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## Town of Richmond Development Review Board Meeting Minutes of July 26th 2023

**DRB members present: David Sunshine (Chair), Roger Pederson, Padraic Monks**

**Staff: Tyler Machia**

**Others Present: Maureta Mackay, Bob Wilson, Ed Grimley, Scott Homstead, Martha Galligan, Paul Hauf, Brady Katzmann, Chip Patullo, Greg Rabideau, Brendan O'Reilly, Denise Barnard, Nick Donahue, Aron Stewart, Jen Rose Smith, Katie Mather, Blake Mackay, Katie Mather, John Grenier**

**Meeting Opened at 7:00 PM.**

### **Public Hearing**

### **Item 1**

**Continuation of SUB2023-05**

**Buttermilk LLC**

**Parcel ID#JC0074**

- Brendan O'Reilly provided an overview of the project
  - He noted the additional information that had been provided
- John Grenier went over the civil plans for the project
  - He noted that the town engineer Tyler Billingsley reviewed the project and found that it complied with town regulations
- Brendan O'Reilly and Ed Grimley noted several landscaping changes
  - They noted that a row of cedar trees will be planted to the north of Building 2 in an effort to provide more screening
- The lighting plan for Building 2 was also a major topic of discussion
  - Ed Grimley noted that due to public feedback they made several changes to the lighting plan for Building 2
    - All lighting will be down cast and shielded
    - The lighting for the parking area will be on timers and motion sensors to reduce the amount of time the lighting is on
  - Paul Hauf expressed concern about the lighting from Building two being reflected up to his property given the elevation difference between Jolina Court and his home on Pleasant Street
    - Brendan O'Reilly and Ed Grimley noted that they have taken several steps to reduce glare onto properties on Pleasant Street by putting the lighting on timers, installing motion detectors for lighting after 11pm to reduce the need for constant lighting, and using the softest lighting they could
- Katie Mather expressed concern about potential development located south of the existing agricultural access located south of Building 2

- She wanted confirmation that no development will be taking place in this area as an older version of the site plan for this project had shown a parking lot located there
- She also wanted to know if there were plans to use the preexisting sewer line that ran from the old creamery into the sewage treatment plant
- Brendan O' Reilly and Ed Grimley noted that there were no plans to put any structures by the agricultural road
- They noted that they were in discussion with several property owners about using the old sewage line but there are no concrete plans to use it at this time

**Motion by Roger Pederson to move the application into deliberative session, seconded by Padraic Monks**

**Approved: Unanimously**

**Item 2**

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

- Scott Homstead provided an overview of the project
  - He noted that the original plan for a bio-retention swale had been abandoned in favor of a more robust infiltration basin system designed to capture and contain as much water as possible on the property
  - The new infiltration system will capture and contain water and is design to redirect overflow stormwater on to the Richmond Village Housing Partnership property and direct it to another catch basin located on the westside of the property
  - Homstead noted that the berm of the filtration basin will be elevated on the south side to direct water to flow north away from properties located on Church Street
  - It was noted that MSK Engineering reviewed the project and found it to be in compliance with town regulations

**Motion by Padraic Monks to move the application into deliberative session, seconded by Roger Pederson**

**Approved: Unanimously**

**Item 3**

**Continuation of SUB2023-08    Jameson Partners LLC    Parcel ID#DS0022**

- Greg Rabideau provided an overview of the project
  - He noted that they have supplied a turning diagram showing that mid-size sedan can turn and park inside the parking area
  - He also noted that they will ad a bike rack to the rear of the building
  - It was also noted that the storm water system has been designed to comply with town standards
- There were also conversations around parking
  - It was noted that given the constraints on the lot the applicants will be restricted to uses that are less parking intensive

**Motion by Roger Pederson to move the application into deliberative session, seconded by Padraic Monks**

**Approved: Unanimously**

**Motion to Adjourn by Roger Pederson, Seconded by Padraic Monks**

**Approved: Unanimously**

**Adjourned at 8:46 pm**