



Planning & Zoning Office
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Town of Richmond Development Review Board April 9, 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: Lisa & John-Paul Lavoie, G.C Morris, Jared Katz

Meeting Opened: 7:05 PM

Public Hearing

Item 1.

SKP2025-03

Lisa & John-Paul Lavoie

Parcel ID#WM0167

Project Location: 167 West Main Street

- 1. Project Description:** The Applicants are applying for sketch plan review for a proposed planned unit development (PUD). They are looking to build an additional dwelling unit and garage on their property per the PUD regulations in Section 5.12 of the Richmond Zoning Regulations. The property contains a preexisting duplex and garage. The plan calls for a new garage with a second-story dwelling unit along with the existing duplex.

Minutes

- David Sunshine asked if any member of the board had a conflict of interest with this application.
- None of the members indicated that they had a conflict of interest.
- John-Paul provided an overview of the project:
 - He noted that they would like to replace their existing garage with a new garage with a second-story apartment.
 - Due to existing water and sewer lines and the shape of the lot he is proposing to build the new garage and dwelling unit inside of the setback for his zoning district which is the Village Residential Neighborhoods North(VRNN).
 - He noted that the existing garage is already inside of the setback requirements for that district.
 - The applicants must pursue a PUD as there is already a pre-existing duplex on the property. The Richmond Zoning Regulations prohibit accessory dwelling units on lots that contain duplexes. Therefore the applicants need a PUD in order to add another dwelling unit in a separate structure from the main house.
- There was discussion among the board members as to whether or not the new building could be inside the setbacks for the district.
- It was noted that the purpose section of Section 5.12 of the Richmond Zoning Regulations notes that the DRB can modify district setbacks.

- It was also noted that the property will need to be surveyed in order to proceed with the PUD.
- G.C Morris noted that his property abuts the Lavoie's and noted that the location of the property boundary is unclear.

Other Business

- The Board discussed the new code of ethics that was recently adopted by the selectboard
- Tyler Machia noted that the Board has till September to take the new ethics training offered by the state.

Motion to adjourn by Matt Dyer, Seconded by Padrick Monks.

Approved: Unanimously

Meeting Adjured: 8:10

