



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 Minutes December 13th, 2023

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

Staff Present: Tyler Machia

Others Present: Jay McCormack, Bryan Currier, Joy Reap, Robert Reap, Kerry Walker, Rod West,

Public Hearing: 7:06 PM

Item 1

SKP2023-15 David Sunshine & Carol Jordan Parcel ID#JR1582

The applicants, David Sunshine & Carol Jordan, are presenting a Sketch Plan application for a two lot subdivision. The Subdivision will result in the creation of the following parcels, Parcel 3 will be 168.7 acres and will be improved with a single-family residence. Parcel 5 will be 2.6 acres and will be improved with a single-family residence.

- David Sunshine provided an overview of his proposed subdivision.
- Padraic Monks noted two class 2 wetlands on the site plan.
 - Monks asked if the Applicant has received a wetlands permit?
 - Sunshine noted that the subdivision will not intrude into the wetlands.
 - Monks noted that any work in a class 2 wetland buffer will require a state permit.

Item 2

SUB2023-16 Robert & Joy Reap Parcel ID#WM0830

The Applicants, Robert & Joy Reap, are seeking to amend their existing Planned Unit Development (PUD) by adding a new use to the list of approved uses for their property. The Applicants are seeking to add a warehouse use in order to build storage units that would be available to rent. This would result in the creation of 8 storage structures resulting in 25,000 square feet of storage space. The Applicants are also seeking to change a previously approved mixed use office building into a warehouse with storage units and are seeking to adjust the boundaries of the lots in the PUD.

- Robert and Joy Reap provided an overview of their project.
 - They are amending their PUD to add a warehouse use to their existing PUD.
 - The warehouse would be located on Lot 4 of the existing PUD.

- The boundaries of the lots in the PUD will be adjusted to provide more space for these units.
- There is a previously approved 5000 square foot building and parking area that will be added to Lot 4.
 - The 5000 square foot building has been approved but has not been constructed yet.
- It was also noted that the storm water system is designed to a 25-year 24-hour storm event.
- Roger Pederson expressed concern over the number of trips that the warehouses could generate.
 - The Applicants noted that once the units were full traffic would be very minimal.
- The landscaping plan was a major topic of conversation
 - The Applicants noted that they will be planting cedar trees to screen the proposed warehouse buildings from route 2
 - Kerry Walker expressed concern that the landscaping would not be the right size to fully screen the warehouse units.
 - Monks expressed concern about the initial height of the proposed landscaping.
 - He wanted to see larger initial plantings than the proposed 3 to 4 foot starter tree
- Crime and Security were another topic of concern.
 - Kerry Walker expressed concern over the potential for criminal activity to occur in the storage units.
 - The Applicants noted that the buildings will be monitored with security cameras.
 - The facility will also be protected by a security gate and lighting.

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

Approved: Unanimously

Motion by Padraic Monks to adjourn into deliberative session, seconded by Roger Pedersen

Approved: Unanimously

Meeting Adjourned: 8:05