



Planning & Zoning Office  
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**Town of Richmond  
Development Review Board Agenda  
May 14, 2025, at 7:00 PM**

Location: 3<sup>rd</sup> floor meeting room Richmond Town Offices, 203 Bridge Street Richmond VT, 05477

Join Zoom Meeting: <https://us02web.zoom.us/j/89057870483>

Meeting ID: 890 5787 0483

Call-in: +1 929 205 6099 US (New York)

Application materials may be viewed at <http://www.richmondvt.gov/boards-minutes/development-review-board/> before the meeting. Please call Tyler Machia, Zoning Administrator, at 802-434-2430 or email [tmachia@richmondvt.gov](mailto:tmachia@richmondvt.gov) with any questions.

**Public Comment on Non-Agenda Items**

**Public Hearing**

**Item 1.**

<b>SP2025-02</b>	<b>Town of Richmond</b>	<b>Parcel ID#BC0058</b>
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**Project Location: 58 Browns Court**

1. **Project Description:** The Applicants, are seeking site plan review to amend the site plan for the preexisting outdoor recreation facility located at Browns Court. The Applicants are looking to update the landscaping plan for the project. The Applicants are also looking to provide a phasing plan for the project.
2. **Disclosure of potential conflicts of interest or ex parte communication.**

**Item 2.**

<b>SUB2025-04</b>	<b>David Sunshine &amp; Carol B. Jordan</b>	<b>Parcel ID#JR1582</b>
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**Project Location: 1582 Jericho Rd**

1. **Project Description:** The Applicants are seeking final approval for a proposed two lot subdivision that will create two new lots, Parcel 3 and Parcel 5. Parcel 3 of this proposed subdivision is 168.7 acres and will be improved with a single-family residence. Parcel 5 is 2.57 acres and will be improved with a single-family residence.
2. **Disclosure of potential conflicts of interest or ex parte communication.**

**Item 3.**

**PRESUB2025-05**

**Jessica & Micheal Sipes**

**Parcel ID#WF0060**

**Project Location: 60 Wolf Lane**

1. **Project Description:** The Applicants, Jessica & Michael Sipes, are applying for preliminary subdivision review. They are proposing a two-lot residential subdivision. One lot of the subdivision would consist of 1.74 acres and would include the existing house. The second lot would consist of 13.05 acres and would contain an existing studio barn that would be converted to contain a dwelling unit. The proposed second lot currently has a restriction on it noting that residential uses are prohibited. The applicants are seeking to remove this restriction.
2. **Disclosure of potential conflicts of interest or ex parte communication.**

