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**Town of Richmond
Development Review Board Agenda
October 11, 2023 at 7:00 PM
Minutes**

DRB Members Present: David Sunshine (Chair), Matthew Dyer (Vice Chair), Roger Pedersen, Padraic Monks

Staff Present: Tyler Machia

Others Present: Nick Button, Peter Garceau, Bob Avonda, Tammy Avonda, Bradley Holt, Jason Pelletier, Lisa Miller, David Kauck

Public Hearing: 7:01 PM

Item 1

SUB2023-13

Hillview Heights LLC

Parcel ID#HV2427

The applicants, Hillview Heights LLC, are seeking final subdivision approval for a seven-lot subdivision. The Applicants are proposing 6 new single family residential lots and 1 existing residential lot with an agricultural component. All lots are to be subdivided from an existing 85-acre parcel.

- Nick Button provided an overview of the project.
 - He noted that the applicants provided information addressing the three conditions noted in the Applicant's preliminary subdivision approval.
 - He noted that all utilities will be located underground.
 - He noted that the Applicants have provided an easement and maintenance agreement for the shared driveway for lots 1 and 2.
 - He noted that the applicants provided an HOA agreement for the subdivision.
 - Button noted that the driveway for lots one and two would have a minimum sight distance of 250 feet. The driveway would also have an early warning sign to alert commuters to the driveway's presence.
 - Chair David Sunshine asked who would maintain the driveway?
 - Button noted that it was not noted in the HOA agreement but it could be added to it.
 - The Board asked how the storm water infrastructure was to be maintained?

- Button noted that it would require a yearly inspection. In addition, it would have to be inspected by an engineer every 5 years.
 - The Board asked why the abandoned preexisting farm house on the property was being maintained?
 - Button noted that the Applicants do not plan to use that for housing. The Applicants plan set notes a new homesite location on the same lot as the abandoned home.
- Bradley Holt raised several concerns about the potential for future development of the subdivision. He was particularly concerned with Lot 7.

Motion by Matthew Dyer to move the application into deliberative session, seconded by Roger Pedersen

Approved: Unanimously

Motion by Padraic Monks to adjourn seconded by Roger Pedersen

Approved: Unanimously

Meeting Adjourned: 7:39