

THESE MINUTES MAY BE APPROVED AND/OR AMENDED AT THE FOLLOWING MEETING

**Town of Richmond
Planning Board Public Hearing**

February 10, 2015

7:30 PM

Richmond Veterans Hall

Members Present:

Richard Drew, Chairman
Lloyd Condon, Secretary
Carol Jameson Selectman Rep.

Members Absent:

Deb Duffy, Vice Chairman
Wes Vaughan
Butch Morin, Alternate
Jon Pratt
Norma Thibodeau

Public: Sandra Gillis.

Meeting called to order @ 7:37.

Due to no quorum Chairman Drew opened the meeting as informational.

1. Public:

No public.

2. Mail:

Southwest Region Planning Commission Newsletter.

3. Proposed Zoning Ordinance ballot:

Discussed different approach's that might be made to the 2015 Ballot, Amendment 1.

Are you in favor of the adoption of Amendment #1 as proposed by the Planning Board for the Town of Richmond Zoning Ordinance as follows: Changes in bold.

To rewrite and reorganize Article 4, Section 402.1 for clarification.

Only one dwelling is allowed per lot provided topographic and soil conditions allow this lot to meet sanitary requirements for a house. **Two family residences (402.1) and Multi family (403.1) is allowed by Special Exception.**

The Planning Board's concern was that voters might read the amendment incorrectly. This would only be a clarification. After discussion it was decided that the NHMA will be contacted and the Board would follow their suggestion.

4. Minutes January 13, 2015:

Tabled until next meeting.

5. Master Plan/Community Development Association insert:

Sandra Gillis addressed the Planning Board representing Richmond Community Development Association (RCDA) in reference to the Richmond 4-Corners Area Plan. Southwest Region Planning commission has been working with the RCDA to develop a future plan for the 4-Corners area. This area is described as 1 mile +/- along Rt. 32 North and South and Rt. 119 East and West. The majority of this plan had been developed from two public “community conversations” events and the input of the Richmond volunteer steering committee 2014. This is an advisory document that was developed by JB Mack to be worked on over the next 5 years for the development of the 4-corners area. This was a plan to enhance the 4-corners not the whole town as most visitors come through the 4-corners area.

Sandra Gillis asked the Planning Board to consider the goals of the RCDA for the 4-Corners area. It seemed that many of the sections would help to enhance Richmond’s Master Plan in several sections.

In the Master Plan:
Section 3 Land Use.
Section 9 Economic Development.
Section 13 Community Design.

There are 4-goals but many objectives which are guidance for volunteer groups and municipal committees for future work in that area. It was suggested that the goals be included in the Master Planned

The members felt strongly that the Master Plan would be an excellent place to put ideas included in the plan in place for the future. The Board could also read the Master Plan the 4-Corners area plan to compare and not repeat the information.

Update that the town has applied for a grant from the Capital Region Development Council which is funded with Federal dollars and handles hazardous materials. They also do economic Development work and it was recommended that the town apply to aid in removing additional contaminated materials out of the 4-corners store. The Grant is more or less \$100,000.00 and would be used to remove hazardous materials from inside the store. A number of them have been identified ranging from asbestos, lead paint; vapors and the make up of electrical equipment are hazardous. This will all be removed with this grant. The process to remove hazardous material properly is very complicated. This Grant would be perfect and this would be an attempt to get to the soils under the building but first the hazardous material has to be removed form the store before it can be demolished. Once the store is demolished and the soil removed Richmond 4-corners will be a salable property to try and get the store back in 4-corners. This Grant is not a matching grant but it requires a town contribution of 20%. Whatever the town does like demo, security fencing and in kind would go toward the 20%.

This group also does loans to small business’s to help kick start an interested buyer into bringing back the store as a viable business.

The garage is gone and the apartment building will be gone. At this time there is a small DES shed that is monitoring the water. DES will remove their equipment and the Parks and Recreation can take the shed as a storage shed for their equipment.

Quick review of what was discussed to the Master Plan in March of 2014. The Board was asked to review the draft of what was discussed and add or subtract information as needed.

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6. Camp Takodah Site Plan review:

The Camp Takodah site plan has not been reviewed due to time submission. The Board does not have a quorum to accept the plan at this meeting.

7. Other:

No other business that the board can discuss the meeting was finished at 8:15 PM.

Respectfully Submitted,

Kandace Mattson.

Attachments:

1. The Richmond Community Development Association, Richmond Four Corners Area Plan.