



O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

September 23, 2021

Keith Osborne
Zoning Administrator
Town of Richmond
203 Bridge Street, Richmond, VT

RE: Noyes Properties, LLC
Railroad Street – Richmond, VT
Richmond Market Site Plan & Boundary Line Adjustment

Dear Keith:

We are writing on behalf of Noyes Properties, LLC c/o Dan Noyes to apply for Site Plan review of a proposed 18,750 SF grocery store with an associated 75 space parking lot near the end of Railroad Street. In order to construct the facility, the project requires a boundary line adjustment to dissolve a property line between an existing parcel at 198 Railroad Street (1.67 acres) and another existing parcel at 160 Railroad Street (0.88 acres) to create a single parcel at 2.55 acres. The parcel will be accessed off Railroad Street and the newly approved 30' right-of-way established for Whistle Stop Lane. The project is located within the Village Commercial Zoning District, the Designated Village Center, and is an allowed use in the district. The existing use on the property is outdoor and indoor storage associated with Richmond Building Supply. All the existing buildings and impervious area will be removed and re-developed.

The proposed building has been sited, so the building is the primary structure seen as drivers make the left curve on Railroad Street (see building elevations). The parking lot has been proposed on the western side of the building and the truck docks have been hidden, adjacent to the railroad, on the northern side of the building. As shown on the landscaping plans, a sidewalk, 5' greenbelt and street trees are being proposed on the northern side of Railroad Street from the existing Richmond Market parking lot to the new building. In addition, a section of Railroad Street will be overlaid with 1.5" of pavement. The parking lot has been proposed with downcast pole mounted LED lighting fixtures designed to meet the Town lighting standards.

The grocery store is being proposed with municipal water and sewer connections. To serve the building, an existing sewer service and watermain will need to be relocated around the new building. The proposed building will require 1,516 gpd of water and sewer allocation

according to the most recent version of the State Wastewater System and Potable Water Supply Rules.

A traffic study has been completed for the proposed facility. Based on ITE trip generation tables, the facility is estimated to produce 110 Peak PM Trips. The traffic study estimates, of the 110 trips, 61 trips are expected to be by-pass trips based on the ITE manual. While primary trips represent people who leave their home, workplace, or other point of origin to expressly visit the site, bypass trips represent vehicles that currently pass by the site and who, when proposed development is built, turn into the site on their way to another destination. In addition, the study assumes the traffic currently produced by the other uses on Railroad Street will remain the same, for example, the existing Richmond Market will be replaced by a use that generates an equivalent amount of traffic. The traffic study also includes the traffic associated with the future phases of the Jolina Court development. The traffic study reviewed the existing conditions and impact of the project on the Bridge Street/Railroad St intersection and the Route 2/Bridge Street intersection. The study concludes the project will not have an adverse effect on maintaining good levels of service at the two intersections in the vicinity of the project.

Please find the following information attached

- 1) Signed Boundary Line Adjustment Application
- 2) Signed Site Plan Application
- 3) Development Review Fee - \$325
 - a. \$100 BLA Review
 - b. \$150 Site Plan Review
 - c. \$60 Recording Fee
 - d. \$15 BLA Recording Fee
- 4) Abutters List
- 5) Stamped and addressed envelopes for all abutters
- 6) Traffic Impact Study
- 7) 4 Sets of Plans
 - a. One (1) full size copy
 - b. Three (3) 11x17 copies
 - c. PDF versions of the plan

Sincerely,



Bryan Currier, PE