

Richmond Planning Commission  
MEETING MINUTES FOR April 23, 2022  
35 Willis Farm Road, Richmond, VT 05477

Members Present:	Virginia Clarke, Lisa Miller, Chris Granda, Dan Mullen, Alison Anand,
Members Absent:	Joy Reap, Mark Fausel, Chris Cole
Others Present:	Ravi Venkataraman (Town Planner/Staff), Rod West, Kristen Hayden-West, Robert Reap, Rodney Wert, Mary Houle, Peggy Zugaro, Paul Zugaro, Jay Furr, Heidi Bormann, Matthew Tourville

**1. Welcome, sign in and troubleshooting**

Virginia Clarke opened the meeting at 3:07 pm.

**2. Site Visit of the Gateway District area**

Clarke reviewed the purpose of the site visit and the Gateway area rezoning discussions.

Mary Houle asked about Gary Bressor’s plan. Clarke and other commission members clarified that Bressor’s plan is one possibility for the Gateway, and that the commission’s intent is to comprehensively and holistically review all possibilities and constraints for the Gateway District before presenting draft zoning regulations for the Town to review.

Lisa Miller noted constraints on site. Rod West and Ravi Venkataraman identified suspected and mapped wetlands on site.

Clarke and Robert Reap led the commission and the public to the edge of Route 2. The commission and the public discuss existing setbacks, the feasibility of a secondary road, and the noise impacts.

Reap led the commission and the public about his properties (Willis Farm) and went over their plans for future development as well as the feasibility of a path connecting the properties to the schools.

The commission and the public looked at the back lots on the Reaps’ properties.

The commission and the public toured Rod West and Kristen Hayden-West’s property. All discussed the wetlands, the location of culverts, the noise impacts, and the distance between the house and the edge of I-89.

The commission and the public toured Peggy and Paul Zugaro’s property. All discussed the impacts of landscaping and screening, and the possible development feasibility of the property.

The commission and the public viewed the Stromme property, the property containing the Fieldstone Office, and the property containing The Crate Escape from the edge of Route 2.

**3. Other Business, Correspondence, and Adjournment**

The commission noted that the site visit will be discussed at the upcoming Planning Commission meeting.

Motion by Alison Anand, seconded by Chris Granda, to adjourn the meeting. Voting: unanimous. The meeting adjourned at 4:57 pm