

## Richmond Planning Commission Meeting Minutes of February 15, 2023

Members Present:	Virginia Clarke, Chris Cole, Alison Anand, Chris Granda, Dan Mullen, Lisa Miller, Mark Fausel
Members Absent:	Joy Reap
Others Present:	Erin Wagg (MMCTV), GC Morris, Gina Prader, Duncan Wardwell (Town Staff)

Clarke opened the meeting at 7:03:00 PM, and welcomed commissioners and guests. The agenda was adjusted to move Item #5 to the top as some members had to leave early and wished to vote first.

### 5. Review of approved Village R/C map and revote corrected version

Due to a file error, an older version of the proposed Village R/C district map had been approved with the packet of amendments.

(Old map:

[https://www.richmondvt.gov/fileadmin/files/Planning\\_Commission/Meetings/g\\_ProposedVillageRCMap\\_02-01-23.pdf](https://www.richmondvt.gov/fileadmin/files/Planning_Commission/Meetings/g_ProposedVillageRCMap_02-01-23.pdf) )

The commissioners confirmed that the map presented with the files for tonight's meeting was the correct one. (New map:

[https://www.richmondvt.gov/fileadmin/files/Planning\\_Commission/Meetings/2023/02/a\\_VillageRCMap\\_02-15-23.pdf](https://www.richmondvt.gov/fileadmin/files/Planning_Commission/Meetings/2023/02/a_VillageRCMap_02-15-23.pdf) )

This map proposes to include all of both sides of Jericho Rd from the traffic light to School St and the I-89 overpass within the Village R/C district.

Miller moved to approve the map dated 2/15/23, with a second from Anand, after a friendly amendment was made and accepted. The motion was approved by all commissioners present (7-0)

Clarke stated that she would write a memo to the SB outlining all the changes included in the complete amendment packet, and then submit the packet to the SB for their public hearing process. There were no other adjustments to the agenda.

### 3. Public comment on non-agenda items

Erin Wagg of MMCTV commented that Cochran's Ski Area is also an iconic view from Exit 11 and should be kept in mind. This viewshed, like Camel's Hump, was felt by commissioners to be not impacted by the potential development in the Gateway zoning district.

4. The **meeting minutes of 2/1/23** were accepted into the record as written, as there were no comments or corrections.

### 6. Discussion of upcoming work priorities and next items for review in the Zoning Regulations.

Clarke began the conversation at 7:22 PM by asking the commissioners what their work priorities included. Fausel suggested short term rentals (air b&b), Village Neighborhood South including the Round Church, and further discussion of viewsheds including that from Rt 2. Cole and Mullen agreed that short term rentals and the Village Neighborhoods were priorities. Clarke reminded the commission

that much work and outreach had already been done on both Village Neighborhoods (North and South), and that we could compare this work with some of the changes we made for the R/C districts. Mullen thought we should prioritize housing. Town-owned Brown's Court Ball Field was mentioned as a possible site for affordable housing. Fausel favored the idea of maintaining the Brown's Court field as a public recreation amenity for the village, as there is a limited supply of open space in the village. Affordable housing in general was discussed. Other housing strategies utilizing existing water and sewer infrastructure, such as revisiting the Jolina Court zoning district to possibly allow an increase in housing there, and working with the Farr family on planning for the long term future of the farm, were discussed. There was strong agreement that the Farr farm was a great addition to the village as it is currently, and that the Farris should be supported in whatever they wish to do in the farming line. Cole, Anand and Miller felt that the PC should just be ready to respond if the Farris came to us with zoning change needs.

Gina Prader supported development of more housing in the outlying areas. Clarke said that reviewing the A/R district is on the PC's to-do list, and confirmed that town water and sewer is not essential for more compact housing, as community systems could be developed. Potential housing in the Goodwin-Baker building was mentioned. This will be possible when the PC's amendment packet for the Village R/C district is approved.

Clarke mentioned other items that she felt needed to be addressed by the PC: reviewing the sign section of the RZR for compatibility with our new R/C districts as well as with other districts; making sure that the site plan review standards are adequate for the ZA in light of uses that we are proposing be exempt from DRB review; resolving the long-standing BTV airspace issue; cannabis regulation; and some issues that ZA Tyler Machia had brought up in discussion with Clarke including reviewing the language of section 5.3.3, Traffic Study requirements and the PUD/PRD section.

Miller proposed creating an Official Map depicting the town's future infrastructure. She acknowledged that this would be a big planning project, but she felt it would be important and worthwhile. Also related to the "big picture," Miller felt that the overall recreation and parking situations in Richmond should be discussed. Related to these ideas, Clarke mentioned that a year or so ago, the PC had formed a "Coordinating Subcommittee" of the PC to try and encourage communication amongst the various different committees who were working on different aspects of the town's issues. A survey was given to each committee for them to assess what progress they had made towards the goals that had been enumerated for them in the 2018 Town Plan, with the idea that the PC could help coordinate related efforts. Clarke said she would resurrect this subcommittee and send out a similar survey for 2023.

Clarke wrapped up the discussion by suggesting that we start with the short term rental policy and review of the village neighborhoods -- work that we have already made some progress on. She will put together some materials for these issues prior to our next meeting on 3/1/23. Fausel moved to adjourn at 8:43, with Mullen seconding. Granda and Cole had left the meeting prior to adjournment, but the remaining 5 commissioners approved adjournment.

Mminutes submitted by Duncan Wardwell and Virginia Clarke