



Can Town of Richmond
Planning & Zoning Office
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Richmond Development Review Board

May 13, 2026, Meeting Minutes

DRB Members Present: David Sunshine (Chair), Padraic Monks, Matt Parisi, & Robert DiPalma.

DRB Members Absent: Matt Dyer (Vice Chair).

Staff: Danté DeNault (Zoning Administrator & E911 Coordinator).

Public Attendance: Christopher Rivet (Item 1 Engineer), Dzemail Dzanko (Item 1 Abutter), and Peter Cahill (Item 2 Applicant).

Start Time: ~7:01 (note: the timestamps below correspond to the Zoom recording).

Summary

Agenda Item # 1: SP2026-004, Falcon Management Company, Inc. Parcel ID: FL0068.

- Applicant Falcon Management Company, Inc. was represented by their engineer, Christopher Rivet of DuBois and King.
 - o Rivet has been awarded a state contract to design three-acre stormwater treatment systems, including for the site of the proposed work.
- The main features being installed are a gravel wetland, two focal point biofiltration systems, some grass swales, and associated changes in landscaping and screening.
- When questioned about the safety of the designs, Rivet explained that no further landscaping or screening was required for these proposals.
- Rivet noted that the residents of the Riverview Commons Mobile Home Park have received some public engagement on this project, with more planned to come. Approximately ten (10) or so residents attended Rivet's meeting.
- Yearly maintenance of such systems will be handled by the park owners, Falcon Management, and their maintenance staff.
 - o An annual inspection must be conducted yearly. This can be done by either the landowner or the engineer. Every five years, when the Stormwater Permit is renewed, only an engineer can sign-off on a restatement of compliance.
- As to State permits, a draft decision has been given for the Stormwater permit. A Construction General Permit has been issued, as well as a Wetlands Permit.
- Anticipated permits include a Town Zoning Permit and potentially an amended Act 250 permit.
- Existing landscaping will not be disturbed if it can be avoided during construction. Changes in landscaping include the removal of some trees between the Riverview Commons and

Governor Peck Highway. Existing trees that screen homes from the playground and future gravel wetland may also be impacted and removed with the project.

- **Conclusion.** In an unanimous vote of 4-0 (Sunshine, Monks, DiPalma, and Parisi), the Board voted to approve this application, SP2026-004, as presented.

Agenda Item # 2: SP2026-003, Greensea Systems, Parcel ID: EM0010.

- Peter Cahill with Cahill Mountain Properties represented Greensea Systems, the Applicant.
- Greensea Systems owns the building at 10 East Main Street.
- Applicant seeks to remove an existing creemee stand off the north façade and revert it back to a porch.
- Applicant intends to replace the façade where the old creemee stand was with brick. However, because the material and structural integrity of the materials behind the existing clapboard is unknown, Applicant may have to use a different material other than brick, be it core tin or corrugated metal.
- No other changes to the façade are planned. The east wall is currently undergoing maintenance to the existing brick façade.
- **Conclusion.** In an unanimous vote of 4-0 (Sunshine, Monks, DiPalma, and Parisi), the Board voted to approve the application, SP2026-003, as presented, with the contingency that the Board is approving the rendering as presented with the application, and if the Applicant wishes to change the materials on the front north side of the building, they will need to come back to the DRB with a different rendering.

Video Transcript

DeNault 10:53

All right, it's 7:01 everyone.

Sunshine 10:55

Okay.

DeNault 10:56

Let's get started.... We are recording and we are unmuted.

Sunshine 11:01

Great. Welcome everybody to the May meeting of the Development Review Board for the Town of Richmond. For those out in the audience, please, if you haven't already, sign in. And for anybody.

DeNault 11:19

You have no one online right now.

Sunshine 11:21

No one online, okay. For those who are watching and, this, if you have an interest in one of the applications and want to be included as what's called a interested party by the courts, which would

give you the right to appeal any decision we may or may not make. You need to offer some evidence, either orally or in writing. So before we start, I have two matters.

One is and the first one is that, pursuant to section 12 of the DRB is Rules of Procedure, anytime a Board member receives written ex parte communication, they shall place on the record copies of the written communication received, as well as any written responses to the to the communication. After the hearing was closed on application AP 2026-01, on April 15, 2026 I received, by email, ex parte communication from the Appellant to that matter, Chelsye Brooks. And the communication stated, firstly, I write not expecting a response, nor to add testimony to the closed hearing. I reviewed the YouTube video, and I'm aware that there was a public vote on our appeal. I am writing to remind the DRB that this appeal included three zoning administration decisions in addition to the issuance of the permit. The details can be found on the appeal. Based on the public record, it appears to not have been addressed in the vote. In order to avoid a request for remand back to the DRB for a decision, I wanted to point out now for inclusion on, in the appeal decision. After discussion with the zoning staff and the town attorney, no response was given to this. But I am, by our Rules of Procedure, required to read that into the record, which I have just done, and that is being placed in the record as well.

Second, on a more personal note, after much consideration and thought, I am, decided to step away from the DRB. I have been on the DRB since its inception, which was a couple decades ago, and before that, I was on the Zoning Board of adjustment. It was a pleasure to serve the Town of Richmond. This will be my last meeting as a Board member, although I will, I have indicated to the Selectboard I'm going to serve as an alternate. I want to thank all the people who ever were on all the Boards that I was with, for all their time and effort, and especially this Board, which I feel does a great job. It's a varied Board, with lots of interest in various areas that are included in our decision making. And enjoyed my time serving on the DRB.

Monks 14:55

Yeah, absolutely. Thank you, David,

DiPalma 14:59

That's amazing, 20 years.

Monks 15:04

I thought this was going to be an uneventful meeting.

Sunshine 15:06

It is for me.

DiPalma 15:07

We would've baked a cake if they told us.

Sunshine 15:10

No, that's okay. Okay. We have two issue, two applications on the agenda tonight. First is SP2026 - 004. Falcon Management Company, Incorporated. It's parcel ID FL 0068. The Applicant seeks site plan approval for major amendments related to a three acre stormwater permit at 68 fields Lane located in the Mobile Home Park Zoning District. They're planning wetlands, gravel wetlands, two focal point biofiltration systems, and associated changes in landscaping. So, who's going to speak for

this application?

Rivet 15:54

Chris Rivet...

Sunshine 15:56

Come forward please.

Rivet 15:57

...with DuBois and King.

Sunshine 15:59

Okay. Your name was?

Rivet 16:00

Chris Rivet.

Sunshine 16:01

Chris, let me swear you in. Do you swear or affirm to tell the truth, all truth, and nothing but truth.

Rivet 16:06

I do.

Sunshine 16:07

Okay, have a seat. Is there anybody on the Board who feels they have a conflict with this in any way?

[collective, unanimous no's from all participating DRB members].

Great. What you got in mind my friend?

Rivet 16:19

I was gonna have Dante put up the put up the plans, and so I could point, point to it. For everybody, just in case anybody decides to watch this online afterwards, you can go to sheet four or five. As you mentioned in the opening, this project is being conducted as part of the three acre stormwater rule, which was implemented by the State back in 2019. I was hired by the Department of Environmental Conservation Stormwater Program to, to design three acre, or stormwater treatment, that meets the three acre rule for multiple mobile home parks throughout the State-- Riverview Commons being one of them. So to this point, we have reviewed the site, determined where we think we can provide the most treatment, and this is what we've come up with. Again, it's two, or one gravel wetland, right in, generally, the center of the, sorry, of the park. That's okay, generally in the center of the park here, and one focal point along Summer, along the western edge of Summer Street, and one focal point at the kind of eastern edge of Summer Street. All of those will, the focal point number one, to the west, will outlet just inside the property line, but as most of the storm water does already on this parcel, will run off the, off the property onto the adjacent one, which is pretty typical for current storm water movement. For the other two, both the focal point number two and the gravel wetland, those will both outlet over the bank towards Governor Peck Road. We are, for focal point number two, which is kind of between where it says W1D and W6A, that one is actually replacing a cult, a current pipe outlet. There is currently a catch basin there

already, which takes water and brings it in that same exact direction. We're just adding a focal point to add stormwater treatment before it is outleted over the bank. In the center of the park, there is a significant portion of water that is, again, already directed to this location. There's been kind of a man-made wetland. It's a class three wetland. It's shown just on this small portion here, so it's not jurisdictional that's been created in that area already, and so we are utilizing that low spot for a treatment practice. So a gravel wetland is basically a small basin, generally about one, one and a half foot deep. It's got wetland soils, and it's under drained with a two foot thick layer of gravel where water sits consistently. As water comes into the basin, it drains through some piping down into that and then whatever is already in there is, is taken and pushed out through the discharge, which, again, is over the bank towards Governor Peck Highway. And that is currently where water already discharges.

Sunshine 20:13

Where does it go from there?

Rivet 20:14

It goes down a hill, and it makes it, some, somehow, some way, I haven't found exactly where there are the culverts, where culverts are underneath Governor Peck Highway, but it makes it from there to that stream across the street.

Sunshine 20:33

And hopefully to the Winooski after that.

Rivet 20:35

Then it goes to the Winooski from there. There's a couple other improvements there. The, the residents told me, in that northern section where we, where you see proposed grass conveyance swale number three, just north of Field Lane, there was a former swale there, which we are going to recreate again, just to make, to help some of their water flow, and, again, kind of guide that water that's coming from upstream down into the area of Field Lane. You'll notice here, this is a combination. These two are the gravel wetlands, and these two are the forebay pre-treatments from, from existing culverts that are already there.

Sunshine 21:26

Is that gravel area, is that almost always wet?

Rivet 21:32

It's generally pretty wet. As a subsurface gravel wetland, the, there won't be a standing pool of water. It will, it will be underground. So it's, it is retained in that gravel layer, and the soil will be wet, but there won't be standing water above it, is how it's designed.

Sunshine 21:53

So I'm just wondering whether a fence is necessary around it because of children in the park.

Rivet 21:59

It's, it will look just like a typical wetland that you would see. It, I believe it's only about one two, feet deep. Typically when, when we design ponds that way, we don't put fences around them. It's usually when it gets up to four feet or deeper and we have pretty steep side slopes. It could be added if required, but I would think at this point I wasn't planning on installing one. The way we, the way

we mirror, the way we designed it with the two pieces, one just at the bottom of the basketball court and one closer to the homes there, was actually to allow some of that field space in between for people, for people to walk through and everything to kind of fit into the landscape, rather than take up the whole thing with one giant pond. This way there's at least room. And any of the swales kind of in between those two areas would be fairly shallow and also very mobile and drivable, so that they're not just, they're easily, easily walked through when it's dry. That was the thought process there.

Sunshine 23:14

Do you know if the park residents have been informed of all this?

Rivet 23:18

They have.

Sunshine 23:18

They have.

Rivet 23:19

They have. Yeah, part of my, part of my contract was to have public meetings with this. And so we, we put out notices, and I met with, about whoever wanted to show up. I think at the time, it was probably, actually, this was probably the most I've had. It was probably 10 people or so throughout the park, but we have had opportunities. And then before construction, the phase two construction, or phase two of the, the funding part of it, prior to construction, there will also be another meeting to let them know about what's happening and, and just kind of fill them in.

DiPalma 23:59

Chris, what are the focal point structures look like?

Rivet 24:02

The focal point structures are also, they're, they're a, by, essentially a biofiltration, so bio-retention. So there'll be a planted area. So what that is, it's another small basin, again, one, one and a half foot deep or so, and water will flow into it. It's, it's got a mulch layer on top with a bunch of plantings. And then it has a 18, 18 inch thick layer of a proprietary soil from, from bio, from focal point, the manufacturer. It's, it's very fast infiltrating soils, but it's, it's 18 inches thick, and then it's under drained by what's called R-tanks. So they look like milk crates, essentially. And they're, they're very modular, and so they go underneath it. They create a storage reservoir. From there, then it goes out to the, the discharge, but the media underneath is where all of the filtration and all of the stormwater treatment happens. These are designed to have a high flow media so they can do, you know, 100 inches an hour but still meet the treatment requirements and have been approved by DEC. The nice thing about those is you can use a much smaller footprint to achieve the same goals. You know, if you were to do this with a typical bio-retention area where it's gravel underneath, your own manufactured soil or something like that, you probably have something two or three times the size. So these are so these are very nice to be able to use.

DiPalma 25:50

These basins are intended to be sedimentation settling basins, is that?

Rivet 25:55

They, they will, they will capture some sediment as they go through. Some sediment will come out naturally and in the swales and such before they before they get into them.

DiPalma 26:07

Yupp, yupp. Will sediment build up over the years, so that these will need to be maintained on a regular basis.

Rivet 26:14

They will. And part of....

DiPalma 26:15

And whose responsibility will that be?

Rivet 26:16

It will be the park owners, Falcon Management, and whoever they use is their maintenance staff. They're aware of it. That was part of, part of the agreement.

Sunshine 26:26

This is one of these projects that needs an approval year by year?

Rivet 26:33

There's an annual inspection every year, which can be done either by an engineer or the owners themselves, if, if they're familiar or want to make themselves familiar with the requirements of it. You know, what they're looking for in terms of, is there erosion? Is there sedimentation? Is there anything structurally wrong? There, there is something required each year for that. And then every five years, the Stormwater Permit through the State is renewed, and at that point, they need a restatement of compliance, which an engineer does have to sign off on.

Sunshine 27:12

I didn't realize the landowner could, could certify that on a year basis.

Rivet 27:19

Yeah, on an annual basis, they can do their own as long as, again, as long as they have the knowledge. So sometime, sometime, it's been kind of 50/50. Some owners, they prefer just to have their engineer do it every year. You know, I do 10 or 12 every year. And then some owners are like, teach me how to do it. You know, teach me what, what I need to look for, and then I can do it myself, so.

DiPalma 27:49

The focal point who has an outlet that ends in a plunge pool. Can you describe what that is?

Rivet 27:56

So the, the plunge pool is actually, if you, if you look at culverts throughout the State, if, if it outlets, and you see a big hole underneath it, we're basically preempting that with a plunge pool. So it is rock lined, just so that it doesn't erode. But it's basically creating a hole for that water to fall into and then kind of dissipate the energy before it is outleted.... Yeah, they might. But generally, you're going to see more of the sedimentation come out in the Stormwater Practices and your, and your forebays and all of that before you get to, before you get to there. So that that's the idea.

DiPalma 28:41

Is there any more of a fencing concern around that structure as compared.

Rivet 28:45

To that one? They're generally in the wooded areas out in back, so I wasn't planning on doing that as well. But again, they, they are adjacent to those neighbors' houses. We could, we could include that as, as part of it. But at this point, I wasn't planning on it. Just because we're, yeah, we're setting it just into the woods. It's, we're going to disturb a couple 100 feet, or couple 100 square feet of the tree line to do that, to make sure we're at the top of, at the top of the bank dissipating that energy before it kind of flows over.

Parisi 29:24

And what was the general impetus of this project, just to improve stormwater in general, for the park, especially during the, the large events, with flooding events, I mean, I'm just trying to figure out why somebody wants to make these improvements.

Rivet 29:38

So, the, yeah, it's, it's actually that they have to.

Parisi 29:42

Yeah.

Rivet 29:42

So, what happened was, the State and the EPA have, or Vermont DEC, along with the, alongside the EPA, has come up with the TMDL, Total Maximum Daily Load, report for Lake Champlain.

Parisi 30:00

Yeah.

Rivet 30:00

And so then it requires all of the Towns, all of development, sewage treatment plants, agriculture. There's plans, you know, big, high level plans for those, to start limiting the amount of phosphorus that's going through.

Parisi 30:20

Due to the size of the acreage of this property, correct?

Rivet 30:23

Yeah. And so, what happened was, the, the three-acre rule came out of that TMDL in terms of developed areas needed to go back and treat. So what the three acre rule goes back prior to stormwater permitting in the State, which started in 2001, and there were properties such as schools, mobile home parks, they were all constructed well before that. Not much improvement has happened. And so what they're requiring is to go back and try, the rule is now you have to treat 100% of the impervious you put on a site. So, if you will, if you go out and in a field, you build a one-acre parking lot, you have to treat all the stormwater that runs off that.

Parisi 31:08

I understand that.

Rivet 31:08

The three-acre rule requires 50% and so it was kind of a mandate for that to go back.

Monks 31:21

Did you say the design's been approved, or where are you at in that process?

Rivet 31:25

Stormwater has been approved; draft decision has been given. It's in draft decision right now for the park, there's, it's still open only because there is a small impact fee. We didn't quite meet the 50% water quality. But because there's things going through the legislature right now, we're holding off on that. But there's a draft decision out there. A Construction General Permit has been issued, a Wetlands Permit has been issued. It was a, I believe we kept it to a registration for this, we kept it below the 500 square foot threshold, and so we've received that as well. We'll need the Zoning Permit, and then Act 250 is in process.

Monks 32:15

Thanks. So the Staff, the Staff Notes indicate or asked the question, whether, you know, a review within the State Wetlands Office is needed or been provided. But if you've registered a site, and that's been concluded, assuming that handles that.

Rivet 32:32

I would think so.

Sunshine 32:41

And in the work you're going to do, is any of that going to disturb existing screening?

Rivet 32:48

Um, there, as I mentioned, we, were going to remove some of the tree line that's there between the park and Governor Peck Road, but there's a pretty significant, you know, buffer already. And then in along Field, or in between Field Lane and Summer Street, there's not that many trees there. There might be a couple of pines, kind of right behind, right behind the mobile homes in the middle there. But actually, if, if that's actually a little too close to those, we may just, during construction, we may shift that just a little bit and just keep a similar footprint. The idea is to not remove trees if we don't have to. And then over by focal point one, there is a nice open space by an existing rock outcrop that we should be able to keep, keep that within, without disturbing the tree line there.

Sunshine 33:47

So along Governor Peck you're not going to clear cut anything to the bank?

Rivet 33:51

Nope, nope. Just small, small cutting, just to put in those plunge pools essentially; couple, a few 100 square feet.

Sunshine 34:06

Any other questions from the board?

DiPalma 34:08

Do you anticipate the need for any screening on the gravel pits in the center there on Summer Street?

Rivet 34:21

Actually, no, the, the forebays will be grassed up in the corners, and then the gravel wetland will be planted with wetland plantings. So there will actually be regular vegetation that you'd see in a wetland.

DiPalma 34:38

Do you put one foot berms on, all around, is that?

Rivet 34:41

It's kind of, yeah, it'll kind of be a small basin, small, little pond, or in depth, small. It's a pretty good size area still, but in terms of depth, it'll be pretty small.

DiPalma 34:53

And right now, that's a pretty much a cleared area.

Rivet 34:55

It's already a field, yeah, it's a, it's just a grassed area.

DiPalma 34:59

Okay.

Sunshine 35:01

Is that used by the park tenants?

Rivet 35:04

They do some stuff there, but they said it, that there's not a lot, and from what I gathered, there's not a ton of kids that live in the park, which was one of the things that I didn't really care for. But this is quite literally the only space, the only large space that there is in the park to kind of put some of this treatment. But I didn't gather that it was used heavily for that, for any particular purpose.

Sunshine 35:37

And we still don't have anybody. Well, let me open it up to the public. Either of you gentlemen have any comments or questions? No? And we don't have anybody remotely? Okay. No further questions for the Board. What would the Board like to do? We want to discuss this, or?

DiPalma 36:07

I would move that we approve the proposal as presented.

Sunshine 36:11

Okay.

Monks 36:12

Second.

Sunshine 36:13

All in favor?

[collective unanimous aye's from all participating DRB members].

We have 45 days to render a written decision to you. We will try to do that much quicker than that.

Rivet 36:24

Not a problem. Thank you very much.

Sunshine 36:25

I'm sure the State isn't that quick either.

Rivet 36:28

No, it's been. This has been a long process, and started at the beginning of 2023. Without, with all of them that I've been working on, but we're doing that simultaneously.

Sunshine 36:40

Great. Thank you very much.

Rivet 36:41

Thank you guys very much. Have a nice evening.

Monks & DiPalma 36:43

You too.

Sunshine 36:47

Okay, next on the applications is Greensea Systems. Application SP 2026-003. Parcel EM0010. The applicant can, seeks site plan approval for facade changes at East Main Street, located in the Downtown Zoning District. The creemee stand will be removed and reverted to a deck. And you are?

Cahill 37:21

I'm Peter Cahill from Cahill Mountain Properties. I'm the property manager for Greensea IQ.

Sunshine 37:26

Okay let me swear you in. Do you swear or affirm to tell the truth, the whole truth, and nothing but truth.

Cahill 37:32

I do.

Sunshine 37:33

And does anybody on the Board feel they have any conflicts with this application?

DiPalma 37:39

I do not.

Monks 37:40

I do not.

Parisi 37:41

I don't not.

Sunshine 37:42

As I do not either. Why don't you tell us what you have in mind?

Cahill 37:46

Yep, so on the front, or, I guess on Main Street side, there is, there was erected on an existing deck, essentially what they were calling the creemee stand, I think from when it was a general store. That was never, actually, I don't know if it was used by the general store that was before.

Sunshine 38:04

It was. I bought creemee's there.

Cahill 38:06

Ah man.

Monks 38:05

Think you have a conflict David.

DiPalma 38:07

Yeah that sounds like a conflict.

[shared laughter].

Cahill 38:11

So, but when, when Greensea moved in, they did an interior renovation and then they do not use that space. So it's, it's uninsulated from what I understand, and it's, it's shut off from the rest of the building. So our plan is to just remove that creemee stand and bring it back to the original deck and original facade. We don't know necessarily what's underneath that facade or underneath that right now, I have not tried climbing through the window of the creemee stand to open up the wall.

Sunshine 38:48

I always remember that being brick.

Cahill 38:50

Okay.

Sunshine 38:50

Yeah, for 50 years it's been brick.

Cahill 38:53

Great. So most likely we're going to pull off the creemee stand, the exterior walls, and then whatever is covering the brick, and hopefully that brick is in good shape, and we'll just run with that. If it's, if it isn't in good shape, if, for some reason, the brick is missing and it's just, just sheathing or whatever

was underneath, underlayment underneath the brick. We still do not have a decision in terms of what material we'd be putting up on that. I did include some photos of just some inspiration I guess, core tin, corrugated metal, maybe brick, or, I think they'd like to stick with, get away from the clapboard that is on the other parts of the building, but we wanted to look as kind of original and match the design of the building as much as possible.

Sunshine 39:45

And on the north side, where this, where the staging is already up. Is that going to be, that brick going to be repaired?

Cahill 39:52

That brick is, all that old brick is coming down and brand new brick is going up, so it'll all be repaired.

Sunshine 49:59

Good.

Cahill 40:00

So, the, yeah, the, Greensea is, you know, making big steps to be able to repair that building and bring it back to.

Sunshine 40:07

I know that wall's been in sad shape for a while.

Cahill 40:10

Yes. Yeah, we want to be able to hang, you know, Ben Ogden signs on there for the parades.

Parisi 40:17

Is there, when they pull this facade off, it's not just a facade but it appears to me that there's other structural defects. I assume they're probably going to address those at the same time.

Cahill 40:26

Yep, yeah, anything you know.

Parisi 40:29

Because there's a lot of load on some of the, on some of those windows.

Cahill 40:32

Oh we're, you're talking about the brick wall?

Parisi 40:34

Yeah.

Cahill 40:35

Yeah. So for that, we have brand new steel lintels that are all going in. Anything structural that's going on will be addressed when that comes off, so.

DiPalma 40:45

What's the use of the building right now?

Cahill 40:47

What's that?

DiPalma 40:47

Is the building all office space?

Cahill 40:48

It is all office space. Yep.

Parisi 40:53

So there's like a courtyard on the ...

Sunshine 40:56

You've never seen what they do there?

Parisi 40:56

... I guess it would be the northeast side. It was a, it wasn't, it used to be a parking area like over 20 years ago and there's like a courtyard there. Is that courtyard going to stay?

Cahill 41:08

For now, there's, I don't believe there's any, we don't plan to do anything with it at this point. Right now, it's just picnic tables and kind of a stone, stone patio type situation. Really the only like, I guess what I'm here for today is we want to remove that creemee stand and improve just the look of that,

Parisi 41:30

Yeah, that front area.

Cahill 41:31

That front area, I mean, the banisters are falling off. So we want to redo the banisters and handrails and things. And, you know, it's one of the first things you see when you pull into center, center of Town.

Parisi 41:44

Yeah, I walk by it every day.

Cahill 41:45

Want to make it look good.

DiPalma 41:46

So Peter, are you just re-bricking the north facade. Or the entire?

Cahill 41:50

We're just re-bricking the west wall.

DiPalma 41:53

The west wall.

Cahill 41:54

Yup.

DiPalma 41:54

West wall. That's right.

Cahill 41:55

Yep, yeah, the north facade, that's, that's, everything we can see is in good shape.

DiPalma 42:01

Okay.

Cahill 42:02

What we're unaware of is what's behind the creemee stand. So that would be, that would take, you know, some design decisions once, once that all comes off. If it's, if it's brick, as David said, that'd be great because, most likely, if that brick was just covered by some wood, you know, it's going to be in good shape.

DiPalma 42:26

Yup. And the south façade?

Cahill 42:28

The south facade is, is staying the same.

DiPalma 42:31

And the east?

Cahill 42:32

Is all staying the same. Yeah, we, I think while we're, while we have scaffolding up, we're going to touch up paint and do some things, you know, throughout the building is standard maintenance, but nothing is nothing's changing.

Parisi 42:47

So is this the design aesthetic on page five of your application for the removal of the creemee stand, there's like a new deck essentially with ...

Cahill 42:57

Correct. Yeah.

Parisi 42:58

So is that the design ...

Cahill 43:00

Is this the one you're looking at?

Parisi 43:01

Yeah, sorry, that's the one.

Cahill 43:02

Yeah. So that's, that was a rendering done by the architect. So that's kind of the goal of what we want it to look like there.

Parisi 43:10

Okay.

Cahill 43:11

This does not show the existing clapboard that's there. That clapboard will stay, I don't think.

Parisi 43:17

On the inside? On the, that's over the brick currently?

Cahill 43:20

If you, so, this door here, to the left of that door and along that north side here, that's currently clapboard.

Parisi 43:30

Yep.

Cahill 43:31

To the right of that door, that's where the creemee stand is now. So most likely that's still brick.

Parisi 43:38

Yep.

Cahill 43:39

And so that will go back to being brick. I can, you want me to point that?

Sunshine 43:48

Sure.

Parisi 43:49

No, I know. I know it really well, yeah, oh yeah, you can find it. I guess I'm just going to pull it up too.

Cahill 43:53

So, in this rendering, this is just, this is more vision, but from here over right now is like a cream white clapboard. This is Brick. And this is, this is from this door over this way, if you can imagine it in 3-D, that's the creemee stand there. So the creemee stand will come off. This will turn back into, into deck, handrails all the way around. And then this is essentially the facade that we are talking about, you know, bringing back to the original.

Parisi 44:33

Cool.

Sunshine 44:35

I'm glad to see that the west side there is going to stay, be re-bricked.

Cahill 44:39

Yeah, yeah. Yeah, it needs it. I mean, it's.

Sunshine 44:43

Yeah, I hung a banner on it four years ago with Ben's permission, but he was very nervous about the walls falling and.

Cahill 44:53

Yeah, and rightfully so. I mean, we, you know, it's, that's what, that's why we're trying to address it now. And you know we have a scaffolding company that just came in, just set up. We have the fencing around. There's a lot of safety going into it. We got permission to block off some parking spots too; one for equipment but also for safety reasons. You know, we don't want anyone from the public getting hurt, so.

Sunshine 45:26

That'll be great to see.

Cahill 45:28

Yeah.

Parisi 45:28

So just to be clear, the, I'm looking at the Street View now, just because I think it's easiest to see it all. And the existing building, original building, is obviously all brick, and where that creemee stand is, including the north wall there, that will be the façade; the siding will be removed and the brick will be exposed. But the addition, which is like a shallow, single pitch roof, will obviously just be kept the same.

Cahill 45:59

Yeah.

Parisi 46:00

Nothing will change with that? Okay.

Cahill 46:00

Yeah, I mean, other than maybe some paint, touching up the paint, and the and the handrails will probably go into different, we're going to repair those handrails as well. Oh yeah. So, perfect. From here over with, with the exception of the handrails, will stay the same. This unit here will come off.

Paris 46:27

Okay.

Cahill 46:28

And most likely, David is correct, which I really hope you are.

Sunshine 46:33

Well now, now that I look at it, it might have been like that when I came to Richmond in '73.

Monks 46:42

We're going to find out.

Sunshine 46:48

That was, I remember when the creemee stand, when they opened and put the windows in.

Parisi 46:53

It wasn't long there, though, because.

Sunshine 46:57

I don't remember the right side, though there.

DiPalma 47:02

What's the age of this building? Do you know?

Cahill 47:04

I, I'm not sure. Probably over 100 years old I believe.

Sunshine 47:10

Most of those buildings down there were built in the early 1900s. I know where my office was and that whole side there, that all burned in 1903.

Cahill 47:22

Really?

Sunshine 47:22

And it was all wood. And when they rebuilt it, they rebuilt it as brick.

Cahill 47:27

On your side where your office is?

Sunshine 47:29

Yeah,

Cahill 47:29

Wow.

Sunshine 47:30

That whole, that whole side burned down 1903.

Cahill 47:34

Wow.

DiPalma 47:35

If this building was in Burlington, the historic preservation folks would be all over here.

Sunshine 47:39

Oh yeah.

Cahill 47:40
Probably, yeah.

Sunshine 47:42
No question.

Cahill 47:44
I believe it was there before the GMP lines were there.

Sunshine 47:52
Oh, probably, yeah. I don't know whether Richmond got electrified, because they used to produce their own power, because there was a power plant over in the gorge, yeah, and that's where electricity first came to Richmond.

DiPalma 48:06
Really?

Sunshine 48:08
And I know where the, where Big Spruce is, the restaurant is, that was a shirt factory, and it was just really row and row of sewing machines. So that was all electro-powered.

DiPalma 48:22
Were you here before electricity?

Sunshine 48:30
No. *[laughs]*. My house was.

Okay, again, do you have any, are you here for this hearing, sir?

Dzanko 48:45
I'm here, something different. Doesn't have a lot to do with this, but it's about a rural piece of land off Governor Peck Road that I own. I just needed maybe a couple advices from you guys, and just ... ask when you done with this, you know.

Sunshine 49:05
Okay, anything else from the Board? Still, no one out remotely? Okay. What would the Board like to do?

Parisi 49:15
I'd like to go into deliberative.

Sunshine 49:17
Okay. All in favor going into deliberative session?

[collective, unanimous ayes from all participating DRB members].

So we'll go into deliberative session this evening and hopefully render a decision and we got 45 days to give it to you but we'll try much quicker than that.

Cahill 49:33

Okay great. Yeah. I mean, our goal would be to, our goal is to get renovations and everything looking good by Fourth of July.

Sunshine 49:43

Well you already got all your staging up and that probably took a little while.

Cahill 49:46

I would, yeah. So cool. Well, thank you very much.

DiPalma 49:52

Thank you Peter.

DeNault 49:54

I'll let you know tomorrow what the decision is.

Cahill 49:55

Okay, great. Thanks.

DeNault 49:57

Take care. All right everyone, I'm going, there's no one out there online, but I'm going to mute and stop the recording while the DRB goes into deliberative.

Sunshine 50:05

What's this gentleman want from us?

Dzanko 50:07

Thank you, my name is Dzemail I live in Essex Junction. 2006, 20 years ago, I bought a little piece of land. It's Governor Peck Highway 95, maybe you can show it online, that piece of land is land.

Sunshine 50:21

Well, are you? Are you wanting some advice from us? Because we can't give advice.

Dzanko 50:26

I'm reading this and the guys are going to do something in the Park. I said, maybe this is good opportunity. I want to go ask those guys, you know, I haven't done anything and just paying taxes for it and sitting there, and I like to do something about it. It's a large land, you know, I don't know. Maybe none of you....

DeNault 50:48

Yeah, maybe you should come in and talk to me as the Zoning Administrator or Keith Osborne, the Director of Planning and Zoning, and we could talk about some ideas for your land use.

Dzanko 50:59

That's what I was hoping for it today.

DeNault 51:02

Yeah, grab my card on your way out and give me a call or shoot me an email.

Dzanko 51:06

Very good. Thank you very much.

Sunshine 51:08

We really, we really can't give advice but that's what Dante's here for.

Dzanko 51:13

Well I don't know, I was hoping like he says, hey go see that guy.

Sunshine 51:18

He's the man.

DeNault 51:20

Yeah, just grab my card and I'll reach out to you.

Dzanko 51:24

Thank you very much.

DeNault 51:26

Alrighty, yep, it should say Dante.

Dzanko 51:31

Thank you guys.

Parisi 51:33

Have a good night.

DeNault 51:33

All right, the DRB is going to go into deliberative session. I'm going to stop.

[DRB goes into, then comes out of, deliberative session].

Recording, zoom audio and video are back on. The DRB is back on the record.

Sunshine 51:45

I'd entertain a motion to approve, with contingency, the application for Greensea building. Someone want to make that motion?

DiPalma 52:00

All right, well, I guess I'll make it. So, I would move that we approve the application as presented with the contingency that we're approving the rendering as presented with the application, and if the Applicant wishes to change the materials on the front ...

Parisi 52:25

North side.

DiPalma 52:25

... north side of the building. They will need to come back with a different rendering. Yeah. Does that capture that? I think so.

Parisi 52:36

Yeah.

Sunshine 52:38

Second?

Monks 52:39

Second.

Sunshine 52:40

All in favor?

[collective, unanimous ayes from all participating DRB members].

Great.

DiPalma 52:43

Good work. Good run, David.

Sunshine 52:45

Thank you.

DiPalma 52:46

Congratulations.

Parisi 52:48

Yeah, who's gonna take over now you're the one running.

end of transcript