

Zoning Board of Adjustment Public Meeting
Richmond Veterans Hall

May 8, 2019

7:00 PM

Members Present
Tom Lavoie, Chairman
Larry Richardson, Vice Chairman
Mark Beauregard
Lloyd Condon
Alan Schmidt,
Jean Tandy, Alt.

Members Absent

Public: Pamela Smith

1. Meeting called to order/roll call:

Meeting call to order at 7:30 PM.

Tom Lavoie was elected as Chairman but hasn't been sworn in so he stepped down and Vice Chairman Larry Richardson chaired the meeting.
Jean Tandy was seated for Tom Lavoie.

2. Public Hearing map 405 Lot 093:

Public Hearing for Map 405 Lot 093 was called to order at 7:35 PM.

This is a public hearing for Map 406 Lot 093 located at 190 Fish Hatchery Road owned by Pamela Leighton Smith. M. Smith is seeking a **Special Exception from Article 6: Wetland Conservation** under **604 Special Exception** more specifically **604.1** of the Richmond Zoning Ordinance.

The Zoning Board received a letter from the Richmond Conservation Commission who were asked to give their opinion on the excavation site.

The Conservation Commission noted:

That the existing woods road was excavated and widened to accommodate a driveway for a new home construction.

Sections from the driveway and fill from the excavation were placed within the 75 ft. Wetlands Conservation District setback.

Silt fence had been installed for about 200 lineal feet from the intersection of Fish hatchery Road and hay bales were placed for approximately 10 lineal feet.

The driveway parallels a small brook for approximately 500 lineal ft. and erosion of soil was observed in several locations that potentially could impact the brook if remedial action isn't taken.

Separate from the driveway, just South of the concrete house foundation, fill from the excavation plus stumps and wood debris are located within the wetlands Conservation District.

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

Recommendations from the Richmond Conservation Commission:

1. Stall a straw waddle at the toe of the filled driveway slope, from Fish Hatcher Road approximately 500 lineal feet to a wood pile where the land no longer slopes to the wetland and brook corridor.
2. Remove the stumps and woody debris from the construction activity, just south of the foundation from the Wetlands Conservation District.
3. Install a straw waddle, following the removal of the stumps and woody debris, along the toe of the filled slope. Seed with conservation seed mix and mulch.
4. Taper the driveway fill-embankments to a 1:1 slope to provide a reasonable surface for seeding and embankment stabilization.
5. Seed with appropriate conservation, slope installation seed mix and mulch seeded area with hay.

The Zoning Board of Adjustments after discussing the information collected by the Richmond Conservation Commission asked the applicant if there were any questions. After a brief discussion Ms. Smith was asked if all her questions were answered and she replied yes.

The Zoning Board wants to keep a slope on the driveway away from the brook and as much of the excess soil cleaned out away from the brook. A berm along the brook side of the driveway will also help to keep the water flowing toward the brook. They would like 3-7 minus stone lining the ditch side of the driveway to prevent loose soil running into the fire pond and brook. There was concern that a culvert should be placed at the bottom of the driveway to avoid water run off across Fish Hatchery Road. It was determined this was a question for the Richmond Road Agent.

Motion made by Lloyd Condon to conditionally approve Special exception subject to the recommendations of the Richmond Conservation Commission. As well as a site walk by the Richmond Road agent. The Richmond Zoning board requests a report to be sent from the road agent with his recommendations including specifically where the new driveway meets Fish Hatchery Road. Before Construction starts on a new home the site must be inspected by the Richmond Zoning Compliance Officer for full compliance. Seconded by Jean Tandy.

With no further discussion from the floor. All in favor. None opposed. Motion carries.

3. Minutes May 8, 2019:

Page 1, under Public Hearing Map 405 Lot 093: Fourth section down, third line, add the word not, Silt fence has **not** been properly installed.

Motion made by Lloyd Condon to accept the minutes as amended. Seconded by Jean Tandy. All in favor. None opposed. Motion carries.

Motion made by Alan Schmidt to close the public hearing. Seconded by Mark Beauregard. All in favor. None opposed. Motion carries. Meeting adjourned at 8:35 PM

Respectfully Submitted,

Kandace Mattson