☛ Hiring our township manager (who is still there today)
- ☛ Enactment of historic impact fee legislation.

CALLERY CHEMICAL DIVISION of Mine Safety Appliances Company - 1983 to 1995

Evans City, Pennsylvania

1991 to 1995 - Engineering Group

As Project Manager, I supervised the design and construction of a fully automated \$5M boranes batch production plant for pharmaceutical reductions. My responsibilities included configuration of the Fisher MicroPROVOX control system, writing the SOP manual, and training of the O&M staffs.

- ☛ This key plant, which required lethal service design, was completed on time and within budget.

As Senior Engineer, my team successfully commissioned and operated the Potassium t-Butoxide plant expansion. This 12,000 and 23,000-liter batch facility, automated with a Fisher PROVOX DCS, produces fine chemical reagents for seven major pharmaceutical customers.

- ☛ During commissioning, I led the control system testing of safety interlocks and process systems.

1983 to 1991 - Research and Development Group

As Process Development Engineer, my proudest accomplishment was creation of a \$1.2M automated semi-works plant now making pharmaceutical intermediates under cGMP requirements.

- ☛ This batch facility is featured in *Chemical Processing Magazine*, April 1992.

I scaled up, built, and operated a \$300K ultra-purity (>99.9999% TMI) elemental boron and boron alloys production plant. This was the first process at Callery to utilize a PLC-based control system.

- ☛ To succeed, I trained the operating and maintenance staffs in process control concepts.

Callery appointed me Principal Investigator to supervise a U.S. Air Force boron research contract. This contract studied particle-size modification in a three-phase heterogeneous reaction.

- ☛ For this project I held a Department of Defense SECRET clearance

EDUCATION

B.S.Ch.E. University of Virginia, Charlottesville, Virginia

.. Professional Certificate of General Management, Westmoreland County Community College

PROFESSIONAL ACTIVITIES

Pennsylvania Economy League Inc., past chairman

Cranberry Twp Planning Commission; past chairman

East High Acres Community Association, Inc., past president

Aviation (licensed pilot) and aircraft owner

U. S. Patent No. 4,113,674

TO: Planning Commission

FROM: Ravi Venkataraman, Town Planner

DATE: April 30, 2021

SUBJECT: Discussion on Zoning Amendments

Items under consideration

For your consideration, I have enclosed:

- Draft language regarding state permit references, as previously discussed,
- Draft language regarding nonconforming lots, as previously discussed,
- Draft language regarding accessory dwelling units, as previously discussed, and
- Correspondence with Garrett Baxter, Senior Staff Attorney, Vermont League of Cities and Towns (VLCT) - VLCT provides a free legal hotline for municipalities. Baxter confirmed that per statute, less restrictive requirements towns can put in place regarding accessory dwelling units includes removing the owner occupancy requirement.

Recommendations for Action

If you are satisfied with the enclosed draft language, I recommend that you move to warn a public hearing for June 2, 2021.

To facilitate action, I have prepared the following draft motion:

I, _____, move to warn a public hearing for June 2, 2021 on the amendments to the Richmond Zoning Regulations Sections 3.8.5, 4.6, 5.2.1, 5.6.2, 5.6.3, 5.8, 5.9, and 7.

State permit references

3.8.5 Other Requirements Applicable to Lots in the MHP District

~~d) State Approval of Mobile Home Parks – No Zoning Permit may be issued for Land Development within a mobile home park unless satisfactory evidence is produced to the DRB that all applicable state laws and regulations relating to Land Development have been met.~~

5.2.1 [Application, Fees, Reimbursement for Technical Review]

~~d) State Permits - All required state permits shall be a part of and made a condition of each local permit. Unless otherwise required, state permits may be obtained after local permits. In no case shall a project or use commence without all necessary state water and wastewater and local permits. Local permits do not absolve the applicant from obtaining applicable state and federal permits, and the applicant is responsible for obtaining relevant state and federal permits. The applicant should contact the regional permit specialist employed by the Agency of Natural Resources for additional information on related state permits.~~

5.6.2 [Conditional Use Review Specific Standards]

~~d) Applicable state permits for water supply and sewage disposal shall have been obtained, and any other applicable state permits, before the use commences.~~

~~e) d) ...~~

~~f) e) ...~~

~~g) f) ...~~

~~h) g) ...~~

~~i) h) ...~~

~~j) i) ...~~

~~k) j) ...~~

5.6.3 Performance Standards

~~h) Industrial wastes shall be so stored and removed from the lot in manners as to not be reasonably objectionable to adjacent lots or create a public nuisance, or pollute the environment. These shall be stored within a structure.~~

~~i) All uses shall comply with all Federal and State laws and regulations for the use, storage, hauling and disposal of hazardous materials and wastes.~~

~~h) No fire, explosive or safety hazard shall be permitted that endangers public health, safety or welfare, public facilities, or neighboring properties; or that results in a significantly increased burden on municipal facilities and services shall be permitted.~~

~~i) No radioactive emission or other hazard that endangers public health, safety or welfare, public facilities, or neighboring properties; or that results in a significantly increased burden on municipal facilities and services shall be permitted.~~

~~j) The storage of any highly flammable liquid in above ground or below ground tanks shall comply with applicable provisions of these regulations and all applicable state and federal regulations. All hazardous materials shall be stored within a structure.~~

~~j) k)...~~

5.8 Boundary Adjustments

~~5.8.4 State Permits – All state permits must be approved prior to submission of application and state permit numbers must be included on the application.~~

~~5.8.5~~ 5.8.4 New Lot Configuration

~~5.8.6~~ 5.8.5 Appeals

4.6 Nonconforming Lots

4.6.1 Existing Small Lots - ~~In accordance with the Act [§4412(2)], a~~Any lot that is legally subdivided, is in individual and separate and non-affiliated ownership from surrounding properties; ~~that is legally~~ in existence on June X, 2021 may be developed for the purposes permitted in the district in which it is located, with exception to lots as described in Section 4.6.1.1, even though the small lot no longer conforms to the minimum lot size requirements of the respective district in which the lot is located ~~on the Effective Date of any Richmond-Bylaw may be developed for the purposes permitted in the Zoning District in which the lot is located, even though the lot does not conform to minimum lot area requirements of the Zoning District.~~

4.6.1.1. For existing small lots which are not served by municipal water and sewer service, and are unable to connect to municipal water and sewer service, land development may be permitted if said existing small lots have one of the following dimensional requirements

- a) At least one-eighth (1/8) acre in area; and
- b) A width or depth dimension of at least 40 feet.

~~. Notwithstanding this exception to minimum lot area requirements, no Zoning Permit shall be issued for Land Development on an existing small lot unless such Land Development complies with all other provisions of these Zoning Regulations.~~

Amendments to Accessory Apartment Allowances

5.9. Accessory Dwellings. The Administrative Officer may issue a zoning permit for one accessory dwelling unit to a single-family dwelling use if:

- a) The single-family dwelling use is not located within the Flood Hazard Overlay District.
- b) The accessory dwelling will be located within the single-family dwelling primary structure, within an addition to that single-family dwelling primary structure, or within an existing or new detached accessory structure on the lot hosting the single-family dwelling use.
- c) The accessory dwelling will not exceed 1,000 square feet or 30 percent of the total habitable floor area of the single-family dwelling, whichever is greater;
- d) The property will have sufficient wastewater capacity;
- e) The accessory dwelling will meet all applicable dimensional standards and parking requirements for accessory dwellings.

~~**5.9.1 Permitted Use**—In accordance with the Act [§4412(1)(E)], one accessory dwelling within or appurtenant to a single family dwelling, or within or appurtenant to an existing accessory structure to the single family dwelling, may be allowed as a permitted use to a single family dwelling, except within the Flood Hazard Overlay District (new Accessory Dwellings are prohibited within the Flood Hazard Overlay District), subject to the issuance of a Zoning Permit by the Administrative Officer, and all of the following requirements:~~

- ~~a) Either the single family dwelling or the accessory dwelling must be occupied by the owner or by the owner's spouse, civil union partner, parents or legal children. In the event that the owner or relative is forced to leave the dwelling, or accessory dwelling, or dies, there shall be no change in status of the accessory dwelling for a period not to exceed twelve months at which time the familiar occupancy rule will be enforced.~~
- ~~b) The accessory dwelling must be at all times owned by the same party that owns the single family dwelling.~~
- ~~c) The accessory dwelling shall be an efficiency, one bedroom, or two bedroom apartment that is clearly subordinate to the single family dwelling and has facilities and provisions for independent living, including sleeping, food preparation and sanitation.~~
- ~~d) The accessory dwelling shall not exceed 75% of the total habitable floor area of the single family dwelling or up to 1,000 square feet, or whichever is less. In cases where the State Statutory minimum of 30% of the total habitable floor area of the single family dwelling exceeds the Town maximum, the State minimum shall take precedence over the Town maximum.~~ e) The property shall have sufficient wastewater capacity.
- ~~e) The accessory dwelling shall meet all applicable setback, coverage and parking requirements for the principal dwelling as specified in these Zoning Regulations. If the accessory dwelling is to be located in a nonconforming structure, it shall not increase the degree of nonconformance, except in accordance with Section 4.7~~

~~**5.9.2 Conditional Use**—Conditional use approval by the DRB under Section 5.6 shall be required for an accessory dwelling for which any of the following also apply:~~

- ~~a) the accessory dwelling is to be located within a new single family dwelling in a district in which conditional use review is required for single family dwellings.~~

~~**5.9.3 Conditions of Approval**—In addition to any other conditions of approval, the Zoning Permit issued for an accessory dwelling shall clearly state that the dwelling is allowed only as an accessory to the primary, principal single family residential use of the property and as such shall be retained in common ownership. An accessory dwelling may be converted and/or subdivided for conveyance or use as a principal dwelling only if it is found to meet all requirements of applicable municipal and state regulations for a two-family dwelling (for an attached unit) or for two single family dwellings (for a unit in an accessory structure), including all lot, density and dimensional requirements for the zoning district in which it is located. All applicable municipal permits and approvals shall be obtained prior to conversion or conveyance as a principal single family dwelling.~~

Section 7 proposed amendments:

Accessory Dwelling - A distinct residential dwelling unit on the same lot as a single-family dwelling use that is clearly incidental and subordinate to the single-family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation. ~~One accessory dwelling per lot includes efficiency, one bedroom, or two bedroom apartment that is located within or appurtenant to, and is clearly subordinate to, a single family dwelling; is on the same lot as the single family dwelling; has the facilities and provisions necessary for independent living, including sleeping, food preparation, and sanitation; and that also meets the requirements of these Zoning Regulations (see Section 5.9), in accordance with the Act (§4412).~~

Habitable Floor Area - The sum of the finished areas within buildings hosting residential uses and accessory structures for residential uses used for living, sleeping, eating, and cooking. Unfinished spaces, including but not limited to garages, basements, and sheds, are not considered part of the habitable floor area.



Ravi Venkataraman <rvenkataraman@richmondvt.gov>

ADUs

2 messages

Ravi Venkataraman <rvenkataraman@richmondvt.gov>
To: info@vlct.org

Mon, Apr 26, 2021 at 1:44 PM

Hello,

Thanks as always for your help. I've got another question for you. I'm reading through 24 V.S.A. 4412(1)(F):

*(F) Nothing in subdivision (1)(E) of this section shall be construed to prohibit:
(i) a bylaw that is less restrictive of accessory dwelling units*

Does this mean that, hypothetically, a bylaw need not have the owner occupancy requirement for the lot the ADU is located?

Thanks,

Ravi

Ravi Venkataraman, AICP (he/him)
Town Planner
Town of Richmond
203 Bridge St.
Richmond, VT 05477
office: 802-434-2430
cell: 802-448-0211
<http://www.richmondvt.gov/>

To note: All emails, and any respective attachments to the Town may be considered public records and may be subject to disclosure under the Vermont Open Public Records Act.

Garrett Baxter <gbaxter@vlct.org>
To: Ravi Venkataraman <rvenkataraman@richmondvt.gov>

Mon, Apr 26, 2021 at 2:14 PM

Good afternoon Ravi,

You're very welcome. With regards to your question, you've got it. So long as the bylaw so states, a municipality's zoning regulations can be more permissive concerning ADU's with respect to State law [i.e. eliminate or reduce the requirements enumerated in 24 V.S.A. § 4412(1)(E)]. The governing State law, 24 V.S.A. § 4412(1)(E), merely sets the regulatory floor for what municipalities must allow. They can, given the explicit allowance of 24 V.S.A. § 4412(1)(F)(1), be more permissive or lenient towards ADU's. Doing so would also be in keeping with the State's stated affordable housing goals. 24 V.S.A. § 4302(c)(11).

I hope that helps. Stay safe and take care.

Sincerely,

Garrett A. Baxter

Garrett A. Baxter, Esq.
Senior Staff Attorney, Municipal Assistance Center
Vermont League of Cities and Towns
1-800-649-7915

For the latest information VLCT has on COVID-19, please go to our website: <https://www.vlct.org/coronavirus>.

Due to COVID-19, the VLCT Municipal Assistance Center (MAC) is experiencing a high volume of questions and therefore it may take longer than usual for MAC to respond. Please also understand that if your question is unrelated to COVID-19 or is not an urgent matter, our response time will be extended. If you have an urgent matter and you haven't received a response from MAC, please contact your municipal attorney.

The information contained in this transmission may contain privileged and confidential information. It is intended only for the use of the person(s) to whom it is addressed above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication of this communication is prohibited. If you are not the intended recipient, please contact the sender by reply email or telephone and destroy all copies of the original message. Thank you.

From: Ravi Venkataraman <rvenkataraman@richmondvt.gov>
Sent: Monday, April 26, 2021 1:45 PM
To: VLCT <info@vlct.org>
Subject: ADUs

CAUTION: This email originated from outside of VLCT's email system. Maintain caution when opening external links/attachments

[Quoted text hidden]

Recap of ongoing zoning work on Village Commercial (VC) and Residential Commercial (R/C) for PC meeting 5.5.21:

Discussion issues:

1. *Goodwin-Baker – R/C or VC?*
2. *Farr uplands – R/C?*
3. *Pros and cons of having residential uses in the VC*
4. *Compatibility standards for the R/C to allow residential and commercial to coexist?*
5. *Multiple uses allowed on a lot in both these districts? (as in the Jolina Court and Village Downtown zoning districts)*
6. *Are the uses and dimensional standards appropriate?*

The following are based on input thus far received and are FOR DISCUSSION PURPOSES ONLY. The goal is to figure out what further information we need to make our recommendations for these districts.

Village Commercial

Proposed Area:

1. most of Railroad St – Hardware St// lumber yard & Grocery Store, and Richmond Rescue (currently in Village Commercial)
2. Round Church Corners Complex (currently in Commercial)

Proposed Purpose: The purpose of this district is to retain and encourage commercial activities within the central village area, to allow for changing needs within the commercial sector and to promote the possibility of walking between dwellings and commercial services. Retail, wholesale, and light manufacturing activities that meet performance standards, as well as service sector businesses will be allowed. Parking, pedestrian and biking facilities will be provided. Greenspace and screening standards that will keep the district attractive to residents and visitors will be encouraged when feasible.

Features:

- Diverse businesses, services and light industrial uses located in or near the center of town but outside the residential neighborhoods
- Designated for a busy mix of pedestrians and vehicles

Permitted uses:

Multiple permitted uses may be permitted on a lot.

Artist/craft studio
Automobile or engine repair services
Bank
Catering
Commercial multiuse building
Educational
Equipment supply or rental (CU if outdoor storage)
Funeral parlor
Hotel or motel
Light manufacturing
Museum

Office, professional or medical
Personal services
Pharmacy
Pub or tavern
Religious facility
Retail sales
Recreation, indoor
Research lab
Restaurant
State or community-owned facility
Theater
Veterinary Clinic

Conditional:

Multiple conditional uses may be allowed on a lot with conditional use review.

Automobile or marine sales
Brewery
Car wash
Gasoline fueling station
Lumber yard/building supply
Outdoor storage as accessory to any allowed use
Warehouse facility (any indoor storage use including self-storage, wholesale, distribution center)
(adaptive use)
(PUD)

Dimensional Standards:

minimum lot size: 1/3 A 1/4A?

lot coverage: 50%

lot frontage: 75'

setbacks:

front 5' - 25'

side: 10'

rear: 10'

Other requirements:

All lots shall be served by municipal water and sewer

Also could be discussed:

Any additional performance standards?

traffic

parking

sidewalks and bike lanes

greenspace, landscaping and screening

Residential/Commercial

Name – Village (?) Residential/Commercial Zoning District

Proposed Area: – (see map)

North of river:

- current (both sides of E. Main St; both sides of Bridge St from Railroad St to Volunteers' Green/river)
- 2 parcels next to Greensea on south side of E Main St
- 6 parcels next to MMCTV on south side of W Main St
- 4 parcels on north side of W Main St Ski Express to Millet St
- 4 parcels on Depot St
- 4 parcels on south side of Railroad St
- west side of Jericho Rd from the ski shop to School St
- east side of Jericho Rd from the Harley Brown building to Burnett Ct
- *Goodwin-Baker building/ Millet St?*

South of river:

- O'Brien block ("A" on attached map)
- *Farr uplands ("B")?*

Proposed Purpose – The purpose of this district is to allow residential and residential-compatible commercial uses to coexist in a traditional village center, with housing of varied types in moderate density and flexibility of commercial and residential building uses. The district encourages walkability between residents, businesses and community amenities.

Features:

- residential-compatible commercial uses on the main arterials to promote economic vitality,
- increased and varied housing opportunities, including multi-family structures,
- "mixed use" structures that will allow more flexibility in use of property to meet changing needs in commercial real estate and live/work strategies,
- increased walking, biking and public transit options both within and into the village area to meet climate change and livability goals,
- street trees, landscaping and green space to keep the village attractive for residents and visitors,
- plentiful gathering spaces and recreational opportunities to meet community needs

Permitted Uses:

- accessory dwelling
- accessory structures **or uses** except outdoor storage
- arts/craft studio
- bank
- bed and breakfast
- family-based child care facility
- funeral parlor

side – 10'
rear -- 10'

- residential parking: 1 space per dwelling unit

Development standards: (also called “compatibility,” “character of the neighborhood” or “design standards”) *(currently, must look like a residence)*

- Principal structures shall have windows and principal entrance facing the road and shall have windows on all sides facing inhabited properties
- Front façade >50' of new principal structure shall be broken down into a series of smaller facades that incorporate changes in color, texture, materials or structural features
- Sloping roofs shall ensure that falling snow or ice does not endanger pedestrians.
- Front and side setbacks that are not covered with impervious surfaces should be vegetated, and landscaping and/or screening shall be required for outside storage, parking and loading areas, or if needed to protect privacy of residents or neighbors

Other requirements :

- all served by village water and sewer

What other information do we need to know to make these decisions?