



Planning & Zoning Office Town of Richmond
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Town of Richmond Development Review Board Meeting of April 24, 2024 Minutes

Members Present: David Sunshine (Chair), Matt Dyer, (Vice Chair) Roger Pederson, Padraic Monks, David Schnakenberg
Staff: Tyler Machia
Others Present: Karin LaRose, Natalie LaRose, Sally Hess, John J Mitsock, Brad LaRose, Steven Bower, Kirsten Bower, Jason Barnard

Meeting Opens: 7:10 PM

SUB2024-01 **Bradley and Karen LaRose** **Parcel ID#WO0156**

Project Location: 156 Worthiem Lane

The Applicants, Bradley and Karen LaRose, are seeking to amend their approved subdivision in order to relocate the location of the previously approved driveway. This is intended to address ACT 250 concerns.

Minutes:

- Bradley LaRose provided an overview of the subdivision amendment.
 - He noted that the reason the driveway was moved to address wetland issues that were revealed during the ACT250 process. Relocating the driveway would alleviate some of these concerns.
 - He also noted that the second lot of this subdivision will be sold to his daughter and the intention is to keep both lots in the family.
- Roger Pederson asked what would happen if one of the two lots were sold?
 - Bradley noted that there would be language in the property deeds that would require lots one and two to be sold together, they could not be sold individually.
- Roger Pederson asked what were the minimum requirements for a driveway right of way?
 - It was noted that the Public Work Specifications note that the minimum rite of way of 30feet.
- Roger Pederson asked if the road maintenance agreement and easement language had been updated.
- David Schnakenberg noted that he would like to see specific language allowing maintenance of the existing garage and home that is currently located inside of the 30 foot rite of away.
 - Jason Barnard noted that part of the existing garage will be removed from the 30-foot rite of way.
- There was discussion about the Applicants Act 250 application and why the relocation of the driveway was necessary.

- Sally Hess and John Mistock expressed concern about the impact the driveway relocation could have on their property line. They wanted to ensure that there would be no encroachment onto their property.

Motion to enter Deliberative Session by Roger Pederson, seconded by Matt Dyer

Approved: Unanimously

- During Deliberative Session the Board determined they did not have enough information to make a decision.

Motion to leave Deliberative Session and reopen and continue the application to June 12, 2024 at 7:00 PM in the third floor meeting room at the Richmond town office By Roger Pederson, seconded by Matt Dyer

Approved: Unanimously

Motion to adjourn by Roger Pederson, seconded by Padraic Monks

Approved: Unanimously

Adjourned 8:14

