

**Town of Richmond
Selectboard Meeting
Minutes of May 5, 2025**

Members Present: Bard Hill, Jay Furr, David Sander, Caitlin Filkins, Adam Wood

Absent: None

Staff Present: Town Manager Josh Arneson; Assistant to the Town Manager Duncan Wardwell; Fire Chief Dennis Gile; Assistant Fire Chief Jerry Levesque; Planning and Zoning Director Keith Osborne, Finance Director Connie Bona; Sergeant Cohen and Duke.

Others Present: MMCTV Erin Wagg, Conservation Commission Judy Rosovsky, Planning Commission Chair Virginia Clarke, Mark Fausel Planning Commission, Beth Parent CSWD, June Heston, Tom Astle, John Linn AIA, Sarah Reeves CSWD, Kyle Werner, Ian Bender, Sarah Heim, Jeff Forward, JP, Caitlin Littlefield, Alexis, Chuck Senick, Cara LaBounty, Brendan, Chris, Town Assessor Lisa Truchon, Connie Van Eeghen, Dolan, Chelsye Brooks, Trevor Brooks, Brendan Filkins, Jim Feinson, Noa, Paige Kaleita.

MMCTV Video: Recorded by MMCTV by Erin Wagg
<https://youtu.be/3X9pAWWY2bA?si=YHZywS-10FJleakl>

Call to Order: 7:00 p.m.

Welcome by: Furr

Public Comment:

Furr mentioned everyone was invited to the MMCTV annual meeting at the Library at 5:30 p.m. May 6, 2025. At the meeting it will be discussed what the station covers and what role it plays in local democracy. And there will be snacks.

Items for Presentation or Discussion with those present

Update on helicopter flight for flood mitigation study scheduled for a one-hour window between May 7-9, 2025

Timestamp: 0:01

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3a_Link_to_More_Information_on_Helicopter_Flight_For_Flood_Mitigation_Study.pdf

People who participated in discussion: Furr, Arneson, Linn

Survey Period: May 7th, 8th or 9th weather dependent (the survey will be delayed if needed based on weather conditions). The aerial survey will be conducted using a

helicopter equipped with topo bathymetric LiDAR and high-resolution imaging systems. The helicopter will fly about 380 feet above ground at a speed of about 28 knots. Total flight is expected to take around an hour. Linn asked if they could fly over his property, to which Arneson asked Linn to contact him offline.

Public Hearing to consider approving amendments to the following sections of the Richmond Zoning Regulations: Section 3.9, Jolina Court Zoning District; Section 5.12, Planned Unit Development; Section 6.15, Residential Density Bonus Program; and Section 6.16, Affordable Housing Development

Timestamp: 0:03

[https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3b1A - JC PC Chair meeting memo for SB.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3b1A_-_JC_PC_Chair_meeting_memo_for_SB.pdf)

[https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3b1B - Jolina Court Bylaw Report.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3b1B_-_Jolina_Court_Bylaw_Report.pdf)

[https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3b1C - Jolina Court SB Public Hearing 5.5.25.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3b1C_-_Jolina_Court_SB_Public_Hearing_5.5.25.pdf)

[https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3b2 - Section 3.9 Jolina Court Zoning District --- VC DRAFT 7 redline from 9.12.24.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3b2_-_Section_3.9_Jolina_Court_Zoning_District_---VC_DRAFT_7_redline_from_9.12.24.pdf)

[https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3b3 - Section 5.12 PUD revisions 9.12.24.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3b3_-_Section_5.12_PUD_revisions_9.12.24.pdf)

[https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3b4 - Section 6.15 Residential Density Bonus program.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3b4_-_Section_6.15_Residential_Density_Bonus_program.pdf)

[https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3b5 - Section 6.16 Affordable Housing Development DRAFT 2 9.12.24.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3b5_-_Section_6.16_Affordable_Housing_Development_DRAFT_2_9.12.24.pdf)

[https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3b6 - 5.5.2025 SB JC Redline Richmond-Zoning-Regulations - Active Master Revision.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3b6_-_5.5.2025_SB_JC_Redline_Richmond-Zoning-Regulations_-_Active_Master_Revision.pdf)

[https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3c1 Richmond FY 26 1 .pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3c1_Richmond_FY_26_1_.pdf)

People who participated in discussion: Furr, Clarke, Osborne, Hill, Wood, Fausel, LaBounty, Granda, Anna Lee, Brendan, Brooks, Dolan, Sander

Filkins moved to open the public hearing for consideration of amendments to the following sections of the Richmond Zoning Regulations: Section 3.9, Jolina Court Zoning District; Section 5.12, Planned Unit Development; Section 6.15, Residential Density Bonus Program; and Section 6.16, Affordable Housing Development. Sander seconded.

100 *Roll Call Vote: Furr, Hill, Filkins, Sander, Wood in favor. Motion approved.*

101
102
103 Clarke reviewed what parcels are being discussed, which are across the street from the
104 grocery store, on Jolina Court. This is a residential building with commercial space on the
105 ground floor, this zoning was changed to allow for expansion of housing in Town. The
106 builders would now like to change the zoning so that commercial space is not needed in
107 the ground floor units to allow for more residential space, increasing total units from 31
108 to 46. Clarke stated they chose to keep commercial space on the ground floor in building
109 1 but remove the need for commercial units in the second building. Parking can also be
110 increased in this area. Lastly Clarke mentioned if several of the units followed the
111 affordable housing act the builder could increase the second building by one floor.

112
113 Hill mentioned that the Fire Dept had originally weighed in on the creation of the first
114 building stating it should not be higher than it is now because we do not have a ladder
115 truck. Clarke said buildings cannot be over 35 feet without a ladder truck. Wood replied
116 that based on FPA 101 and from a fire truck standpoint a height restriction is not
117 necessary in new buildings because they have better fire safety and life safety egress and
118 better isolation and sprinklers. Clarke said the present zoning dictates 15 units per acre in
119 terms of density in the Jolina Court area, while the density on Bridge Street downtown is
120 24 units per acre. Furr stated he is very much for affordable housing and ADA accessible
121 housing in Richmond and keeping the downtown area walkable is important to him.

122
123 Clarke replied that using a density bonus can increase the number of units per acre,
124 presently they have decided on 20 units per acre on the new building (Building 2 on
125 Jolena Ct). Fausel explained that the reason 24 units per acre was decided on for Bridge
126 Street downtown is because that was the density of the downtown residences at that time.
127 He feels adding more units, up to 45 units, to the Jolina development will be detrimental
128 to increased traffic coming from that development. Granda was on the Selectboard at the
129 time of the zoning change to include the downtown density and he recalls that parking
130 was a concern when the density numbers were decided on. He thinks 20 units per acre is
131 a compromise. LaBounty supports the idea that the first-floor commercial spaces are not
132 included in the second building and that parking should be included on the first floor, but
133 she thinks an increase in height is reasonable and wants this district to have the same
134 housing density as downtown on Bridge Street. She wondered if some of the FEMA
135 buyout properties could be used to alleviate traffic flow in that area of Town. Hill
136 concurred and wondered about the FEMA buyouts that will become Town property, if
137 that could be incorporated into traffic flow in a circular pattern. Osborne added that the
138 State needs to be involved because the flora there need to be preserved.

139
140 Furr said infrastructure must be included in this discussion, because you cannot build
141 more housing without infrastructure, in other words water and sewer. Hill said extending
142 water and sewer will cost the current users more, which people do not want to pay for
143 other people's water and sewer lines. Filkins asked how many units are in the current
144 building, which Clarke replied 14. Filkins continued to ask if there had been a traffic
145 study done since those 14 units went in? Osborne said that a traffic study had been done
146 including both building 1 and the future building 2. Anna Lee (a resident on Railroad
147 Street) said she is constantly worried about losing the apartment she and her husband
148 Miles are presently in, and she feels there is so little opportunity to rent in Richmond,
149 there needs to be more. Brendan (one of the builders) spoke up about the Creamery that

used to be in this area, which had 100 employees who drove in and out daily and did not affect the traffic pattern. He said that at present they (the owners of the building) are \$8,000 in the hole every month, because the commercial spaces are empty, but more residential space would help them meet monthly expenses.

Furr summarized by saying he wants the density to match the density in the Village district. Wood said concerns he has heard from people is safety concerns in terms of traffic and environmental concerns because this is so close to the river, and potential flooding. He thinks increased traffic issues is coming from past Stone Corral and not the Creamery residents. Hill ponders if going higher is a good idea to reduce the footprint, he thinks moving forward with building the second building should be expedited. Brook supports increasing density, but she is concerned about Act 47 and parking, because increasing living density will increase parking. Clarke concluded that one parking space is required per unit, due to Act 47, and the commission thinks there will be more than one car per unit. Brendan also thinks there will be more than one car per unit.

Filkins feels increasing density is important, but there has been no definition of affordable housing, senior housing, or ADA accessible housing, which is an important component. She thinks one car per unit means a second car would be parked elsewhere. Sander recognized that this project has changed since it started, but he is for increasing density. Dolan wants as many restrictions removed to allow more housing in Richmond. Chris mentioned that the State has allowed inclusionary housing, which requires the Town to allow for affordable housing. Brooks thanked the efforts of the Planning Commission and she cautions that any decision made should be one that can last for the next five years. Hill thinks they should expedite deciding on the ground floor of the present building regarding commercial space becoming residential space.

Sander moved to continue the hearing to the first meeting in June 2025 and request the Planning Commission relax the commercial requirement for Building 1's commercial space not facing Bridge Street to allow conversion to residences. Hill seconded. Roll Call Vote: Furr, Hill, Filkins, Sander, Wood in favor. Motion approved.

Consideration of approving the Chittenden Solid Waste District's Proposed FY 26 Budget

Timestamp: 1:58

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3c1_Richmond_FY_26_1_.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3c2_CSWD_FY_26_Proposed_Budget.pdf

People who participated in discussion: Furr, Reeves

Reeves gave a presentation of what fees were going up regarding Solid Waste Fees and Recycling or Compost. She reported that Williston drop off station will be charging more for dropping off things like mattresses, and other larger items. Material recycling has gone up, so the fee will be increasing for customers.

Sander moved to approve the Chittenden Solid Waste District's Proposed FY 26 Budget. Filkins seconded. Roll Call Vote: Furr, Hill, Filkins, Sander, Wood in favor. Motion approved.

Review of Third Quarter FY25 Financials

Timestamp: 2:11

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3d1_FY25_QTR_3_Budget_Status_General.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3d2_FY25_QTR_3_Budget_Status_Highway.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3d3_FY25_QTR_3_General_Fund_Financials_03-31-25.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3d4_FY25_QTR_3_General_Fund_Financials_03-31-25.pdf

https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.richmondvt.gov%2Ffileadmin%2Ffiles%2FSelectboard%2FMeetings%2F2025%2F05%2F3d4_FY25_QTR_3_General_Fund_Financials_03-31-25.xlsx&wdOrigin=BROWSELINK

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3d5_FY25_QTR_3_Backup_1_Delinquent_Tax_Reports.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3d6_FY25_QTR_3_Backup_2_Education_Taxes.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3d7_FY25_QTR_3_Backup_3_General_Ledger_Tax_Revenue.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3d8_FY25_QTR_3_Backup_4_Cash_Receipts_Report.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3d9_FY25_QTR_3_Backup_5_Tax_Year_Status_Report.pdf

People who participated in discussion: Furr, Bona, Arneson, Wood

Arneson went quickly over the third quarter financials. Police Dept budget is under budget due to lack of staffing. Bona said she is working on the Town's cash flow and will be meeting with Jim Feinson to see if it will be necessary to borrow money. Wood asked if there was anything unexpected, which everyone replied NO.

249 **Consideration of approval of amendments to the Bank Reconciliation and**
250 **Purchasing Policies**

251 Timestamp: 2:14

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253 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3e1_17_Bank](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3e1_17_Bank_Reconciliation_policy_no_markup_05-05-25.pdf)
254 [_Reconciliation_policy_no_markup_05-05-25.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3e1_17_Bank_Reconciliation_policy_no_markup_05-05-25.pdf)

255
256 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3e2_17_Bank](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3e2_17_Bank_Reconciliation_policy_with_markup_05-05-25.pdf)
257 [_Reconciliation_policy_with_markup_05-05-25.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3e2_17_Bank_Reconciliation_policy_with_markup_05-05-25.pdf)

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259 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3e3_25_Purc](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3e3_25_Purchasing_Policy_no_markup_05-05-25.pdf)
260 [hasing_Policy_no_markup_05-05-25.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3e3_25_Purchasing_Policy_no_markup_05-05-25.pdf)

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262 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3e4_25_Purc](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3e4_25_Purchasing_Policy_DRAFT_amended_with_markup_05-05-25.pdf)
263 [hasing_Policy_DRAFT_amended_with_markup_05-05-25.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3e4_25_Purchasing_Policy_DRAFT_amended_with_markup_05-05-25.pdf)

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266 People who participated in discussion: Bona, Furr, Arneson

267
268 Bona said she was changing the format of the bank reconciliation and pulling out the
269 procedure pieces to create more flow. Purchasing is part of the procurement policy which
270 is State mandated.

271
272
273 *Sander moved to approve both policies as presented. Hill seconded.*

274 *Roll Call Vote: Hill, Sander, Furr, Filkins, Wood in favor. Motion approved.*

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276
277 **Consideration of approving a company for the annual audit**

278 Timestamp: 2:17

279
280 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3f1_Audit_R](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3f1_Audit_RFP_results_2025.pdf)
281 [FP_results_2025.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3f1_Audit_RFP_results_2025.pdf)

282
283 https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3f2_RHR.pdf

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285 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3f3_Telling](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3f3_Telling_Hillman.pdf)
286 [_Hillman.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3f3_Telling_Hillman.pdf)

287
288
289 People who participated in discussion: Furr

290
291 Very few companies responded to this bid, so the recommendation is to re-hire RHR
292 despite them being more expensive.

293
294
295 *Sander moved to hire RHR for financial auditing services. Hill seconded.*

296 *Roll Call Vote: Hill, Sander, Furr, Filkins, Wood in favor. Motion approved.*

299 **Discussion of request for a reduction in the assessed value of properties in the**
300 **Southview Stormwater Permit Area**

301 Timestamp: 2:19

302
303 People who participated in discussion: Arneson, Hill, Truchon, LaBounty, Heston,
304 Kaleita

305
306 Filkins recused herself from this discussion. Arneson corrected that at the last meeting the
307 reduction in property values was set in stone, but there is still time to adjust. Assessor
308 Lisa Truchon stated that every year each individual property owner can have their
309 property reassessed and they can grieve their assessed value. Hill asked about liens on
310 properties in Southview because of the 3-acre stormwater rule, which Truchon corrected
311 “there is a threat of a lien on the 49 properties in Southview, because they do not have a
312 HOA, to organize themselves. In other parts of the State where they are trying to reduce
313 phosphorus and going after low hanging fruit it’s the HOA that has to answer to the
314 State.” LaBounty stated that none of the homes in Southview have sold under their
315 assessed value, most have sold well above, so her argument is that these home values
316 have not been affected by this stormwater issue. Truchon added that these liens on the
317 properties in Southview are for the whole neighborhood and cannot be fixed by any one
318 individual owner. Kaleita concurred and said there are so many laws governing this, that
319 she as a homeowner cannot “fix this problem” which she finds frustrating. She added that
320 other people selling houses with these issues must put money in escrow to cover future
321 stormwater expenses. Heston wants to echo Kaleita and she says this will be going
322 through the next legislative session, and that we should wait for this to go through the
323 legislature. Hill agrees we should wait, but even if it needs to be done the overall repair is
324 quoted much lower than the “incurred fees from the letter.” Truchon said there is no
325 evidence that this is affecting property values, so she thinks it’s too early to decide. Furr
326 says if a law is passed in legislation this can give us some relief.

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328
329 **Recognition of Sergeant Cohen and K9 Duke for a lifesaving search and rescue**
330 **mission**

331 Timestamp: 2:43

332
333 People who participated in the discussion: Arneson, Furr, Cohen

334
335 Cohen was promoted to Sergeant last week. Furr read the letter of commendation for
336 saving a life recently with his dog Duke. He received a medal and Furr shook Duke’s
337 paw. Cohen added that Duke has special training in human trafficking and rescue, which
338 helped in this scenario.

339
340
341 **Consideration of selling the Tesla police cruiser**

342 Timestamp: 2:48

343
344 People who participated in discussion: Cohen, Furr, LaBounty, Sander, Wood, Alexis,
345 Friend

346
347 Cohen said that selling the Tesla is a good idea, but that the vehicle needs to be replaced
348 once more officers are hired. He has checked with KBB and Edmunds, 2021 Tesla Model

3 Long Range 5YJ3E1EB4MF035677 with 23,509 miles and found that \$23,000 is a fair starting bid. Wood asked if this sale is to reduce the fleet or because it's not a viable car. Cohen said you cannot transport people in the Tesla, it's not appropriate as a patrol car. Furr agreed it's not useable as a police car. Cohen said it is efficient to keep and use. Sander thinks it should be kept, but as a patrol car you cannot transport people in it. LaBounty thinks it needs to be sold. Alexis thinks it needs to be sold to not support Elon Musk. Wood supports selling it because we have too many vehicles based on only having one officer and his dog. Filkins agrees that the Tesla should be sold now, because we will get some money to use on a fourth vehicle in the future. If the decision is to sell the vehicle, Cohen suggest starting with a minimum bid of \$23,000. Friend said even though the Tesla doesn't work as a police car, he thinks the Tesla should not be sold, because we would lose over \$40,000.

Filkins moved to sell the Tesla police cruiser and to set a minimum bid of \$23,000. Hill seconded.

Roll Call Vote: Furr, Filkins, Hill in favor. Wood and Sander Nay. Motion approved.

Consideration of a request to use funds from the Conservation Reserve Fund to treating Town ash trees for Emerald Ash Borer

Timestamp: 3:11

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3j1_2025_Motion_for_EAB_Tree_Treatment.pdf

[https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3j2_EAB_tx - CRF Application - 2025.04.19.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3j2_EAB_tx-CRF_Application-2025.04.19.pdf)

People who participated in discussion: Furr, Littlefield, Rosovsky, Wood

Littlefield said she is asking for funds to treat the trees in and around Town, since we are in the midst of an infestation of emerald ash borer and it is recommended to treat the ash trees every other year. Rosovsky concurred. Wood asked if private property owners wanted to treat their trees what they should do, to which Littlefield suggested [vtinvasives.org](https://www.vtinvasives.org)

Rosovsky said there is a whole page on that site about recommendations for homeowners or woodlot owners. Littlefield added that trees should be treated in the next month.

Hill moved to approve the request to use \$4,800.00 in Conservation Reserve Funds to cover the cost of treating town ash trees as described in the proposal dated April 19, 2025. Sander seconded.

Roll Call Vote: Furr, Sander, Filkins, Wood, Hill in favor. Motion approved.

Follow up on the Special Selectboard Meeting held to discuss the Fire Department

Timestamp: 3:15

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3k_Fire_Department_To_Do_List_as_of_5-1-25.pdf

People who participated in discussion: Arneson, Levesque, Gile, Furr

Arneson explained that he and Levesque have met several times discussing long-term, midterm, and short-term goals to be achieved at the fire station. He also welcomed Chief Gile back, who was present in person. Levesque said some of the goals have already been achieved and he will diligently work on the remaining list. Furr asked regarding physicals, do the fire fighters need to complete those on a set schedule, and Levesque said most physicals were completed in 2022, so most of the fire fighters need to get new physicals. He will dispose of the paint cans this week.

Consideration of approving quitclaim deeds on Tilden Ave. for stormwater line which will be abandoned after new line is constructed

Timestamp: 3:27

[https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/311_RID25-002_Stormwater_easement_extinguishment_final_Quitclaim_Deed -
_RID_to Witters_final 4-24-25_rea.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/311_RID25-002_Stormwater_easement_extinguishment_final_Quitclaim_Deed_-_RID_to_Witters_final_4-24-25_rea.pdf)

[https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/312_RID25-002_Stormwater_easement_extinguishment_final_Quitclaim_Deed -
_RID_to Witters_final 4-24-25_rea_clean.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/312_RID25-002_Stormwater_easement_extinguishment_final_Quitclaim_Deed_-_RID_to_Witters_final_4-24-25_rea_clean.pdf)

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/313_WITTERS_TL0102_TILDEN_EASEMENT.pdf

[https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/314_RID24-001_Stormwater_easement_extinguishment_Draft_Quitclaim_Deed -
_RID_to Nickerson_final 10-15-24_rea.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/314_RID24-001_Stormwater_easement_extinguishment_Draft_Quitclaim_Deed_-_RID_to_Nickerson_final_10-15-24_rea.pdf)

[https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/315_Millet_Street and Tilden Avenue Stormwater Upgrade easement with map.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/315_Millet_Street_and_Tilden_Avenue_Stormwater_Upgrade_easement_with_map.pdf)

People who participated in discussion: Furr, Arneson

Arneson reiterated that this has been discussed several times, and this is a 100-year-old easement, which he showed on a map. Sander asked if any pipes go under the houses, which Arneson replied none. Wood asked about Nickerson's drainage area, which Arneson will take another look at and come back to the Board with, since this is not time sensitive.

Consideration of approval of liquor licenses

Timestamp: 3:33

[https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3m1_Stone Corral Liquor Licenses.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3m1_Stone_Corral_Liquor_Licenses.pdf)

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3m2_Cumberland_Farms_Liquor_License.pdf

People who participated in discussion: Furr, Arneson

Furr asked about the second class liquor license for Stone Corral, which Arneson will check on.

Sander moved to approve First and Third Class liquor licenses and an outside consumption permit for Stone Corral Brewery, LLC. Hill seconded.

Roll Call Vote: Furr, Sander, Filkins, Wood, Hill in favor. Motion approved.

Sander moved to approve a Second Class liquor license for Cumberland Farms of Vermont Inc. Hill seconded.

Roll Call Vote: Furr, Sander, Filkins, Wood, Hill in favor. Motion approved.

Consideration of approval of access permit

Timestamp: 3:35

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3n_Access_Permits_AC2025-03.pdf

People who participated in discussion: Furr, Arneson

Arneson showed a map.

Arneson moved to approve Access Permit number AC2025-03. Filkins seconded.

Roll Call Vote: Furr, Sander, Filkins, Wood, Hill in favor. Motion approved.

Review of Richmond Rescue quarterly statistics

Timestamp: 3:37

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2025/05/3o_Richmond_Rescue_Quarterly_Report.pdf

People who participated in discussion: Furr, Sander

Sander said we enjoy their services, but we do not have to manage them. Furr read from the Quarterly report.

Approval of Minutes, Purchase Orders, Warrants

Timestamp: 3:40

Minutes:

499

500 Not completed

501

502

503 **Motions for Purchase Orders:**

504

505 *Sander moved to approve Purchase Order number 5220 to County of Chittenden in the*
506 *amount of \$30,315.00 to pay for the county judge tax. Filkins seconded.*

507 *Roll Call Vote: Hill, Furr, Sander, Filkins, Wood in favor. Motion approved.*

508

509 *Sander moved to approve Purchase Order number 5253 to Lafayette Highway Specialties*
510 *in the amount of \$31,936.00 for replacement of a section of guardrail on Southview Dr.,*
511 *and repairs to guardrail on East Hill Rd. and at the intersection of Hinesburg Rd. and*
512 *Huntington Rd. Hill seconded.*

513 *Roll Call Vote: Filkins, Wood, Hill, Furr, Sander in favor. Motion approved.*

514

515 *Filkins moved to approve Purchase Order number 5281 to UVM Home Health and*
516 *Hospice in the amount of \$12,500 for the annual appropriation. Sander seconded.*

517 *Roll Call Vote: Wood, Hill, Furr, Sander in favor. Filkins abstain. Motion approved.*

518

519

520 **Warrants:**

521

522 *Sander moved to approve the Warrants as presented. Filkins seconded.*

523 *Roll Call Vote: Hill, Furr, Sander, Filkins, Wood in favor. Motion approved.*

524

525

526 **Next Meeting Agenda**

527 Timestamp: 3:45

528

529 Cochran road study

530 Speed study for Cochran road

531 Quitclaim deeds on Tilden Ave

532 Amended leases

533 Highway culvert projects

534

535 *Sander moved to find that premature public knowledge about the evaluation of a public*
536 *officer would cause the Town or person to suffer a substantial disadvantage. Filkins*
537 *seconded.*

538 *Roll Call Vote: Hill, Sander, Filkins, Furr, Wood in favor. Motion approved.*

539

540 *Sander moved that we enter executive session to discuss the evaluation of a public officer*
541 *under the provisions of 1 VSA 313(a)(3) and to invite Town Manager Josh Arneson into*
542 *the executive session. Filkins seconded.*

543 *Roll Call Vote: Hill, Furr, Sander, Wood in favor. Motion approved.*

544

545 *Sander moved that we exit executive session to discuss the evaluation of a public officer*
546 *under the provisions of 1 VSA 313(a)(3) and to invite Town Manager Josh Arneson into*
547 *the executive session. Hill seconded.*

548 *Roll Call Vote: Hill, Furr, Sander, Wood in favor. Motion approved.*

549

550 **Adjourn**

551

552 *Sander moved to adjourn. Filkins seconded.*

553 *Roll Call Vote: Hill, Filkins, Sander, Furr, Wood in favor. Motion approved.*

554

555

556 **Meeting adjourned at: 11:08 p.m.**

557

558

559 **Chat file from Zoom:**

560

561 00:13:01 Connie van Eeghen, she/her: Can't hear Virginia

562 00:13:07 Connie van Eeghen, she/her: Or anyone else

563 00:13:25 Judy.Rosovsky: Same here

564 00:13:26 Trevor Brooks: Yeah. Audio cut out.

565 00:13:31 Chuck Senick: Yes, lost the sound when you switched the camera angle

566 00:13:32 Connie: Lost all sound

567 00:14:03 Ian Bender: 🙄

568 00:14:22 Connie van Eeghen, she/her: Still nothing

569 00:14:36 Duncan Wardwell: Got it

570 00:14:36 Connie van Eeghen, she/her: Yay!

571 00:14:40 John Linn, AIA: Sounds back!

572 00:14:41 Ian Bender: its back

573 00:14:43 Judy.Rosovsky: Yay, I can hear you

574 00:14:54 Connie van Eeghen, she/her: Still good

575 00:14:55 Duncan Wardwell: Camera works for me

576 00:14:56 Trevor Brooks: We missed the last 2 minutes.

577 00:42:45 Chelsye Brooks: It does not abut the Gifford property and there are
578 wetlands in the way that are on the Vermont State Wetland Inventory.

579 00:43:56 John Linn, AIA: Reacted to "It does not abut the..." with 👍

580 01:12:40 Dolan (they/them): Having a hard time raising my hand but would like
581 to speak

582 01:21:05 Connie van Eeghen, she/her: Thank you, Dolan! Well said

583 01:21:18 Dolan (they/them): Reacted to "Thank you, Dolan! W..." with ❤️

584 01:26:48 June Heston: Reacted to "Thank you, Dolan! W..." with ❤️

585 01:29:11 Chuck Senick: Posting on behalf of my wife Katie Mather: I was formerly
586 on the SB when this project started and I've come around to increasing the density—
587 potentially even to the density of the rest of Bridge St.

588

589 My remaining concern is environmental. I've walked through the southern part of the
590 parcel that abuts the river with a member of the State Agency of Natural Resources who
591 identified rare and sensitive species—silver maple and some rare species of ferns.
592 Beyond those being rare and sensitive, their presence also indicates it's also an active
593 wetland.

594

595 I'd also like to say that it's not definitive that it's not a wildlife corridor. We were friends
596 with folks who lived in the yellow house right at the edge of that property and they had a
597 wildlife camera and caught a variety of fauna (aka animals) back there utilizing that
598 space.

599 01:29:16 Chuck Senick: cont'd: I'd be in favor of increasing the density to buildings
600 2 and 3, north of the farm access road back there and putting everything south or there,
601 plus what was identified as building 4 in the plan many iterations ago, putting all of that
602 area into a conservation easement.

603 01:37:01 Connie van Eeghen, she/her: Reacted to "cont'd: I'd be in fa..." with 👍

604 01:43:27 Chelsye Brooks: You could ask for a progress report by a date
605 certain.

606 01:48:00 Connie: Too much back and forth and people not saying who they
607 are off camara. Very confusing

608 01:55:32 Connie: People need to say who they are

609 02:14:23 Sarah Reeves, CSWD: Thank you!

610 02:22:56 Chelsye Brooks: Did we ask them if they could do it faster?

611 02:27:22 Chelsye Brooks: I'm confused, are we talking about wastewater or
612 the 3-acre stormwater site?

613 02:33:14 Chelsye Brooks: There is an ability to get a Stormwater permit, it
614 would just require the town to do it, or a HOA to be revitalized.

615 02:41:17 paigekaleita: Chelsea, unfortunately with 48 homes involved, we cannot
616 get everyone to agree to an HOA (some neighbors have said absolutely not), and if we
617 were to form one, then we would have to sue those that don't pay if they refused to

618 02:53:32 Alexis : We should absolutely be dumping the Tesla as it is an
619 advertisement for Elon Musk.

620 Elon Musk has just eliminated the Americorps jobs here in Richmond. These are the
621 dedicated youth who work six days a week to benefit our community and to feed the food
622 insecure.

623

624 Buying a Tesla was always meant to be a statement, but now it is the wrong statement.

625

626 Because so many are dumping their Teslas and protesting at Tesla dealerships, Tesla
627 value has declined 70 percent and Musk is leaving DOGE. Nothing else has had an
628 impact. So please. If you are asking what you can do as a town, this is something you can
629 do.

630

631 I hope that this will be a part of your discussion on a decision about selling the Tesla.

632 03:02:07 brendan_filkins: Not sure how this would influence the decision but
633 we likely can't trust the mileage on it <https://www.reuters.com/business/autos-transportation/tesla-speeds-up-odometers-avoid-warranty-repairs-us-lawsuit-claims-2025-04-17/>

634

635

636 03:02:52 Chelsye Brooks: Replying to "Chelsea, unfortunate..."

637 I agree. I was moreso saying it in the context of the deed thing that constitutes the value
638 reduction. I understand Southviews challenges and testified in support of legislative
639 changes.

640 03:29:31 Trevor Brooks: Thanks for all the work you've done. I would like to
641 echo all the praise from the others.