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Town of Richmond
Development Review Board Agenda
August 14th, 2024, at 7:00 PM

Members Present: David Sunshine (Chair), Matt Dyer, (Vice Chair) Roger Pederson, Matt Parisi
Staff: Tyler Machia
Others Present: Susan Wells, Ed Wells, Wendy Deforest, Tom Buttler, Garry Bressor

Meeting opened at: 7:06

Public Hearing

SUB2024-02

Peaceable Kingdom LLC

Parcel ID#PE0000/PE0026

Project Location: 26 Peaceable Kingdom

1. **Project Description:** Peaceable Kingdom LLC, is seeking to amend their approved Residential Planned Unit Development (PUD) located on Peaceable Street. The applicants are seeking to add 3 new lots to this planned unit development. Due to ACT 47 the minimum density for lots served by municipal water and sewer has been increased to 5 units per acre.
 - Garry Bressor provided an overview of the project.
 - As a result of the passage of Act 47 any property served by municipal water and sewer is allowed to have 5 units per acre.
 - Bressor also noted that his proposed subdivision amendment would be in alignment with the new zoning districts the Planning Commission is developing.
 - He noted that proposed lot 8 could be further subdivided.
 - He noted that proposed lot 8 could be further subdivided in the future but that the current HOA agreement would restrict the minimum lot size of 12000 square feet is roughly double what is allowed under Act 47.
 - He noted that the existing common land represents 24% of the land associated with this PUD.
 - Bressor asked that the board not restrict further development of the remaining lands.
 - He noted that this land is connected to municipal water and sewer and that further restrictions on this land would be counter to the spirit of Act 47 which is intended to encourage denser development in town and village centers that are served by municipal water and sewer.
 - Bressor also requested waivers from the following requirements:
 - Paving requirements for Peaceable Street
 - Minimum required landscaping
 - Sidewalk requirements
 - Lighting Requirements
 - Bressor noted that the board has waived most of these requirements in past applications and was concerned that requiring these things now would significantly increase the cost for the HOA.

- There was a lot of discussion as to what extent the standards noted in Section 5.5.3 apply to this project.
- Matt Parisi asked whether the water and sewer lines could support this new development?
- Bressor noted that the sewer line was 8 inches and the water line was 4 inches and had enough capacity to serve the proposed development.
- Bressor noted that a house located on proposed lot 6 is nearly complete and that he would like the new lots to be approved prior to obtaining a stormwater permit so the owner could take possession of the lot.
 - He noted that he is actively pursuing this permit and expect to have it in hand by October.
 - The owners of the new home are looking to move in before this permit is obtained.
 - Bressor asked that the new lots be approved with the condition that no zoning permits for lots 5,7 and 8 will be issued until a storm water permit has been received.
- ED Wells Provided testimony to the board.
 - He was concerned about the potential stormwater impact that this proposed development will have.
 - He noted that he has seen an increase of water on his property due to the recent increase in rain events.
 - He was concerned about the impact that the stormwater would have on the town culvert near his property.
 - He was also concerned about the impact that potential lighting from lot 7 would have on his property.
- Garry offered to plant some trees to help screen the Wells property from possible light disturbance.
 - He noted that he could put them in the set back of lot 7.
- Roger Pederson asked if the work on other lots of the Peaceable Kingdom LLC PUD has made the stormwater situation worse?
- Wells noted that it did, but it was not significantly worse. However, he was concerned that it could develop into a larger problem.
- Tom Buttler provided testimony about his concerns with the proposed development.
 - Like Wells Buttler was concerned about the potential stormwater impact this development would have on his property as well as town infrastructure.
- There was in depth discussion whether the board should impose any critical permit conditions on this project as the board is now empowered to do per Section 5.12.7 of Richmond Zoning Regulations.

Motion to enter Deliberative Session by David Sunshine, seconded by Roger Pederson.

Approved: Unanimously

Motion to approve the application with conditions by Matt Dyer, seconded by David Sunshine.

Approved: Unanimously

Adjourned at: 8:35