



Planning & Zoning Office
Town of Richmond P.O. Box 285
Richmond, VT 05477
(802) 434-2430
tmachia@richmondvt.gov
www.richmondvt.gov

Town of Richmond Development Review Board Meeting of May 10th 2023 Minutes

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

Staff: Tyler Machia

Others Present: David Grayck, Nick Bouton, Peter Garceau, Bradley Holt, Jason Pelletier, David Kauck, Bud Wilson, Brendan O'Reilly, Ed Grimley, John Grenier, Tammy Avonda, Bob Avonda, Mark Fausel, David Thomas, Fran Thomas, Judy Rosoovosky, Shelby Farrington, Rachel Gray, Chantal Ryan, Daniel Ryan, Sarah Volinsky Nathaniel Merrill

Meeting Opened at 7:02 PM.

Public Hearing

Item 1

SUB2023-04 **Creamery LLC** **JC0074**

The applicants Creamery LLC are seeking final subdivision approval for their Planned Unit Development located at 74 Jolina Court

- **Brendan O'Reilly, provided an overview of the creamery project**
 - He noted that they are proposing specific plans for building two of the project
 - He noted that the other phases of the project are in flux and could change based on regulation changes and market conditions
 - The Applicants and the Board agreed that more work needed to be done on the application
 - The Board decided to continue the application to the next meeting

Motion to continue the application to the June 14th 2023 meeting by Padraic Monks seconded by Matthew Dyer

Approved: Unanimously

Item 2

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.

- **Nick Bouton provided additional information that the Board requested at the last meeting**

- He noted the curb cut for lots One and Two have been combined
 - He also noted new site lines for the combined driveway
- He went over the updated traffic study for the project
 - Noted that the study shows a decrease in impact on Hillview Road based on the updated modeling
 - Noted that the study showed little increase in traffic on surrounding roads using 2022-2023 data
- Member Roger Pederson and Vice Chair Matthew Dyer asked about the storm water impacts of lots One and Two
 - Nick Bouton noted that the system is designed to slow down and store stormwater coming off lots one and two
 - Noted that the dry retention pond would catch and store storm water, only releasing it when the pond is full
 - Noted that the system would help decrease the amount of storm water that runs into the existing ditch from its current levels
 - Mark Fausel noted that he had raised several issues about the project at the last DRB meeting
 - He noted that after talking with the applicants he feels that his concerns with the project have been addressed
 - David Kauck raises several concerns with the project
 - He is concerned about the eastward flow of stormwater off of the subdivision
 - He does not feel that the current town ditch is being properly maintained
 - Concerned that stormwater coming off of the subdivision could further exacerbate this
 - He was also concerned that given the slope of the east ditch that additional water could pick up speed and cause more flooding
 - He also expressed concern with the applicants plans to clear trees to improve the sight lines for the driveway for lots One and Two
 - Nick Bouton noted that with tree clearing they can get to a sight distance of 250
 - They would be requesting a warning sign for the driveway per Vtrans standards
 - Judy Rosovsky
 - Expressed concern about increase risk for traffic accidents as a result of this development
 - Nick Bouton noted that their updated traffic modeling shows a decrease in peak traffic trip ends from the original study
 - Fran Thomas
 - Asked what the plan was for the existing farm house
 - Nick Bouton noted that the farm house would not be used as a residence
 - She also expressed concerns about the potential impact that maintaining the current driveway could have on the wetlands that surrounds it
 - Nick Bouton noted no new impacts to the wetlands
 - He also pointed out that their wetland permit was approved by the state

- Bradley Holt raised concerns that clearing alone would not be enough to meet the Vtran sight line requirements
- He also expressed concerns with the methodology of the traffic study

**Motion to move the application into Deliberative Secession Development by Rodger Pederson
Seconded by David Schnakenberg**

Approved: Unanimously

Motion to adjourn by Rodger Pederson seconded by Padraic Monks

Approved: Unanimously

Meeting Adjourned at 9:400 PM