

**RICHMOND PLANNING BOARD  
TUESDAY, FEBRUARY 25, 2014  
TOWN OFFICE MEETING ROOM  
6:00 P.M.**

**MINUTES**

**1.0 CALL TO ORDER**

Members Present: Russ Hughes, Jeffrey Severance, Tom Nugent, Jessica Alexander.

James Valley CEO and Lawyer Mark Bower representing Jensen-Baird firm.

Others present: Stephen J. Bradstreet representing Ransom Consulting, Douglas Murray and Mac Simpson representing Hunt Real Estate. Robert Gleason, Dari Hurley representing Coldwell Banker Res. Broker, Ben Rhein, Katie Rhein, Dennis Carver, John F. Carver, Robin Young, Joyce McKenney, Robert Bodge, Ronald Emmons Sr., Ian Alexander, Ernie DeRaps, Dana Tuttle, Tracy Tuttle Selectmen, Clarence Cummins Selectmen, Pam Nugent, William Burgess, Bing Tribbet, Laureen LaBar, Scott Murray, Darcie Moore – Times Record, Peter Warner Selectmen, Terry Arford, Kady Gould, Alice Elliot, Daniel Tompkins, Janet Clement, Bruce Baker, O’Neil LaPlante, Rex Dickinson and John Bellino

Russ Hughes, Chairman called the meeting to order at 6:02pm.

**2.0 UNFINISHED BUSINESS**

**2.1 Public Hearing and Developmental Review – Cindy Meoli**

A motion was made by Jeffrey Severance to go into Public hearing on Cindy Meoli subdivision. Jessica Alexander seconded. Dari Hurley representing Mr.& Mrs. Rhein spoke in reference to lot split. The mylar was brought in as requested for the project to be signed by the Planning Board if approved.

Motion was made come out of public hearing by Jeffrey Severance, Jessica Alexander seconded the motion. Vote 4-0

Motion was made by Jeffrey Severance to approve Cindy Meoli subdivision split. Jessica Alexander seconded. Vote 4-0

**2.2 Public Hearing and Developmental Review – Family Dollar**

Jessica Alexander missed the meeting on Jan 28, 2014 but she was at the site walk on Feb 1, 2014. Mr. Bower asked Jessica Alexander if she had read the minutes from the Jan. 28, 2014 before the meeting and was satisfied that Jessica Alexander had. Jessica Alexander stated she felt she was up to speed on the project. Russ Hughes asked the board if they had any objections of Jessica

Alexander to vote on the project. Then Russ Hughes asked the public if anyone had an objection to letting Jessica Alexander vote on the project. No objection. With no objection from the board. Mr. Bower informed the board the majority of the vote to pass would be 3 out of 4 votes or 3 out of 5 votes if Larry Srock shows up.

Douglas Murray rep. Hunt Real Estate and Stephen Bradstreet rep. Ransom Consulting began the discussion with what the Planning Board needed to make application complete by the board.

Landscaping plan was sent to James Valley CEO, which he gave copies to the board in the packets. Review plan for Richmond Utilities District was sent certified mail. Correspondence back was satisfied. Verbal correspondence to James Valley, which he let the board know.

IF&W review letter, copy given to CEO and board. Wetland letter from DEP-responded complete. They have 45 days to provide a permit by March 27, 2014.

Landscaping plan has been submitted to ratify the buffer plan. Spruce trees which are 6 to 7 ft tall to be installed.

Exterior lights are gooseneck that will illuminate the sign. Metal roof, shutters on windows toward William St. & Credit Union, 2 bike racks for 4 bikes. Wallpack lights (hooded they shine down). Jeffrey Severance asked about the compressor on back side of building in reference to noise, could be addressed as fenced or landscaped.

Motion was made by Jeffrey Severance to go into Public Hearing. Tom Nugent seconded. Vote 4-0

Public discussion:

Synopsis of questions from the public: Bruce Baker asked about the night lights on the building? Mr. Simpson stated store hours 8:00am to 9:00pm after the store closes the security lightning will be on. Bruce Baker asked about the water pooling on Williams St. the ground water control? Mr. Bradstreet addressed the storm water plan. Joyce McKenney asked about taxes? Tom Nugent estimated the taxes would be about \$12,000 a year also Clarence Cummins agreed, which will help the tax base in Richmond. Alice Elliot asked about tobacco sales? Mr. Simpson tobacco sales are regulated by the State. Tom Nugent & Pam Nugent asked about the façade? Mr. Simpson stated the Family Dollar and the Town worked hard together to come up with the new design for the façade. It is not just a metal building, it does have pitched roof, new lighting design, awning on the front, shutters on the windows and new design for the windows. The Family Dollar did make a lot of modifications to the building to make it a nice looking place to do business in our Town.

Clarence Cummins stated if we turn the project down, then others will not come to invest in our town.

Motion was made by Jeffrey Severance to come out of Public Hearing. Jessica Alexander seconded. Vote 4-0

Mr. Bower explained the Fact & Finding form which he prepared to be used for this meeting and forward. Also discussed if the application was voted as 2-2 vote the application would be denied then Family Dollar could apply for an Appeal in front of the Board of Appeals 30 days after the denial.

Mr. Bower recommends that the applicant should be allowed to request tabling the application until the Board had five members. They did so, requested for next Tuesday.

Motion made by Jeffrey Severance to table tentative for next Tuesday to continue the application for completeness for the vote. Tom Nugent seconded. Vote 4-0

Discussion for a public hearing on proposed mobile home ordinance changes were done. Board decided that it should not be a secret ballot at Town Meeting and will bring their recommendation to the Select Board.

**3.0 NEW BUSINESS –None**

**4.0 CORRESPONDENCE**

**5.0 APPROVE MINUTES OF JANUARY 28, 2014 MEETING**

Motion made by Tom Nugent to accept the minutes of January 28, 2014 meeting. Jeffrey Severance Seconded. Vote 4-0

**6.0 ADJOURN**

Motion made by Jessica Alexander to adjourn meeting. Tom Nugent Seconded. Vote 4-0  
Adjourn by 8:00pm.