## Town of Richmond Development Review Board Meeting of July 13th 2022 Minutes

DRB members Present: David Sunshine (Chair), Roger Pederson, David Schnakenberg

**Staff: Tyler Machia** 

Others Present: David Miskell, Tom Frawley, Huseyin Sevincgil, Cory Mason, Jermey

**Greeley, MMCTV** 

Meeting Opened at 7:09 Public Hearing

CU2022-05 David Miskell Parcel ID #RG0088

A proposed expansion of a conditionally approved use of a business yard inside of the Special Flood Hazard Overlay District. Proposed expansion consists of a 2-story addition which will be connected on the north side of the existing office/shop building. The dimensions are 30 feet wide, 40 feet long and new roof peak is 26 feet and existing roof peak is 30 feet high. Application will also make a technical correction and amend the use from a Contractor Yard to a Business Yard.

## **Discussion**

- Very Brief discussion on the application and why it was continued
- Application had been continued due to error in the warning

Motion to approve application by Roger Pedersen, Seconded by David Schnakenberg Approved: Unanimously

## CU2022-06 Summit Distributing LLC Parcel ID#WM1436

A proposed redevelopment of an existing retail motor fuel outlet, which will include demolition of the existing store and canopy and the construction of a new 4,050 square foot store and a new island with eight fueling locations, two electric vehicle charging stations and two new double wall fiberglass underground fuels storage tanks.

- Tom Frawley provided an overview of the proposed redevelopment
  - Noted that the existing store is 1500 Square feet new store would be 4500 Square feet
  - o Store has originally built in the 70's
  - Wants to modernize facility
  - Noted that the new proposed septic system will be across the interstate from the facility
  - o Has permits in place to bore under the interstate to do this work
  - Open to hooking into town sewer if extended
    - Noted that there have been ongoing conversations about this

- Part of the proposed redevelopment would extend into the 50ft class II wetland buffer
  - Has state permits to do this work
- o There would be 4 inline fuel dispensers to allow better traffic flow
- o 2 DC fast charger stations with the ability to add 2 more
- Two modern underground storage tanks
- o Food would be grab and go
- Huseyin Sevincgil provided an overview of the site plan
  - o Note that fuel storage tanks will be flood proofed and anchored
  - No increase in flood storage capacity
  - o Stormwater system is designed to captured all wastewater on site
  - Noted that no stormwater would be going off property without being treated in the system
  - Water would drain out of the system in one location back into the wetlands after it was treated
  - o Any water on sight would go through an oil water separator
  - Water would be discharged over time
  - Owner is responsible for maintaining the system
- David Schnakenberg asked if the restaurant would be sublet to a chain like Dunkin Doughnuts or Subway
- Tom noted that it would not be a franchise
  - Noted that they were planning on running the food service themselves
- David Schnakenberg asked if Tom would commit to not having a chain restaurant
- Tom noted he was not ready to commit to that but there is no current plan to lease to a franchise
- Roger Pederson expressed concern that the waste water system would drain out only in one location
  - Concerned this could lead to ponding
- Tom noted that the system Is designed to discharge water slowly over time to prevent ponding
- David Sunshine asked who was responsible for managing the landscaping
- Tom noted that he and the store manager will deal with the landscaping

Motion to Move Application into Deliberative Secession, by Roger Pederson, Seconded by David Schnakenberg

**Approved: Unanimously** 

## **Other Businesses**

Motion to Continue officer discussion to August 10 meeting by Rodger Pederson, Seconded by David Schnakenberg Approved: Unanimously

Motion to Move to Adjourned Meeting by Padraic Monks, Seconded by Matt Dryer Approved: Unanimously

Adjourned at 9:04pm