

**Town of Richmond  
Planning Board Public Hearing**

**March 4, 2014**

**7:30 PM**

**Richmond Veterans Hall**

**Members Present:**

Rick Lewis, Chair  
Lloyd Condon, Vice Chair  
Norma Thibodeau  
Richard Drew  
Wes Vaughan, Alternate  
Butch Morin, Alternate

**Members Absent:**

Jon Pratt  
Carol Jameson, Selectman Rep  
Deb Duffy, Secretary

Public: Ron Raymond.

Butch Morin seated for Jon Pratt.  
Wes Vaughan seated for Deb Duffy.

**1. Public:**

No comments from Public

**2. Mail:**

March/April issue Town and City.

**3. Map 415-110 and Map 415-110-1:**

Ron Raymond addressed the board in reference to questions regarding Map 415-110 and Map 415-110-1 about current use status. Ronald Raymond and Sandra Auvil had a 2-lot subdivision approved on June 18, 2013 located at 580 Whipple Hill Road. Map 425-110-1 was surveyed years ago and was considered a 10.88 acre lot. An updated survey revealed that the lot consisted of 10.24 acres. Allowing acreage for a building lot and the rest would be current use. After the home was built, electrical lines buried, driveway installation and home it was determined that there was not enough land to meet current use requirements. After much discussion the board suggested that Mr. Raymond's best option would be to put the properties back into one lot, then survey the line adding the necessary amount of acreage to qualify for current use status. There was not enough time to properly notice and survey the line without losing the lands 2014 current use status on the property as the deadline is April 1, 2014. Mr. Raymond will return at a later date in the year to apply for a Lot Line Adjustment.

**4. Minutes February 4, 2014:**

Page 1 Under 4. Master Plan, third paragraph down Page 16- Section II: End of first sentence change the word crating to **creating**.

Motion made by Richard Drew to accept the minutes as amended. Seconded by Wes Vaughan. All in favor. None opposed. Motion carries.

**5. Update on Map 405-86:**

Chair Lewis updated the board on Map 405-86, Vs the Town of Richmond and pursuing two violations on March 4, 2014 at the Cheshire County Superior Court. 1. Not receiving timely reports on the progress as per the conditions agreed upon. 2. Reinstating the bond as agreed upon. The Town of Richmond is also asking for Lawyers fees incurred with the case and to access the penalty fees in reference to the Cease and Desist. The Judge will rule and send out his final decision.

**6. Resignation of Chairman Lewis:**

Chairman Lewis submitted his resignation as Planning Board Chairman dated March 4, 2014 for personal reasons. (see attached)

Vice Chairman Condon was seated.

**4. Master Plan:**

Richard Drew suggested updates and goals that would implement the Master Plan.

**Under Section II Energy:**

Town Committee to contact.	Suggestion to add to the Master Plan and move forward on.
Various	Town Vehicle's fuel consumption
Volunteer Energy Committee (VEC)	Is Solar an option for Municipal buildings? Continue to upgrade heating/cooling/electrical systems.
Planning Board (P.B.)	Encourage "green" development: <ul style="list-style-type: none"> <li>• Less clearing of tree around new building sites to provide shade in summer.</li> <li>• Subdivision Regulations (S/D) can be encouraging "green" by having developers submit plans with less pavement/roadways and cluster development.</li> <li>• Site plan should address small clearing limits, energy use or new buildings, parking design should include landscaping/planting.</li> <li>• Zoning Change to encourage less frontage for lots so fewer roads should be built.</li> <li>• Encourage shorter driveways by having smaller lots.</li> </ul>
VEC	Town recycling center. Probably would encourage more involvement by people and Government.
VEC	Compile Energy packet for handout with building permits.

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

**Under Section III Land Use**

<b>Town Committee to contact.</b>	<b>Suggestion to add to the Master Plan and move forward on.</b>
P.B.	Develop a mixed use ordinance and multi-family with business to increase density in the town center.
P.B. & Board of Selectmen	Have the town offer incentives to businesses to move in. and developing some of the town owned property and sell to businesses.
P.B.	Study lot size VS frontage for zoning changes. Develop zoning that will allow for large (10+ ac.) lots with minimal frontage in the exterior and a “village” district allowing smaller (1-2 ac) lots in central Richmond.
P.B.	Natural Resources inventory.

**Under Section III. Land Use (pg. 20). C. Existing Land Use: Table II: Existing Land Use.** It was discussed to expand Table II to include additional Commercial and Agricultural business’s. An additional heading will be added for Home Base Business’s/Cottage Industry.

An additional page will be added to the back of the Master Plan to reflect the goals that have been met by the Town.

**5. Other:**

Nothing under other:

**Attachments:**

1. Chairman Lewis’s resignation.
2. Richard Drew’s original Master Plan suggestions.