

***Town of Richford***  
Planning Commission Meeting  
Minutes of 4/8/2024

Meeting called to order @ 6:04pm

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

Guests: John Libbey - Zoning Administrator, Wallace Steinhour - Selectboard Chair, Rowena Brown- DRB Chair, Chet & Kate Parson, Jane Martin

**Public Hearing of Proposed Zoning District Change:**

Hearing 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.

Questions were asked regarding how this change would affect the existing properties. John explained that the current properties would require the necessary road frontage and acreage of 200' and 2 acres in order to subdivide and only one property is already grandfathered as a non-conforming lot under the Rural Residential district. Discussion around water & sewer lines and other concerns that are not pertinent to this hearing. The Selectboard will warn and hold a hearing in regards to the proposed purchase and use of the area near the Town Garage in the near future.

Without any other comments or questions, Arthur made a motion to change the Rural Residential zoning district from 463 Hardwood Hill Road to 320 Hardwood Hill Road to Agricultural. Mark seconded the motion and it passed unanimously.

Other:

Meeting adjourned @ 6:30pm.

Respectfully submitted,  
Renee J Patterson, Board Chairperson