

**RICHMOND PLANNING BOARD
TUESDAY, MARCH 26, 2013
TOWN OFFICE MEETING ROOM
6:00 P.M.**

MINUTES

1.0 CALL TO ORDER

Present: Russ Hughes, Jeff Severance, Tom Nugent, Bill Schellinger, Jessica Alexander, Larry Srock, Rick McKellar and Code Enforcement Officer Ryan Chandler

Others Present: Dana & Tracy Tuttle, Eric Humes and James Valley

2.0 UNFINISHED BUSINESS - None

3.0 NEW BUSINESS

**Tracy Tuttle, 70 Main Street, U02-128-00
Hair Salon – Development Review / Public Hearing**

Jeff Severance made a motion to open the floor to public comment, Jessica Alexander seconded, motion passed (5-0).

There being no public comment, Bill Schellinger made a motion to close public hearing, Jeff seconded, motion passed (5-0).

There being no discussion from the Board, Bill made a motion to approve the project, Jeff seconded, motion passed (5-0).

**Eric Humes, 83 Main Street, U02-156-00
Replace Windows & Exterior Doors in Historic Building – Development Review**

Eric Humes gave a brief overview of his project which consists of replacing 45 windows, 1 slider and 4 exterior doors. The windows and slider would be vinyl with a 6 grid configuration instead of wood due to cost constraints and maintenance. The exterior doors would be metal.

Russ Hughes read Article 8(B) “Development Review Application Submission Requirements” to the Board. The Board went thru Article 8(B)(1) “Requirements of All Applications” one by one. It was discovered that the sketch plan and abutters list had not been included. Eric handed out an enhanced tax map that the Board accepted as his sketch plan. Ryan Chandler said that he would provide the abutters list for the next meeting.

Russ made a motion to accept the project as a minor development, Jessica Alexander seconded, motion passed (5-0).

Bill Schellinger made a motion to find the application complete with the exception of the abutters list and schedule for public hearing on April 23, 2013 at 6:00 p.m., Jeff Severance seconded, motion passed (5-0).

Review Town Attorney's Ordinance Amendments

Russ Hughes opens the Board to comments on the Town Attorney's ordinance amendments. Russ questioned why the manufactured housing section of the residential land use table was changed to a CEO designation. Ryan Chandler stated that it was because of the need for a building permit or review by the Code Enforcement Officer and is subject to the performance standards in Article 5. Russ also asked why a mobile home would need to be placed within 30° of being parallel to the front property line. Tom Nugent stated that it would alleviate the appearance of a row of teeth down the road. Jeff Severance stated that if a person had a small piece of property that it would severely restrict the placement of the mobile home. Russ asked the Board for a vote on the property placement, vote passed (3-2) to keep the amendment. Tom asked what the "Reserve" meant on Section G(4)(2). Ryan stated that he would get an answer from the Town Attorney. Jess asked why the amendment to not allow residential uses on the first floor of the Village District Historic Area was added. Ryan stated that he thought it was an error and that it was referring to the commercial-industrial subsection of the Village District but will check with the Town Attorney for clarification. Jess asked why the foundation requirements were the same for modular homes as it was for mobile homes. Ryan explained that modular homes would need to follow the Town MUBC Code and mobile homes would need to follow the Maine Manufactured Housing Board Rules but that he would follow up with the Town Attorney for clarification. Jeff asked if there was a requirement for skirting around the base of a mobile home. After review the Board could not locate any skirting section. The Board would like to have the Town Attorney review a skirting section that would require vinyl, metal or painted T1-11 as approved materials for skirting.

4.0 CORRESPONDENCE – None

5.0 APPROVE MINUTES OF JANUARY 22, 2013 & FEBURARY 26, 2013

Bill Schellinger made a motion to approve the minutes of January 22, 2013 and February 26, 2013, Tom Nugent seconded, motion passed (5-0).

6.0 ADJOURN

Jessica Alexander made a motion to adjourn at 7:15 p.m., Bill Schellinger seconded, motion passed (5-0).