

RICHMOND PLANNING BOARD
TUESDAY, MARCH 13, 2007
6:00 P.M.
MINUTES

- 1.0 Call to Order- Chairman Michael Lane called the meeting to order at 6:05 p.m. Members present were Russ Hughes, Jeff Severance, Linda Kristan, Tom Nugent, and Ed Mackenzie, secretary Laurisa Loon, other Jeremy Purington.

Michael Lane designates Ed Mackenzie as a voting member.

- 2.0 Unfinished Business

- 2.1 Jeremy Purington-58 Main Street-Development Review

Jeremy Purington gives narrative and submits documents.

Michael Lane asks the board review Article 4. Special Performance Standards, 3. Remodeled or Altered Buildings in the Village District and Main Street Subdistrict

Remodeled or altered historic buildings or historic or archaeological resources in the Village and the Main Street Sub District shall be visually compatible with the style of historic buildings contained in the Richmond Historic Area in terms of form, scale, material and color. All exterior modifications to an historic building or historic or archaeological resource, including access provision, shall be designed to be compatible with the existing architectural character of the building. No historic building or historic or archaeological resource shall be altered, renovated, remodeled, converted or otherwise modified on the exterior until all proposed exterior architecture is approved by the Planning Board based upon a review by a registered architect.

The Planning Board may waive the requirement for a review by a registered architect upon a finding that because of the size of the project or circumstances of the site, such requirements would not be applicable or would be an unnecessary burden upon the applicant and that such modification or waiver would not adversely affect the abutting landowners or the general health, safety, and welfare of the Town. All requests for waivers must be made in writing, shall state the basis for the requested waiver and shall be submitted to the Planning Board at a meeting of the Board. The applicant shall have the burden of proving the basis for any waiver including that 1) the proposed alterations will be visually compatible with the style of historic buildings contained in the Richmond Historic Area in terms of form, scale, material and color, 2) all exterior modifications to an historic building or historic archeological resource will be compatible with the exiting architectural character of the building, 3) review by a registered architect

would not be applicable or would be an unnecessary burden upon the applicant, and 4) such waiver would not adversely affect the abutting landowners or the general health, safety, and welfare of the Town.

The board debates whether or not Jeremy Purington needs to request the services of a registered architect.

Jeremy states that all materials to be used are in conformity with the ordinance such as wood clapboards, architectural shingles, and brick.

He states that the current impervious surface is at 66% and will be expanding to 70% to make the parking area bigger.

Article 5. 6. Parking layout and Design, 2., *All parking spaces and access drives shall be located at least (5) feet from any side or rear lot line, except for the additional requirements in buffer yards. No parking spaces shall be located in the required front setback unless the Planning Board finds that the visual environment will not be adversely impacted by parking or loading in the setback area.* The parking lot will accommodate six (6) parking spaces.

The board debates on whether or not this is a new building and should comply by the new building in the Village District requirements.

The board requests the following items for the next tentatively schedule meeting:

1. Narrative
2. Setback requirements labeled on map
3. Parking area on map
4. Show all materials to be used and labeled such as façade materials, windows, lighting, etc.
5. Sign requirements and dimensions
6. Ask that he read Article 8 and requirements and that he resubmit a completed application of all requested items.

Linda Kristan made a motion to waive the requirement of a registered architect, Russ Hughes seconded, motion passed (5-0).

The board scheduled a meeting for April 10, 2006 at 6:00 p.m.

3.0 New Business-Nominate Vice Chairman

Tom Nugent made the motion to nominate Russ Hughes as Vice Chairman, Linda Kristan seconded, motion passed (5-0).

4.0 Correspondence-Appeals Board Notice of Public Hearing

Tom Nugent volunteers to attend the public hearing.

Tom Nugent also discusses the importance of “wood boilers” and their impact on the town, Russ Hughes volunteers to do some research and supply for the next meeting, this item to be considered for future ordinance workshops.

- 5.0 Approve Minutes of 2-27-07, Russ Hughes made a motion to approve the minutes of 2-27-07, Ed Mackenzie seconded, motion passed (5-0).
- 6.0 Adjourn- Linda Kristan made a motion to adjourn at 7:58 p.m., Tom Nugent seconded motion passed (5-0).

Respectfully Submitted by: _____
Laurisa Loon, Secretary