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**Town of Richmond**  
**Development Review Board Agenda**  
**April 30, 2025, at 7:00 PM**

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

**Staff:** Tyler Machia

**Others Present:** Breck Knauf, Brian Currier, Jared Katz, Gina Haddock, Ashar Nelson

**Meeting Opened: 7:03 PM**

**Item 1.**

**CU2025-01                      Vermont Youth Conservation Corps                      Parcel ID#EM1949**

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**Project Location: 1949 East Main Street**

1. **Project Description:** The Applicants, Vermont Youth Conservation Corps (VYCC), are seeking to apply for conditional use review to expand VYCC's Richmond campus. Some of the changes to the campus include the addition of a new dorm, 6 cabins, outdoor kitchen, and other facilities. The Applicants are also seeking to continue to be classified as an education facility, which is an allowed use in the commercial district.

**Minutes**

- The Applicants, provided an overview of the project
  - Breck Knauf, notes that VYCC has been in Richmond for 25 years.
  - He noted that their campus is 400 acres
  - VYCC has crews spread throughout the state working on a variety of projects
  - Knauf noted that individual learning and service are the main goals of VYCC
  - Knauf notes that VYCC has outgrown its current campus configuration and needs to expand in order to accommodate their growing program needs.
  - The project contains the following improvements:
    - New 16 Person Dorm
    - 6 New Cabins
    - Outdoor Kitchen
    - Upgraded Wash Pack Plant
- David Sunshine asked where the parking will be located.
  - It was noted that the parking will be located to the right. One of the existing buildings will be removed to accommodate the additional parking.
- David Sunshine asked if the cabins will have any utilities .
  - It was noted that the cabins would not have any utilities.
  - Restrooms for the cabins would be located in the existing barn on the property.
- There was a lot of conversation about the utilities for the site.
  - Knauf noted that the goal is to have a net zero campus
- The Applicants noted that they were in the process of getting their state permits but they have not received them yet.

- There was a lot of discussion about the lighting plan for the project.
  - The Zoning Administrator was concerned that the lighting plan was not sufficient for the use.
  - Both the Applicants and the Board felt that the lighting plan was sufficient for the intended use.
- There was a general consensus from the Applicants, Board and the public that the monitor barn and campus are assets to Richmond and screening of the site should be kept to a minimum in order to promote the esthetics of the site.

**Motion by Roger Pedersen to move the application into deliberative session, seconded by David Sunshine.**

**Approved: Unanimously**

**Meeting adjourned: 7:51 PM**

