

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

**Town of Richmond
Planning Board Public Meeting**

February 19, 2013

7:30 PM

Civil Defense Building

Members Present:

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

Members Absent:

Jon Pratt
Bob Coy, Alternate
Debra Boncal, Selectman Rep.

Public: Carol Jameson.

Meeting called to order @ 7:31.

Wes Vaughan seated for Jon Pratt.

1. Public:

Nothing from the public.

2. Mail:

Southwest Region Planning Commission monthly Newsletter dated January of 2013.

Invitation to Southwest Region Planning Commission Winter Meeting on March 19, 2013. Chair Drew signed for the Planning Board SWRPC representative Butch Morin and member Lloyd Condon to attend. Cost per member is \$25.00.

3. Planning Board Meeting Minutes-January 29, 2012;

Page 1, under, Members Present: add, Debra Boncal.

Motion made by Vice Lewis to accept the minutes as amended. Seconded by Wes Vaughan. All in favor. None opposed. 2 abstentions. Motion Carries.

4. Pratt Excavation Pit:

The Board received a letter of findings provided by Graz Engineering dated 2-15-13, in regards to Map 405-Lot 86. Paul Grasewicz was the agreed upon inspector for the project. After reading the letter it was determined that the conditions had not been complied with as noted on the plans. Discussion on sections of the letter addressing compliance of conditions including construction of a 20' X 50' stabilized stone entrance pad at the road and concern for the accumulation of sediment.

The second area of concern address's the silt fencing on the west side of the road. Silt fencing needs to be installed

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and additional erosion controls implemented to deter erosion on the slope just west on the drive near the proposed infiltration basin.

Motion made by Lloyd Condon to recommend that the Selectmen issue a cease and desist order until the Pratt's comply with conditions. Seconded by Vice Lewis.

Request to have the cease and desist put into effect immediately.

Discussion on how to be assured that the conditions are complied with as agreed upon. Suggestions that the Planning Board could be granted a site walk after completion?

None of the regular submission of inspections and documentation of progress has been received.

Amendment to the motion made by Lloyd Condon that the Planning Board be given a change to conduct a site walk.

Seconded by Chair Lewis.

It was decided to request an "As Built" signed by Graz Engineering and then arrange the site walk.

Amendment to Motion made by Vice Lewis to request an "As Built" signed by Graz Engineering. Seconded by Wes Vaughan.

All in favor. None opposed. Motion carries.

Chair Drew asked for a vote on the Amendment that the Planning Board is contacted and given a chance to do a site walk. All in favor. None opposed. Motion carries.

Final motion: Recommend that the Selectman order a cease and desist until the Pratt's comply with conditions of approval. Furthermore, to request an as built signed by Graz Engineering and to contact the Planning Board for a final site walk of the property to assure compliance with the conditions.

All in favor. None opposed. Motion carries.

Chair Drew will write a letter to the Selectmen after the Planning Board meeting.

Request to check on a driveway permit for the newly constructed driveway off of the hammerhead at the bottom of the present driveway servicing Map 405-Lot 86-1.

5. Voluntary Lot Merger (Camp Takodah):

Camp Takodah has requested a voluntary merger request. When they built the North Village they submitted an application to build an arts and craft center which is roughly a 30 X 40 building. As you drive into the North Village the proposed building would be located on the right side of the driveway. The proposed site is very close to the existing lot line. Camp Takodah owns both lots and would like them merged.

Map 201 Lots 21 & 22 one lot is 6.9 acres and one is 10.7 acres.

Butch Morin seated for Deb Duffy.

Chair Drew stepped down and Vice Lewis was seated.

Motion made by Wes Vaughan to accept the lot merger request for Camp Takodah Map 201-Lots 21 & 22.

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Seconded by Norma Thibodeau.

All in favor. None opposed. Motion carries.

Vice Lewis stepped down as Chairman to his board seat and Chair Drew was reelected as Chairman.

6. Budget 2013-2014:

Discussion will be moved to the next Planning Board meeting for March 5, 2013.

7. Other:

1. Map 408-Lot 49:

Chair Drew addressed a question from Chairman Sandra Gillis about the possible purchase of a piece of property next to the Veterans Hall. Map 408-Lot 49. Question was asked if the property posed any wetland issues. The lot would be purchased to give additional property to the Veterans Hall to build an addition for Town Offices. The 4.6 additional acres would give ample room to increase parking and handle future growth in Richmond taking into consideration the proposed growth of Richmond according to Southwest Region over the next 10 years. The soil maps show that piece of property is located in an area of well drained soils.

The best solutions, to have a wetland scientist take a look at the property and determine if wetlands would be a problem.

Motion to adjourn made by Wes Vaughan. Seconded by Lloyd Condon. All in favor. None opposed. Motion carries.

Meeting adjourned @ 8:27.

Respectfully Submitted.

Kandace Mattson

Attachment: Letter addressing Map 405-Lot 86 from Graz Engineering.