

**RICHMOND PLANNING BOARD
TUESDAY, SEPTEMBER 25, 2012
TOWN OFFICE MEETING ROOM
6:00 P.M.**

MINUTES

1.0 CALL TO ORDER

Present: Russ Hughes, Jeffrey Severance, Tom Nugent, William Schellinger, Jessica Alexander, Larry Srock and Secretary Ryan Chandler

Others Present: Doug Munzy, Dan Daggett, Donna Colby and Faylin Colby

2.0 UNFINISHED BUSINESS - None

3.0 NEW BUSINESS

Doug Munzy and Dan Daggett: Pre-Application Meeting for 1079 Brunswick Road (R09-007-00) Cluster Development

Doug Munzy and Dan Daggett introduced themselves to the Board. Doug handed out a paperwork package entitled "Richmond Project" to the Board members for their review and then gave a brief overview of the proposed cluster development project. Russ Hughes asked if there would be more than five lots and Doug responded that the plan would involve approximately twenty five lots. Russ asked how large of a common area the plan included and Doug responded that it was currently approximately twenty acres. Russ asked if the existing building on the property would remain and Doug responded that they had discussed many different ideas for the building and that it would be incorporated into the plan in some capacity. Russ asked if they were considering mobile homes in the cluster development and both Doug and Dan stated that this was their intention. Dan asked the Board about a possible amendment to the Richmond Land Use Ordinance to allow mobile home parks or contract rezoning in the Agricultural District. Secretary Ryan Chandler read Article One, Section H of the Richmond Land Use Ordinance on amendment changes and Russ questioned if the Planning Board rejected an application for a mobile home park or contract rezoning could the applicants then go to the Board of Appeals. Ryan said that he would research the answer for them.

Thomas Sullivan, Daniel Chapman and Donna Colby: Removal and Replacement of Older Mobile Homes in the Village District

Donna Colby gave a brief explanation of her request to remove the older mobile home from her property in the Village District and replace it with a newer mobile home. Secretary Ryan Chandler went thru Articles Two, Four and Five of the Richmond Land Use Ordinance with the Planning Board. The Board requested that Ryan ask the Maine Municipal Association for clarification because of the nonconforming structure definition for older mobile homes. Ryan said that he would research the answer for them

Review Article Four of the Richmond Land Use Ordinance for Addition, Deletion or Change Suggestions

Secretary Ryan Chandler gave a brief overview of the newly planned 1990 Richmond Comprehensive Plan update and handed out a memo from Community and Business Development Director Vicki Boundy. The Board discussed the impact of the updates to the revisions of the Richmond Land Use Ordinance and decided to ask Vicki to the next Planning Board meeting for an overview of the Comprehensive Plan update. The Board also decided not to continue its review of the land use articles until getting updated information from Vicki.

4.0 CORRESPONDENCE

The Board received an application for the alternate member opening from Rick McKellar. They would like to conduct the interview during the next Planning Board meeting on October 23, 2012.

5.0 APPROVE MINUTES OF JULY 24, 2012

William Schellinger made a motion to approve the minutes of August 28, 2012, Jeffrey Severance seconded, motion passed (6-0)

6.0 ADJOURN

Jessica Alexander made a motion to adjourn at 7:30 p.m., William Schellinger seconded, motion passed (6-0).