

**RICHMOND PLANNING BOARD
TUESDAY, FEBRUARY 23, 2016
TOWN OFFICE MEETING ROOM
6:00P.M.**

1.0 CALL TO ORDER

Jeff Severance, Linda Doran, Larry Srock, Brian Hurley, Shawn Pierce, Jessica Alexander, David Landman, Nick Woods, Les Fossil, Code Enforcement Officer, James Valley and Secretary, Laurisa Loon.

2.0 UNFINISHED BUSINESS

2.1 Nick Woods-Subdivision Amendment-application/public hearing

Nick Woods stated he is amending a previously approved subdivision split the lot.

The Board moved into Article 8 Development Review of the Land Use Ordinance.

The well and septic system are already installed on the site.

Pre-existing driveway on site.

Jessica Alexander made a motion to find the application complete, Jeff Severance seconded, motion passed (5-0).

Chair Linda Doran opened the public hearing.

There being no public comment the public hearing was closed.

The board moved into Article 8 Approval Standards and Criteria.

Brian Hurley made a motion to approve the subdivision amendment, Jessica Alexander seconded, motion passed (5-0).

2.2 Sitelines, PA-New Commercial-application/public hearing-Item tabled project presenters not in attendance.

3.0 NEW BUSINESS

3.1 David Landman-Hathorn Building

They are looking for preliminary approval to move forward with the renovation of the Hathorn Building.

Currently the area outside the building which houses the utilities is open to the elements. They are asking for permission to cover this area with wood and roof it. They are also asking for permission to start the interior work on the building. They will be seeking future approval for 10 possibly 11 apartment units.

Jeff Severance stated there is an issue with the parking. The board doesn't agree with the 10 year lease from the abutter. Brian Hurley asked if there is another option for parking. David Landman responded that at this time he does not want to disclose parking plan. At the time of final approval they will provide a parking plan with their application.

Brian Hurley made a motion to grant preliminary approval for interior work and to cover the moat around the building for safety purposes. Larry Srock seconded, motion passed (5-0).

Gary Emmons arrived. The board moved back to item 2.2 Site lines, PA-New Commercial-application/public hearing.

The board reviewed Article 8 Development Review.

The board requested a construction schedule be given to James Valley.

Brian Hurley made a motion to find the application complete, Jessica Alexander seconded, motion passed (5-0).

The board opened the public hearing, there being no public comment the board closed the public hearing.

The board moved into Article 8 Section C Approval Standards and Criteria.

Jessica Alexander made a motion to approve the project, Jeff Severance seconded, motion passed (5-0).

4.0 CORRESPONDENCE

4.1 Sign Finding of Fact-Gary Poulin

The board reviewed the Findings and signed the document.

The board discussed the Land Use Ordinance revisions.

5.0 APPROVE MINUTES OF JANUARY 26, 2016

Jessica Alexander made a motion to approve the minutes, Brian Hurley seconded, motion passed (5-0).

6.0 ADJOURN

Jessica Alexander made a motion to adjourn, Jeff Severance seconded, motion passed (5-0).

