

RICHMOND PLANNING BOARD
TUESDAY, JUNE 12, 2007
6:00 P.M.
MINUTES

- 1.0 Call to Order- Chairman Michael Lane called the meeting to order at 6:09 p.m. Members present were Russ Hughes, Linda Kristan, Ed Mackenzie and secretary Laurisa Loon, others present Jan Boucher, Nicole Briand, Jeremy Purington, Burt Batty, Lois Legendre, Jim Edmond, Dari Hurley and Scott McIntire.

Michael Lane designates Ed Mackenzie as a voting member.

Michael Lane states the order of tonight's business: 1.) There will be a brief presentation by the applicant; 2.) The floor will open to public hearing; 3.) Public hearing will close; 4.) The board will deliberate.

- 2.0 Unfinished Business

- 2.1 Jeremy Purington-58 Main Street, Project to Construct Office Building

Jan Boucher gives a narrative on the proposed project. The board would like to include in the plan a condition to remove the brick from the bottom of the building.

Russ Hughes made a motion to move into public hearing, Ed Mackenzie seconded, motion passed (4-0). (*For the full public hearing discussion please refer to audio minutes recorded.*)

Lois Legendre-states she is pleased with Jeremy's Project and questions what the proposed site will look like and questions completion date.

Burt Batty-Questioned curb entrance/and square footage.

Jim Edmond-Supports the project.

Linda Kristan made a motion to come out of public hearing, Ed Mackenzie seconded, motion passed (4-0).

The board discusses Article 4 and finds that the public hearing was properly advertised.

The board waives the requirement for a registered architect.

The board waives the 16' isle width requirement.

The board waives 5' both sides, planting Northwest side.

The board waives the back lot curbing requirement.

Please refer to the attached Finding of Fact for Article 8. Section C. Approval Standards and Criteria.

Russ Hughes made a motion to approve the project as amended and on the conditions of the boards findings, Linda Kristan seconded, motion passed (4-0).

2.2 Jeremy Purington-Alexander Reed Road Subdivision

Jan Boucher gives narrative, reviews new submissions, states there is one (1) significant vernal pool and that there will be a 250' setback from the vernal pool, the subdivision to be built upon first will be the main road site. Traffic engineer to relate traffic study.

Jan Boucher would like clarity and requests waivers be granted, the board grants a waiver for his submission #6.

The requirement of a turnaround per Article 5. Section T. paragraph 8 for "Road D" as shown on the Site Plan, since there will only be one dwelling unit accessed by the road, and the road is only 50'± long from Plummer Road.

The board will discuss waivers 1-5 at the next meeting of the board on June 26, 2007 at 6:00 p.m.

Site Inventory and Analysis-Required Contents

1. Provided
2. Provided
3. Provided
4. Provided
5. Provided (Development Review Fee Paid)
- 6.a. Provided
 - b. Provided
 - c. Provided
 - d. Provided
 - e. Provided
 - f. None
 - g. Provided
 - h. Provided
 - i. Provided
7. Provided
8. Provided
9. Provided

The board finds the Site Inventory and Analysis complete and schedules a site walk for June 26, 2007 at 5:00 p.m.

3.0 New Business

3.1 Scott McIntire-The Old Goat at 33 Main Street Façade Renovation

The board reviews Article 4.I.4.5. Remodeled or Altered Buildings in the Village District. Public Hearing not required.

The board request a copy of the deed.

Scott McIntire gives narrative on proposed façade renovation. All windows to be replaced on the first and second floors with traditional style multi-panel windows. The false aluminum front to be removed. Traditional looking wooden “frame and panel” front which will reflect the buildings original style. Colors to be used for door and sign, green, black and gold leaf trim.

The board finds the materials along with submitted drawings compatible and grants the waiver for the registered architect.

Linda Kristan made a motion to approve the façade application, Russ Hughes seconded, motion passed (4-0).

Please refer to the attached findings of fact.

4.0 Correspondence- Nicole Briand letter of interest of alternate vacant board position.

The board recommends she go before selectman for appointment.

5.0 Approve Minutes of 5-22-07, Linda Kristan made a motion to approve the minutes of 5-22-07, Ed Mackenzie seconded, motion passed (4-0).

6.0 Adjourn- Linda Kristan made a motion to adjourn at 8:31 p.m., Ed Mackenzie seconded motion passed (4-0).

Respectfully Submitted by: _____
Laurisa Loon, Secretary