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## Town of Richmond Development Review Board Meeting Minutes February 8, 2023 at 7:00 PM

DRB Members present: David Sunshine (chair), Padraic Monks, David Schnakenberg, Roger Pedersen

Staff: Tyler Machia

Others Present: Sherry Deane, Cody Stearns, David Fitzgerald Wright Preston, Keith Engles, Jason Barnard, Brad LaRose, Karin LaRose, Natalie LaRose, Joe Goodspeed, Tom Bachman, Paul Simon, Tim Burke, Jean Bressor, Gary Bressor, Comminos Zachary, Jim Carroll, Julie Eschulz, Bill Eschulz, Denise Barnard, Anthony Brown, Scot Baker

### Meeting opened at 7:00 PM

### Public Hearing

**SKP2023-01** **Bradley & Karin LaRose** **Parcel ID#WO0156**

Applicants are requesting Sketch Plan review for a two-lot subdivision. Lot 1 would be 1.3 acres Lot 2 would be 2.5 acres.

- Jason Barnard provided an overview of the project
  - Project will be a 2-lot subdivision
  - It will consist of a single-family residence to the rear of the existing property
  - There will be no additional road construction
- Roger Pedersen asked the applicants to provide the language for a deeded right of way and maintenance agreement when they submit an application
  - Jason Barnard noted that this information would be provided

**CU2023-01** **Gary & Jean Bressor** **Parcel ID#BR0401**

Applicants are requesting Conditional Use approval to make several changes to their property. These changes include the following, an additional 82 square feet to the second floor of the building, a first floor 5' by 6 1/2' room for a half bath, door hood to keep water off exterior door, patio, building stairs from patio to existing sidewalk, widening sidewalk to accommodate a vehicle and changing the approved connector between the two parts of the duplex.

- Garry Bressor provided an overview of the project
  - Project would include a second story dormer addition
    - This addition would add 84 square feet to the second floor
  - Add an additional half bath on the ground floor
  - Create a patio between the two previously approved parts of their duplex

- Relocating the previously approved connector between the two parts of the duplex
- Widening the previously approved sidewalk to accommodate construction equipment or a vehicle incase of a flood emergency
- **Motion by Padraic Monks, seconded by David Schnakenberg to move the application to deliberative session. Approved Unanimously**

**CU2023-02**

**Joe Goodspeed**

**Parcel ID#CL0150**

Applicants are requesting Conditional Use approval for Phase Three of the previously approved expansion of the CAT facility. Phase Three consists of a 7,160 square foot service bay. The previous DRB approval for the project expired.

- Joe Goodspeed provided an overview of the project
  - It was noted that this proposal had been previously approved by the DRB as part three of a three phase redevelopment of the CAT property
    - Approval for phase three lapsed which was why they needed to come to the DRB for approval
  - The first two phases of the project have been completed
  - Goodspeed noted that the project would not result in an expansion of impervious surfaces
  - Also noted that the site was designed ahead of time for this expansion
  - Proposed canopy is intended to reduce the risk of injury
- Goodspeed also requested a waiver from the bike rack requirement noted in Section 6.1.6 of the Richmond Zoning regulations
- **Motion by Roger Pederson seconded by Padraic Monks to approve the application. Approved Unanimously**

**SP2023-01**

**Sherry Doane**

**Parcel ID#PS0023**

Applicants are seeking Site Plan approval for an exterior remodel of the former TD Bank property located on 23 Pleasant Street. Applicants are proposing changes to the landscaping and parking as well as changes to the exterior of the building.

- Paul Simon and Tom Bachman provided an overview of the project
  - The project would primarily consist of building and site renovations
  - Banks are an allowed use in the Village Downtown
  - The project will consist primarily of landscaping and exterior renovations including the following:
    - Changing the landscaping design
    - Enhancing lawn area
      - Indigenous plants would be used
  - Restoration of green space located on the north side of the property
  - Existing bike rack will be relocated
- Roger Pederson asked about the traffic flow on the site
  - Tom Bachman noted traffic patterns will follow existing patterns
- Tom Bachman noted the proposed changes to the building exterior
  - Noted that the exterior trim will be repainted white
  - Gable siding would be painted grey
  - Metal doors would be painted brick red
  - Picket fences between the supports at the entrance of the bank would be removed
- Simon provided details on the lighting plan
  - Noted that lighting plan will be in compliance with the Zoning Regulations
  - Lighting plan notes that illumination will be confined to their property
- Bill Eschholz asked what the fence to the east side of the building would look like

- Paul Simon noted that the fence would be a 6 foot tall slat fence
- Fence will be painted grey
- Lighting will also be on a dimmer and will be focused on the bank property
- Lights will also be hyperbolic
- Jim Carroll and Comminos Zachery raised the following concerns about the project
  - Concerned with flooding on their property
  - Requesting right of way access through the bank property in the event that the right of way to the north of the property is blocked
- **Motion by Padraic Monks, seconded by Roger Pederson to continue the application till Wednesday March 8<sup>th</sup> at 7:00PM. Approved unanimously**

**SUB2023-01**

**Scott Baker**

**Parcel ID#DG1500**

Applicants are seeking to amend their approved subdivision. These changes include bringing the driveway grade into compliance with the Richmond Zoning Regulations, adjustments to the building envelopes on the lots and additional changes to the type of structures to be built.

- Jason Barnard and Anthony Brown provided an overview of the project
  - Project consists of moving existing building envelopes and adding two potential Accessory Dwelling Units
  - Existing class 4 road will be redesigned to meet the 12% grade requirement in the Richmond Zoning Regulations
  - Access and road will comply with B71 standards
- David Sunshine asked if there were any future development plans for the property
  - Scott Strode noted that he wants to preserve as much wilderness area as he can
  - He is not planning any further subdivision or building expansion on the property
  - This project is to create a retreat for his family and have it be a multi-generational property
- David Sunshine and Roger Pederson were concerned what would happen if one of the lots were sold
  - Barnard noted that they can build in a right of way easement into the maintenance agreement for the road to give access for lot 21 and 22.
- **Motion by Padrick Monks, seconded by Roger Pederson to approve the application with the condition that easement language is added to the road maintenance agreement. Approved unanimously**

**Motion by Roger Pederson, seconded by Padraic Monks to adjourn meeting and move into deliberative session. Approved unanimously**

**Meeting adjourned at 9:28 PM**