

Town of Richmond
Planning Commission Meeting
AGENDA

Wednesday December 2nd, 2020, 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>

Join by phone: (929) 205-6099

Meeting ID: 884 1987 4605

My annotations are in italics

1. Welcome and troubleshooting
2. Adjustments to the Agenda
3. Public Comment for non-agenda items
4. Planning Commission Community Outreach: W. Main St; Jericho Rd; Depot St; Railroad St)
 - Community Outreach Work Plan webpage: <http://www.richmondvt.gov/boards-minutes/planning-commission/planning-commission-community-outreach/>
 - *Refer to the "Residential Commercial uses and density discussion points for 12.2.20.pdf" prepared by Virginia Clarke as a guide for the discussions*
 - *To help with understanding the developability of lots in the village, I took 58 Depot Street as an example and identified its lot dimensions in a series of sketches:*
 - *"Diagram1-ExistingConditions.pdf" - This lays out the existing conditions of the lot*
 - *"Diagram2-LotCoverage.pdf" - This identifies the lot coverage on the lot and what aspects are included in lot coverage*
 - *"Diagram3-BuildingEnvelope.pdf" - This identifies the building envelope (parts of the parcel where development can occur). The parcel has no wetlands, floodplains or steep slopes that would constrain development.*
 - *To note: the open green area in the back yard is about 10,000 square feet.*

- *To note: if the density allowance increased to 6 units per acre, the property could host 2.7 units. If the density allowance increased to 8 units per acre, the property could host 3.6 units. The building form of these units on the parcel would depend on: minimum lot size, setbacks, lot coverage, open space requirements, and parking requirements.*

5. Other Business, Correspondence, and Adjournment