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Town of Richmond Development Review Board Meeting of June 14th 2023 Minutes

DRB members Present: David Sunshine (Chair), Roger Pederson, David Schnakenberg

Staff: Tyler Machia

Others Present: Al Ford, Bra LaRose, Karin LaRose, Natalie LaRose, Sue Roberge, Dick Roberge, Robert Walker, Chip Patillo, Michael Barnard, Derick Read, Tyler Billingsley, Brady Katzman, Amie Curran, Colm Curran, Kathleen Templine, Greg Rabideau, Denise Barnard, Blake Mackay, Maureta Mackay, Paul Hauf

Meeting Opened at 7:02 PM.

Public Hearing

Meeting Opened at 7:02

Public Hearing

Motion by Roger Pederson to not accept submissions submitted inside of five days of the date of the DRB meeting seconded by David Schnakenberg

Approved: Unanimously

Item 1 & 2

SKP2023-07 & CU2023-04 Eden Sand and Gravel & East Engineering Parcel ID#KR0854

The applicants, Eden Sand and Gravel CO, are seeking Sketch Plan Approval for a three-lot subdivision located at 854 Kenyon Road. Lot 1 will be 34.94 acres and will continue to be utilized as a sand pit. Lot 2 will be 1.89 acres with a two story two bay office space. Lot 3 will be 1.97 acres. In addition, Eden Sand and Gravel CO and East Engineering, are seeking Conditional Use Approval for a building with professional office space located on proposed Lot 2 of the subdivision noted in SKP2023-07. The Applicants would like the use to take effect only when the proposed subdivision gets final approval

- Tyler Billingsley provided an overview of the project
 - Eden Sand and Gravel is proposing a three lot subdivision
 - The Applicants are seeking conditional use approval for a commercial office space on lot 2 of this proposes subdivision
 - The office space will be under 2500 square feet
 - The Applicants needed 9 parking spaces but are requesting a waiver to only require 6 spaces
- Kathleen Templine expressed concerns about the potential increase in traffic as a result of the use
- Kathline was also conacred about the potential uses for Lot 3 of the proposed subdivision

- Rick Roberge also expressed concerns about the use of Lot 3 and the potential traffic

Motion to approve the Conditional Use application CU2023-04 introduced by Roger Pederson, seconded by David Schnakenberg
Approved: Unanimously

Item 3

CU2023-05 Richmond Village Housing Partnership **Parcel ID#RR0123**

The applicants, Richmond Village Housing Partnership, are seeking Conditional Use Approval to correct issues with unpermitted work in the Special Flood Hazard Overlay District. The applicants are seeking to repair unpermitted work and restore and improve previously permitted drainage system.

- Derick Read provided an overview of the project
 - The project is intended to correct unpermitted work
 - Project would reroute storm water to previously approved drainage
 - A bio retention swale will be installed to reduce the volume of water coming off the site
- David Sunshine asked what a bio retention swale was
 - Read noted that it was a mix of soils and vegetation that is designed to slowdown and absorb storm water
- Roger Pederson asked who would own the swale
 - Derick Read noted that the Housing Partnership would own the swale
- Many of the Neighbors expressed a great deal of concern about the stormwater runoff that has occurred as a result of the unpermitted work
- Many Neighbors expressed concern that the plan as presented will still result in stormwater being drained onto other people's property
- Blake McKay noted that system as designed would dump overflowing storm water onto his property
- Amie and Colm Curran both noted that they have revied a significant increase in storm water as a result of the unpermitted work

Motion to continue the application to the July 12 2023 meeting by Roger Pederson, seconded David Schnakenberg
Approved: Unanimously

Item 4

PRESUB2023-09 Bradley and Karin LaRose **Parcel ID#WO0156**

The applicants, Bradley and Karin LaRose, are seeking preliminary approval for a proposed 2 lot subdivision. Lot 1 is 1.37 acres. Lot 2 is 2.40 acres.

Motion to by Roger Pederson, seconded by David Schnakenberg
Approved: Unanimously

Item 5

SUB2023-08 Bradley and Karin LaRose **Parcel ID#WO0156**

The applicants, Jameson Partners, LLC, are seeking final approval for a Planned Unit Development located at 22 Depot Street. Site re-development would entail removal of several single-story wood frames garages and storage buildings, consolidation and reconstruction of

onsite parking, and construction of a three-story addition with commercial lease space on the ground floor, and four apartments above.

- Greg Rabideau provided an overview of the project
 - The project is a Planned Unit Development of 22 Depot Street
 - The project consist of 6 residential units as well as a funeral home and grown floor commercial office space
 - The project consist of 12 residential parking space
 - Rabideau noted they are requesting a wavier for the parking requirements for the commercial space
 - Rabidueau no embalming is currently being done on site
- Dennis Barnard raised several concerns about the project
 - She asked if it was possible to brick three sides of the exterior of the building
 - It was noted that this would add an extra \$50,000 to \$60,000 to the project cost
 - She also expressed concern that the vehicles turning into the alleyway to access the parking could lead to vehicles strikes on propane tanks that are in the alley
 - There was also extensive conversation about the fencing that would be used on the property
 - There was also conversation around whether the storm water system was designed to the correct standards

Motion to continue the application to the July 12 2023 meeting by Roger Pederson, seconded by David Schnakenberg
Approved: Unanimously

Item 6

SUB2023-08

Bradley and Karin LaRose

Parcel ID#WO0156

The applicants, Buttermilk LLC, are seeking Final Subdivision approval for their Planned Unit Development located at 74 Jolina Court. They are presenting a masterplan of the proposed development and are also seeking to formalize the multi-phased development for the remainder of the project. The applicants are also proposing final plans for construction of proposed building 2 of the Planned Unit Development.

Motion to continue the application to the July 12 2023 meeting by Roger Pederson, seconded by David Schnakenberg
Approved: Unanimously

Motion to Adjourn Meeting by Roger Pederson, seconded by David Schnakenberg
Approved: Unanimously

Adjourned at 9:45 pm