

Town of Richford
Planning Commission Meeting
Minutes of 2/12/2024

Meeting called to order @ 6:05pm

Members Present: Mark Waterhouse, Renee Patterson, Jacques Desautels, and Arthur Pond

Guests: John Libbey - Zoning Administrator, Emily Klofft - NRPC, and Luke Slomba - NRPC/Americorp

Adjustment: None

New Business:

- a) Proposed Zoning District Change - John requested, on behalf of the Selectboard, to change the Rural Residential zoning district currently on a section of the Hardwood Hill Road to Agricultural. The Selectboard would like to acquire additional land near the current town garage for future construction of a new building for the town's highway department. Rural Residential does not allow for commercial 2 uses but Agricultural would with DRB approval. The difference between the requirements RR - 1 acre(½ acre if on town water & sewer) and 100 ft road frontage, Ag - 2 acres and 200 ft road frontage. The RR begins at 463 Hardwood Hill with Chet Parsons farmland and continues to Dan Parsons at 320 Hardwood Hill. The land surrounding it is already Agricultural.

Arthur Pond made a motion to amend the zoning district beginning at 463 Hardwood Hill Road to 320 Hardwood Hill from Rural Residential district to Agricultural district as requested. Jacques seconded the motion. Motion passed, Yes - 3, abstained - 1.

- b) Town Plan Kick-off - Emily shared project goals and schedule to review. Information will be shared at Town meeting to notify community of the project and opportunity for input via survey and town hall meeting discussion. Luke presented comparison data regarding population demographics, housing and economy with the past and neighboring communities. Discussion regarding strengths/weakness and opportunities/threats as a starting point.

Old Business:

- a) Community outreach - no action.
- b) Website Maintenance - no action
- c) Ongoing review of Town Plan - no action except discussion under new business.

Minutes: Mark made a motion to accept the minutes of 1/8/24 as presented. Arthur 2nd, motion passed unanimously.

Other:

Meeting adjourned @ 7:41pm.

Respectfully submitted,
Renee J Patterson, Board Chairperson