

**Town of Richmond**  
**Development Review Board**  
**Debriefing Notes**  
**Meeting of June 9, 2021**

These debriefing notes are considered the minutes of the above dated DRB meeting for the Town of Richmond. The full video of the meeting can be accessed at the following link:

<https://archive.org/search.php?query=MMCTV&sort=-publicdate>

DRB Members

Present: David Sunshine (Chair), Roger Pedersen, Mathew Dyer, Padraic Monks, David Schnakenberg

Excused: Alison Anand (alt)

Staff: Keith Osborne

Others present: Anne O'Brien, Kevin Dowd, Justin Willis, MMCTV Live

Meeting opened at 7:07 pm

**Applications:**

**Dowd Subdivision- Application Preliminary Subdivision 2021-05.**

<b>SUB 2021-05</b>	<b>Dowd Subdivision</b>	<b>7:07-7:25</b>
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Preliminary Subdivision Review for a 2-lot subdivision (creation of 1 new lot) at 2540 Hinesburg Road, Parcel ID HI2540, in the Agricultural/Residential (A/R1A) Zoning District. Sketch Plan Review August 12, 2020.

**Motion to approve preliminary subdivision**

**Introduced by Matt Dyer, seconded by Padraic Monks**

**Approved: 5-0 with the following conditions:**

- 1. The following Deed issues require clarity:**
  - **Proportional Shares concerning road maintenance for Lots 1 and 2**
  - **Proportional Shares concerning wastewater expansion for Lots 1 and 2**
- 2. Separate plan page with statement of intended use for remaining lands included with Final Subdivision submittal.**
- 3. Placement of Large Animal Habitat on plat**
- 4. Submittal of ANR Wetlands Permit #2018-302**
- 5. Submittal of Wastewater permit #WW-4-5571**
- 6. Request for combined (Prelim. and Final) subdivision review denied**

**Notes from Dowd application:** Applicants were sworn in and opened by explaining the proposal is for family and is located on an abandoned and leveled borrow pit. Much discussion on the deed language and the need to clarify proportional shares with concerns to the ROW and Wastewater proposals. Large animal habitat should be noted as well and wetlands permit to be submitted. Board raised the issue of the required masterplan for remaining lands and what notations would be required. Public comment from neighbor Anne O'Brien in support of the proposal. Hearing closed and board has 45 days to render a decision.

**Other Business:**

- Approve minutes from May 12, 2021 DRB meeting.  
**Unanimously approved**

**Motion for board to go into deliberative session**

**Introduced by Roger Pedersen, seconded by David Schnakenberg**

**Approved 5-0**

**Denied: none**

**Abstained: none**

**Motion to come out of deliberative session**

**Introduced by David Schnakenberg, seconded by Mathew Dyer**

**Approved 5-0**

**Denied: none**

**Abstained: none**

**Decision rendered on the following application: Dowd Preliminary Subdivision 2021-05.**

**Motion to adjourn**

**Approved unanimously**

**Adjourn: 8:02 pm**