



Planning & Zoning Office
Town of Richmond P.O. Box 285
Richmond, VT 05477
(802) 434-2430
tmachia@richmondvt.gov
www.richmondvt.gov

Town of Richmond Development Review Board January 8, 2025, at 7:00 PM Minutes

Members Present: David Sunshine (Chair), Matthew Dyer (Vice Chair) Roger Pedersen, Padraic Monks, Matt Parisi

Staff: Tyler Machia

Others Present: Bruce LaBounty, Cara LaBounty, Denise Barnard, Bradley Holt, Jason Pelletier, Chelsy Brooks, Trevor Brooks, Corey McKenzie, Jess Stren, Kendra Ziskie, Betsy Hardy, Fran Thomas, Jenne Agner, Josh Arneson, Duncan Wardwell, Scott Baker, John Linn, Marth Nye,

Meeting Opened: 7:05 PM

Public Hearing

Item 1.

PRESUB2025-01

David Sunshine & Carol B. Jordan

Parcel ID#JR1582

Project Location: 1582 Jericho Rd

- 1. Project Description:** The Applicants are seeking preliminary 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.

Minutes

- David Sunshine disclosed that he had a conflict of interest with this item as he was the applicant and recused himself from the board at 7:06 PM.
- Vice Chair Matt Dyer took over running the meeting.
- David Sunshine provided an overview of the project.
 - He noted that he is proposing the creation of one new parcel (parcel 5) as well as creating a house site on parcel 3 for a single family home.
 - He noted that there were class 2 wetlands on his property.
 - He noted that the plan set marked the boundary of both the wetland and the required 50ft wetland buffer for class 2 wetlands.
 - Sunshine noted that he wishes to utilize the Rural Road Standards.

- Per the regulations all dead-end roads have to end in a cul-de-sac or hammerhead turnaround.
- He requested a waiver from some of the Rural Road Standards to allow for the hammerhead turnaround to be located further onto the property outside of the wetland and wetland buffer.
- He would like to utilize the existing shared gravel drive to service this hammerhead to minimize any potential impact to the existing wetland.
- Scott Baker, the applicants engineer, also noted that allowing the hammerhead to be located deeper into the property would allow it to service more homes and is a better natural location for the hammerhead.
- Baker also noted that this project is located in the HDR and is in keeping with surrounding development patterns.
- Matt Dyer asked what were the plans for the remaining land on parcel 3.
- Sunshine noted that he has no further plans for development of the land at this time.
- Roger Pederson asked where the existing conserved land was located in relation to the proposed development.
- Sunshine noted that the conserved land is located in the AR zoning district and has been conserved with conservation easements for some time.
- Bruce LaBounty asked if the waiver request for the Rural Road standards would apply to future development.
 - It was noted that the waiver request was specific to this project any further development would trigger additional review of the rural road.
- Bradley Holt raised a number of process concerns around the application.
 - He was concerned that there was no HOA agreement for stormwater infrastructure.
 - He also felt it was unclear as to how the road would be maintained
 - He did not feel that the wetlands shown on the project had been clearly delineated.
- Sunshine noted that maintenance of the road, shared driveway, and stormwater infrastructure would all be done by him.
- He noted that the town would not be responsible for maintaining any of this infrastructure.
- Padraic Monks asked who would apply for the storm water permit for the project.
- There was conversation as to whether a home owners association would need to be created in order to apply for a stormwater permit.
- Chelsy Brooks asked a number of questions about the project.
 - Most of the questions were in regards to the proposed rural road and driveway standards.
 - She was concerned about whether the proposed width of the driveways was large enough.
 - She was also not sure whether or not the project would require a state wetland permit.

Motion by Padraic Monks to move the application into deliberative session, seconded by Matt Parisi

Approved: Unanimously

Item 2.

SP2025-01

Town of Richmond

Parcel ID#BC0058

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 make the following changes to the site: improving the parking area, adding a new storage shed, adding a bocce court, improving the existing baseball field, adding pickleball courts, and landscaping changes.

Minutes

- Chair David Sunshine rejoined the board at 8:04 PM.
- No board members disclosed any conflict of interest with this application.
- Duncan Wardwell provided an overview of the project and noted the following proposed improvements:
 - Lengthening the existing softball field
 - Adding benches
 - Pickleball courts
 - Bocce courts
 - Improved parking areas
- The town also requested several waivers related to parking.
- There was concern that softballs may be able to reach the pickleball courts
 - It was noted that it would be very hard to do.
- There was a lot of discussion over who would be responsible for maintaining the improvements long term.
- Matt Parisi was concerned about the lack of a gate in the parking area.
- There was a lot of discussion over the proposed landscaping plan.
- David Sunshine asked about the noise from the pickleball courts.
 - Denise Barnard noted that the Three Parks Committee did a lot of work on this issue.
 - She noted that the plantings located near the courts should reduce the amount of noise heard by surrounding properties.
 - The proposed landscaping was chosen for its sound dampening properties.
 - She noted that there is a proposed budget to maintain the trees.
- There was a lot of discussion as to whether or not to waive the parking requirements for this project.

Motion by Roger Pederson to move the application into deliberative session, seconded by Matt Dyer.

Approved: Unanimously

Meeting Adjured: 8:52