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Town of Richmond Development Review Board Meeting of April 12th 2023 Minutes

DRB members Present: David Sunshine (Chair), Matthew Dyer (Vice Chair) Padraic Monks, Roger Pederson, David Schnakenberg

Staff: Tyler Machia

Others Present: Steven Brownlee, Matt Orrell, David Grayck, Bradley Holt, Jason Pelletier, Bob Avonda, Pete Garceau, Nick Bouton, Ben Young, Tom Carroll, Mark Fausel, Sarah Volinsky, Nat Merrill, Jay Furr, Kristy Calevro, Jason Murray, Natasha Murray, Judy Rosovsky, Rachel Gray, Martha McSherry, Joe McSherry, Tom Collins, Charlie Choiniere, Garry Bressor, Jean Bressor, Shelby Farrington

Meeting Opened at 7:02 PM.

Public Hearing

Item 1

SUB2023-03

Peaceable Kingdom LLC

Parcel ID#PE0000

Applicant Peaceable Kingdom LLC is seeking to amend existing setbacks on lot 2 of the Peaceable Kingdom Subdivision. The proposed changes would reduce the front yard setback from 30 feet to 10 feet, and the side yard setback from 10 feet to 5 feet. The applicant is also looking to modify the existing building envelope for lot 2. Project is located at 15 Peaceable Street.

- Garry Bressor provided an overview of the project
 - Noted that lot 2 is part of a previously approved Planned Unit Development
 - Bressor wished to modify the setbacks and building envelope to move the proposed house site for lot 2 as to preserve the view of the round church for neighboring properties

Motion to Approve application with conditions noted in the staff notes by Padraic Monks seconded by Matthew Dyer

Approved: Unanimously

Item 2

CU2023-03

Umiak Outfitters

Parcel ID#CO1301

Applicant Umiak Outfitters and the Town of Richmond are seeking Conditional Use approval for a seasonal removable ladder to facilitate access to the Winooski River for the general public and their

clients. This ladder will help facilitate safer access and protect against riverbank erosion from people climbing up and down the bank. The Project is located at 1301 Cochran Road.

- Steve Brownlee and Matt Orrel of Umiak Outfitters provided an overview of the project
 - They are seeking conditional use approval to install a ladder to facilitate access into the Winooski River
 - Noted that they had verbal approval last year but are looking to have the ladder formally approved
 - Noted that ladder location is intended to minimize erosion and allow safe access to the Winooski River
 - Umiak hopes to install the ladder by June
- Chair David Sunshine asked who would maintain the ladder
 - Steve Brownlee noted that Umiak would
 - Noted that this ladder system is widely used throughout New England
- Roger Pederson asked if Umiak had liability insurance for the ladder
 - Steve Brownlee noted that they did
- David Schakenberg asked if the town was covered under Umiaks liability insurance
 - Steve Brownlee noted that he was not sure if the town was covered or not but was open to having a conversation about that

**Motion to Approve application as presented by Padric Monks seconded by Matthew Dyer
Approved: Unanimously**

Item 3

PRESUB2023-04

Hillview Heights LLC

Parcel ID#HV2427

The applicant Hillview Heights LLC is seeking preliminary subdivision approval for a 7 lot subdivision located at 2427 Hillview Road. The subdivision would create 6 new residential lots with one existing residential lot. The existing residential lot is currently used for agricultural purposes and will continue to be used as such. Project is located at 2427 Hillview Road.

- Pete Garceau and Nick Bouton provided an overview of the project
 - Project is a 7-lot subdivision with 6 new residential lots as well as one remaining lot with and agricultural and residential use
 - All lots have their own water and waste water
 - Lots 1 and 2 of this proposed subdivision have their own curb cuts
 - Lot 3 has its own preexisting curb cut
 - Lots 4,5,6, and 7 are accessed via a shared curb cut and private road
 - Lot 3 had preexisting above ground utilities
 - All new utilities will be located below ground
 - They noted that they have state wetland and waste water permits for the project
 - They also submitted a 25 year-storm water modeling plan
- Several DRB members raised concerns with the number of curb cuts on the project
 - Chair David Sunshine asked if they have considered combining the curb cuts for lots 1 and 2
 - Nick Bouton noted that they had not but they could look into it
- Vice Chair Matthew Dyer noted that the traffic study for this project had been done two years ago and expressed concern that COVID19 prevention measures could have led to a decrease in the amount of vehicle traffic

- Nick Bouton noted that the traffic numbers are based on national studies and averages for the type of uses
- Bouton noted that his models have them below the trip end limits noted in the Richmond Zoning Regulations
- Roger Pederson noted that he would like to see the study updated using current conditions
- There was a discussion among several of the board members as to whether or not the Avondas need to submit a Master Development Plan for lot 7
 - This was a major topic of conversation
- Bradley Holt raised a number of concerns with the project
 - He claimed that the storm water system has to meet setback requirements for the underlying Zoning district
 - He also feels that the size of the lots proposed is not in keeping with the character of the area
 - These concerns were also raised by several other community members
 - He wants the board to require a technical review of the storm water system
 - He also expressed concerns with the number of curb cuts proposed
 - Several other members of the community voiced similar concerns
 - Concerned about obstructions to the Camels Hump viewshed
- Shelby Farrington voiced support for the project
 - Is interested in living in Richmond
 - Notes that it is extremely difficult to find any available housing or land for sale
 - Expressed concern over the opposition to the development
- Michal Marks also expressed concern with the project
 - Expressed concern over what he felt was the lack of a Master Development Plan
- Mark Fausel expressed concerned that storm water run off from the subdivision could damage his property
 - Particularly concerned with potential damage to his driveway, septic or well
- Ben Young expressed support for the project
 - Noted that he has been trying to buy a home in Richmond but had been unable to do so due to lack of housing or land
- Sarah Volinsky expressed concern with the project
 - She did not feel that it met the character of Richmond

**Motion to Continue the Application to the May 10, 2023 Development Review Board Meeting and adjourn the meeting to deliberative session by Rodger Pederson seconded by Padrick monks
Approved: Unanimously**

Meeting Adjourned at 9:00 PM