

**Richmond Development Review Board  
REGULAR Meeting  
UNAPPROVED MINUTES FOR Jan. 13, 2021 MEETING**

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6	Members Present:	David Sunshine (Chair); Padraic Monks; Roger Pedersen; Matt
7		Dyer (Vice-Chair); Gabriel Firman; David Schnakenberg
8		(Alternate)
9	Members Absent:	Alison Anand (Alternate)
10	Others Present:	Taylor Newton (Staff); Kathy Daub-Stearns (Staff); Josh Arneson
11		(Town Manager); Wright Preston; and the meeting was recorded
12		for MMCTV Channel 15

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14 David Sunshine welcomed everyone to the meeting at 7:01 pm.

16 David S. then requested participants sign in or identify themselves since the meeting was held via Zoom and provided an overview of what an interested party is and stated the procedures for the meeting. Taylor and Kathy were introduced as interim support to the DRB Board.

21 **Public Hearings:**

23 **Town of Richmond** - *Application 2020-164 for Major Site Plan Amendment to install a gate. Property located at 1129 East Main Street, Richmond, and within the Agricultural/Residential Zoning District.*

27 David introduced Josh Arneson to speak for the applicant. Josh let everyone know that Wright Preston from the Andrews Community Forest was also on the call.

30 Matt Dyer recused himself as an abutter, David Sunshine said he is also an abutter but around 4-500 feet from the line, he did not feel it was a conflict.

33 David asked is the hearing was going to be set aside or would they continue with the hearing. Taylor recommended continuing the hearing because the exact location of the gate was unknown adding that Wright Preston had agreed with him earlier. Wright had a few questions, so the meeting continued.

38 Wright asked if the gate is considered fencing since it is on the line adding that at some time in the future the gate may be moved or is the gate considered a structure. Wright asked for guidance so that when he comes back in a few months to the meeting he could be better prepared. David said the Zoning Administrator would normally make the decision and send it to the DRB who would go with it unless they or the applicant thought differently adding that the initial interpretation of the Zoning Ordinance is by the Zoning Administrator. Taylor said it is before the DRB because of language in the site plan about pedestrian access having to go before the DRB even though it is very minor adding that the question of the gate is an important one because if it is considered a fence it does not need to meet the setback requirement a structure would need to meet. He said he did not make a determination since the application was being heard by the DRB. He said his opinion was that the gate is part of the fence and does not need set back requirements. Wright said it was designated a recreational facility as opposed to forest land. He said Suzanne said they needed to change to recreational facility when the parking lot was added and an E911 address was provided.

1 David said the decision of the Zoning Administrator is the decision, if the applicant does not  
2 like the decision, then an appeal can be made to the DRB. Taylor said the designation was  
3 approved by the board previously. David said this is the first that he has heard the applicant  
4 disagrees. Wright said he is not challenging the designation decision he wants to know if  
5 the gate is a fence or not. David said the word "fence" is designated as a structure but does  
6 not differentiate gate from fence. He felt a gate is a fence. Roger Pedersen said a gate can  
7 be a fence. No one on the board thought differently. Wright said if the current location of  
8 the gate meant the only impact then is circulation. David said he had an email and had  
9 responded he thought the meeting would be continued. Wright agreed to continue the  
10 meeting. The meeting was continued to April 14, 2021.

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12 Padraic moved to continue *Application 2020-164* to April 14, 2021 at 7 PM; Roger seconded.  
13 Motion passed 5-0-0.

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16 **Peggy Farr Revocable Trust - *Application 2020-111. Public hearing continued from***  
17 ***December 9, 2020, October 14, 2020 and September 9, 2020. Preliminary Subdivision Review***  
18 ***for a 4-lot subdivision (creation of 3 new lots) and a variance request at 180 East Hill Rd,***  
19 ***Parcel ID EH0180, in the Agricultural/Residential (A/R) Zoning District.***

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21 Padraic moved to continue the Farr Hearing *Application 2020-111* meeting to February 10,  
22 2021 at 7PM; Matt seconded. Motion passed 5-0-0.

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24 **Other Business:**

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26 Taylor let the Board know that this would be his last meeting filling in, that Ravi would be  
27 taking over until a new Zoning Administrator was hired since things have been slow. The  
28 Board thanked Taylor for his help. Kathy let the Board know she would be taking the Minutes  
29 for February's meeting.

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31 **Approve minutes from November 11, 2020 and December 9, 2020 DRB meetings.**

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33 David inquired as to any changes or suggestions for the Dec. 9, 2020 Minutes, being none  
34 the Board ratified the Minutes 5-0-0.

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37 David inquired as to any changes or suggestions for the Nov. 11, 2020 Minutes, being none  
38 the Board ratified the Minutes 5-0-0.

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41 **Discussion of January DRB meeting potential applications.**

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43 David reported that Huntington and Richmond will be making a joint decision to accept the  
44 new zoning administrator since the position will be split 30 hours in Richmond, 10 in  
45 Huntington. Discussion continued in general on the topic of Zoning Administrators in  
46 Vermont.

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48 **Discussion continued:**

49 Padraic Monks asked what happens if the Zoning Administrator makes a decision the DRB  
50 doesn't agree with. Taylor said that the applicant would have to appeal. He thought that  
51 defining better major and minor decisions could be helpful.

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**Adjourn**

Padraic moved to adjourn; Roger seconded. The meeting ended at 7:27pm. Motion passed 5-0-0.

Respectfully submitted by Kathy Daub-Stearns, Administrative Assistant.

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