

Town of Richmond
Planning Commission Meeting
AGENDA

Wednesday, August 4th, 2021, 7:00 PM
Richmond Town Offices, Third Floor Meeting Room
203 Bridge St., Richmond, VT 05477

This meeting is also accessible via Zoom:

Join Zoom Meeting: <https://us02web.zoom.us/j/88419874605>

Meeting ID: 884 1987 4605

Join by phone: (929) 205-6099

For additional information and accommodations to improve the accessibility of this meeting, please contact Ravi Venkataraman at 802-434-2430 or at rvenkataraman@richmondvt.gov.

1. Welcome, sign in and troubleshooting
2. Public Comment for non-agenda items
3. Adjustments to the Agenda
4. Approval of Minutes
 - July 21, 2021
5. Section 248 Notice - Vermont Electric Cooperative and Green Mountain Power
6. Discussion on Performance Standards for Hazardous Materials
7. Discussion on Vehicle Fueling Stations, Powered Vehicle Service, and Powered Machinery Service uses
8. Discussion on Williams Hill Road
9. Discussion on August 18th Meeting Agenda
10. Other Business, Correspondence, and Adjournment

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6. Discussion on Performance Standards

- Page 16: Draft language for hazardous materials performance standards

7. Discussion on Vehicle Fueling Stations, Powered Vehicle Service, and Powered Machinery Service uses

- Page 17: Vehicle Fueling Station draft definition
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8. Discussion on Williams Hill Road

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Richmond Planning Commission
REGULAR MEETING MINUTES FOR July 21, 2021

Members Present:	Virginia Clarke, Lisa Miller, Mark Fausel, Dan Mullen, Chris Granda, Chris Cole, Alison Anand,
Members Absent:	Joy Reap, Jake Kornfeld,
Others Present:	Ravi Venkataraman (Town Planner/Staff)

1. Welcome and troubleshooting

Virginia Clarke called the meeting to order at 7:04 pm.

2. Public Comment for non-agenda items

None

3. Adjustments to the Agenda

Clarke called attention to the "Vehicle and Machine Repair" definitions for agenda item #6.

4. Approval of Minutes

Motion by Chris Granda, seconded by Lisa Miller, to approve the July 7, 2021 Planning Commission meeting minutes. Voting: unanimous. Motion carried.

5 Public Hearing - State Permit References, Nonconforming Lots, and Certificates of Occupancy

Motion by Miller, seconded by Granda, to open the public hearing. Voting: unanimous. Motion carried.

Clarke introduced the topics under consideration, said that there is no public in attendance, asked the commission for comment, and noted that the Town Attorney has provided comment on the draft regulations for the commission's consideration. Ravi Venkataraman and Clarke overviewed the recommendations from the Town Attorney. Clarke said that she recommends the addition of 4.6.2, regarding development rights for lots that are nonconforming other than acreage. Venkataraman said that lots that are nonconforming other than size tend to be nonconforming because of a lack of frontage. Miller asked for the rationale for the proposed changes. Venkataraman said that the proposed changes are to align the zoning regulations with Act 179 and to allow for development on nonconforming lots that may exist in town. Clarke said that no changes are recommended to lot merger language.

Clarke reviewed the reason for changing the references to state permits in the zoning regulations. Clarke discussed the building energy standards reference. Clarke overviewed the performance

standards. Miller said that "highly flammable" is not a term in use, that "flammable" is, and that "highly" should be removed. Granda agreed. Granda asked if these standards includes all possible hazardous materials, referring to the materials previously stored in The Creamery. Clarke asked if "safety hazard" covers materials that are hazardous but not "hazardous materials". Miller recommended referring to federal standards. Granda agreed. Cole suggested including previous sections (h) and (i) that are struck through. Granda agreed. Granda said that "industrial materials" would not fully include the materials in The Creamery and suggested that the new language be "industrial materials and waste". Clarke suggested overlapping old sections (h) and (i) with new section (j), and asked if other terms should be used instead of "industrial". Fausel suggested "hazardous materials and waste". Venkataraman asked for clarification on the old sections (h) and (i) if both sections are to refer to "hazardous materials and waste". Clarke said that the proposed section (h) should be limited to fire and explosives and that the toxic items should be on its own. Granda appreciated the structure and sequencing of standards with the old standards and new standards as it proceeds from broad to focused. Cole identified that proposed section (j) calls for hazardous wastes to be stored within structures. Venkataraman suggested combining sections to have the hazardous wastes references on one line. Cole and Granda clarified that the standard they wanted to keep was the reference to "industrious materials and waste". Cole said that keeping all references to "hazardous materials and waste" to previous section (i). Clarke said that the old and new language must come from state statute. Venkataraman said that the proposed language comes from performance standards from zoning regulations in other municipalities, the logic being that since municipalities cannot administer and enforce state and federal regulations, municipalities are lighter yet specific on what it enforces and when the rules are enforced, "common sense" definitions are applied. Venkataraman said that based on this logic, he recommends that the commission go with the proposed sections (h), (i), and (j). Granda said that the proposed sections (h), (i) and (j) appear heavier than the previous sections (h) and (i) because of its specifics. Venkataraman clarified that he meant lighter because it doesn't crossreference federal and state standards to give the language weight, but that the language is focused to ensure that specifics are enforced. Clarke recommended concluding this subject, revising the document and returning to the item at another meeting.

Clarke introduced the discussion on Certificates of Occupancy, the initial proposed language, the recommended language, and Venkataraman's rationale in the memo. Clarke explained that the reason for the recommended changes is to reduce ambiguity.

Motion by Cole, seconded by Miller, to close the public hearing. Voting: unanimous. Motion carried.

Clarke said that revisions will be made and brought back to the commission at the next meeting.

6. Discussion on Automobile Service Station Uses and Nonconforming Structures

Granda overviewed his proposed revision to the vehicle fueling station definition, keeping in mind future trends, and current vehicular fuels. Miller asked about the Mobil station and the current configuration. Clarke asked about pumping islands and the threshold of four cars per pumping island. Granda recommended removing references to the islands and discuss the number of pumps. Cole suggested changing the language to a maximum of eight vehicles, and inserting "not limited to" after

fuels to keep in mind of future fuels. Cole discussed who has the authority to provide electric fuels. Granda referenced case law specifying that the provision of EV charging does not make the establishment a utility and clarified that the intent of the language about accessory uses is to allow businesses to provide EV charging without them becoming vehicle fueling stations. Cole recommended specifying that public and private EV fueling stations are not vehicle fueling stations. Venkataraman said that with this suggestion, there would be no way for the town to permit a lot to have only EV charging facilities. Clarke suggested connecting EV charging as accessory use to an existing establishment. Venkataraman recommended including "electricity" next to "liquid and gaseous fuels", and setting parameters for accessory uses to make sure the use is accessory. Clarke asked if the latter is an issue the commission needs to consider. Granda said that he predicts that EV charging technology would not be able to rapidly fuel vehicles akin to a gas station. Miller said that to her it didn't matter if a convenience store had many EV charging stations. Clarke said she liked the statement on EV charging as accessory uses considering the current context.

Clarke asked considering allowances for EV charging whether the commission would like to allow "sit-down" uses like restaurants as accessory to the vehicle fueling station, and said that she was in favor of such an allowance. Cole, and Alison Anand agreed. Cole suggested a limitation on the space for the accessory uses. Venkataraman said that 20 to 25 percent of the area of the structure hosting the primary use is customary. Granda asked if the limit would be placed on the entire lot. Clarke said the limitation would be placed on the amount of space within the structure for eating and drinking. Anand asked if the limitation is needed. Clarke said she thought its not. Granda said he had concerns about how the neighboring establishments would react, considering past conversations about the Gateway District and truck stops. Clarke and Dan Mullen mentioned the limitations the Mobil Station site has for accessory uses already. Granda said that uses that would be customarily allowed could creep over through the vehicle fueling station allowances. Venkataraman presented to the commission the plans the Mobil Station team presented during the May 19th Planning Commission meeting as a reference and said that the plans reminded him of a Wawa. Clarke asked if restaurants are customary to gas stations. Cole said it was on the west coast, and made note that considering that there are only three gas stations in town and the long-term financial viability, giving allowances to vehicle fueling stations does not seem like a huge risk and that the gas station patrons would generally be travelers making a quick stop. Mullen said that he likes the focus on off-site consumption, said that he cannot imagine a Wawa-like store competing with local restaurants based on personal experience, and recommended the language "pre-packaged foods for off-premises consumption". Clarke suggested instead "prepared foods for off-premises consumption". Miller noted that past conversations highlighted that the viability of gas stations are dependent on accessory convenience stores.

7. Section 248 Notice - Vermont Electric Cooperative and Green Mountain Power

Venkataraman reviewed the Section 248 notice and plans. Granda described the site and location. Clarke asked about the role of the improved substation with the solar field. Venkataraman said that he figured it would improve the functionality of the solar field but would have to defer to Granda. Granda said that he was not too familiar with the technical aspects of this site. Venkataraman said that based on his understanding and Jeff Forward's comments during the Selectboard meeting, the project would be a minor improvement to the existing substation and would not have a major impact on the area. Anand asked about the location of the nearest houses. Venkataraman said that the nearest dwellings to

the substation are thousands of feet away. Venkataraman reviewed the commission's options to move forward. Granda recommended deferring to Energy Coordinator Jeff Forward to provide comment. Cole said that the project seems like a routine improvement to an existing substation. Mullen said he has to recuse himself from this item and cannot provide comment. Anand asked if the neighbors are aware of the project and have comments. Miller asked for clarification about the public hearing. Venkataraman said that the commission has the right to hold a public hearing with the applicant and the Department of Public Service in attendance. Anand said that holding a public hearing would be a good idea. Granda disagreed, and suggested that the commission should hear from the town Energy Coordinator on how to proceed. Miller and Clarke agreed. Clarke said that she or Venkataraman will reach out to Forward for comments.

8. Discussion on August 4th Meeting Agenda

Clarke said that a discussion on Williams Hill Road will be on the August 4th agenda and asked what the Planning Commission would like to know about this subject. Cole asked for clarification on the commission's role. Venkataraman said that he and the commission have the ability to provide testimony during the hearing for the Selectboard's consideration in their rendering of the decision. Cole said he wanted a better understanding of the basis for giving up a town asset. Cole said the town's ability to restrict access is indirect and is tied with the town's desire to maintain the road. Fausel said the commission needs to find out about the official decision regarding Williams Hill Road and Ancient Roads. Cole said that he does not believe Williams Hill Road is an Ancient Road because it has been on the Town Highways Map since 1931 and asked for additional information about Johnnie Brook Road to see the town's options going forward. Cole asked about the intent of this item during the August 4th meeting. Clarke said that it was for fact-finding and determining the stance of the commission. Cole suggested that Venkataraman reach out to VTrans about the levels of maintenance on Class 4 roads--can the town choose to maintain a swath of the road that would indirectly not allow vehicles--and asked the commission wants to give up an asset, even as a trail. Clarke asked for more information about the petition, and the trails committee's request.

9. Other Business, Correspondence, and Adjournment

Motion by Granda, seconded by Cole to adjourn the meeting. Voting: unanimous. Motion carried. The meeting adjourned at 9:02 pm.

Respectfully submitted by Ravi Venkataraman, Town Planner

Section 248 Notice for VEC/GMP Richmond Project

Denis, Dean <ddenis@vermontelectric.coop>

Fri, Jul 23, 2021 at 2:27 PM

To: Ravi Venkataraman <rvenkataraman@richmondvt.gov>

Cc: "Joslyn L. Wilschek (joslyn@ilovt.net)" <joslyn@ilovt.net>, Debra Bouffard <dbouffard@sheeheyvt.com>

Hi Ravi,

Please find our response, including attachments, from GMP to your questions regarding the VEC/GMP Richmond substation project and 45 day notice.

Thank you,

Dean

- Could you provide elevation drawings of the proposed substation? The existing substation steel structures will remain as they are today with new equipment added inside the structures. The substation yard will be expanded to the northeast and a new 18'W x 26'L x 16'H control building will be built in the northeast corner of the substation yard. The final elevations drawings are being development at this time.
- Could you provide detail sheets on the proposed lighting? See attached cut sheet for the proposed yard lights (VFC-VFS-VFM.pdf) and a photo of a recent installation. The yard lights will only be turned on for emergency needs.
- Regarding the poles, on the plans, it's hard to tell which poles are existing and what you mean by temporary. Could you give us plans of existing conditions that indicate to us the location and height of the existing poles? Regarding the temporary poles, are these for during construction? Please refer to attached file "Richmond Substation Upgrade – Exhibit 2 – Site Plan Rev 7-21-21.pdf" for details on poles. The poles are labeled as New, Existing, or Temporary. Poles labeled as "New" will be installed as part of this project and will remain after the project is completed. Poles labeled "Existing" were installed prior to the project and labeled "To Remain" indicating they will be remain after the project is completed. Poles labeled "Temporary" are being install as part of the project and will be removed upon completion of the project. The location for each pole is on the attached site plan. The length of the New and Temporary poles are also shown on the plans. The length of the Existing poles is 45'. The height of the poles above grade will be approximately 34' for 40' poles, 38.5' for 45' poles, and 43' for 50' poles.
- Do you plan to make any improvements to the landscaping and screening as part of this project? TJ Boyle and associates have reviewed the proposed upgrades to the existing Richmond Substation in Richmond, Vermont (the "Project"). Based on this initial review of potential visibility of the proposed improvements, it is not expected that the Project would result in any significant visibility from the surrounding area. The need for a landscape mitigation plan to screen the proposed upgrades is not anticipated. T.J. Boyle Associates will complete a full aesthetic impact review for inclusion with the petition for a Certificate of Public Good ("CPG"), in which any impacts will be evaluated under the so-called Quechee Analysis. Their preliminary findings indicated that the Project will not result in undue adverse impacts to the aesthetic and scenic and natural beauty of the area.

[Quoted text hidden]

3 attachments



IMG_5810.JPG
7647K

 **VFC-VFS-VFM (1).pdf**
1397K

 **Richmond Substation Upgrades - Exhibit 2 - Site Plan REV 7-21-21.pdf**
347K



Project Name:

Part Number:

Type:



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FEATURES

- Low profile die-cast aluminum housings available in 5 sizes
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- Fully adjustable NEMA 7x6 distribution or Optional NEMA 5x5
- Adjustable Knuckle, Trunnion, Slip fitter, Pole, and Tenon Adapter mounting options²
- **3000K, 4000K & 5000K CCT Selectable via Integral window selector**
- **4-Level Field Adjustable Output (FAO) allows individual luminaire lumen output control**
- **Embedded Electronic photocell with override switch (std.)**
- 120-277V Universal Voltage or 347V-480V High Voltage³
- 0-10V Dimmable Driver (std.)
- 6kV Surge protection (std.); 2.5kV on VFC model
- **5 wire 3' 600V power cord provided standard**
- Calculated L70 >100,000 hrs @ 25°C per TM-21-11
- IP66 Rated Luminaire
- 5 Year Warranty
- ETL Listed for Wet Locations, suitable for ground mounting
- DesignLights Consortium® Premium Qualified Luminaire

¹Contact factory for pricing and availability²Mounting options vary by size.³347-480V available only in 14L Lumen Package

SUITABLE APPLICATIONS

- Landscape • Flag Pole • Wall Wash • Signage • Spot and Flood Light • Elevation Illumination



ORDERING GUIDE

SERIES	LUMENS	VOLTAGE	CCT	DISTRIBUTION	MOUNTING	CONTROLS	FINISH ¹
VFC Compact	2L 2,000 lm	U 120-277v	CCTS CCT Selectable 3K, 4K, 5K	W 7x6 Wide M 5x5 Medium	KNK 1/2" Knuckle Mount (Std)		BRZ
					TRN Trunnion Mount		BLK
					TR Knuckle with 2-3/8" vertical tenon adapter		WHT SLV
VFS Small	5L 5,000 lm 7L 7,000 lm	U 120-277v			KNK 1/2" Knuckle Mount (Std)		
					TRN Trunnion Mount		
					TR Knuckle with 2-3/8" vertical tenon adapter		
VFM Medium	10L 10,000 lm 14L 14,000 lm	U 120-277v			KNK 1/2" Knuckle Mount	CR3 ⁵ 3-Pin NEMA Receptacle	
					TRN Trunnion Mount (Std)		
		HV ³ 347-480v			SLPF 2-3/8" Adjustable Slip Fitter PMB Pole Mount Bracket		CR7 ⁵ 7-Pin NEMA Receptacle

OPTIONS - FACTORY INSTALLED

CORD/6FT ³	6ft 5-Conductor cord without a plug (120V-277V)
CORD/10FT ³	10ft 5-Conductor cord without a plug (120V-277V)
SP1 ^{3,4}	10KA 120-277V Univolt Surge Protector
SP2 ^{3,4}	22KA 120-277V Univolt Surge Protector
SP480V ²	20kA Max 480V Surge Protector
FUSE/SXXX ⁵	Fuse - Single-line Voltage (120, 277 or 347) - Contact Factory
FUSE/DXXX ⁵	Fuse - Dual-line Voltage (208V, 240V or 480V) - Contact Factory

ACCESSORIES

xxx/Visor ⁶	Reversible Visor/Glare Shield
JP275	Shorting Cap for CRx NEMA Receptacle
TLPC/UNV	Photocell for use w/ CRx option (120-277V)
TLPC/HV	Photocell for use w/ CRx option (347-480)

¹Available in 14L Lumen Package only²Bronze finish standard, Consult factory for pricing & availability of other finishes; subject to longer lead-times³Not Available with HV Option⁴VFS & VFM Only⁵VFM Only⁶xxx = Corresponding series VFC, VFS, VFM



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VFS-5L-U-CCTS-W-KNK-BRZ
VFS-7L-U-CCTS-W-KNK-BRZ

VFM-10L-U-CCTS-W-TRN-BRZ
VFM-14L-U-CCTS-W-TRN-BRZ

*AVAILABLE IN 30K, 40K, & 50K

LED SYSTEMS INFO ¹		3000K				4000K			5000K			DLC Listing	
Part Numbers	Optic	Lumens	Efficacy	BUG Rating	Lumens	Efficacy	BUG Rating	Lumens	Efficacy	BUG Rating	Watts ²		
VFC-2L	Medium (5x5)	Full	1943	121.8	B2-U0-G0	2090	135.5	B2-U0-G0	2012	126.5	B2-U0-G0	15.9	PREMIUM
		Set 1 (90%)	1826	123.1	B2-U0-G0	1965	136.9	B2-U0-G0	1891	127.9	B2-U0-G0	14.8	
		Set 2 (80%)	1632	123.3	B1-U0-G0	1756	137.1	B2-U0-G0	1690	128.1	B1-U0-G0	13.2	
		Set 3 (70%)	1418	123.5	B1-U0-G0	1526	137.4	B1-U0-G0	1469	128.3	B1-U0-G0	11.4	
	Wide (7x6)	Full	2027	127.5	B1-U0-G0	2189	142.1	B1-U0-G0	2154	134.6	B1-U0-G0	16.0	
		Set 1 (90%)	1905	128.8	B1-U0-G0	2058	143.7	B1-U0-G0	2025	136.1	B1-U0-G0	14.9	
		Set 2 (80%)	1703	129.0	B1-U0-G0	1839	143.9	B1-U0-G0	1809	136.2	B1-U0-G0	13.3	
		Set 3 (70%)	1480	129.3	B1-U0-G0	1598	144.1	B1-U0-G0	1572	136.5	B1-U0-G0	11.5	
VFS-5L	Medium (5x5)	Full	5114	123.6	B3-U0-G1	5442	137.4	B3-U0-G1	5279	128.4	B3-U0-G1	41.1	
		Set 1 (90%)	4603	126.4	B3-U0-G1	4898	140.6	B3-U0-G1	4751	131.4	B3-U0-G1	36.2	
		Set 2 (80%)	4091	125.1	B3-U0-G1	4354	139.2	B3-U0-G1	4223	130.1	B3-U0-G1	32.5	
		Set 3 (70%)	3631	129.0	B3-U0-G1	3864	143.5	B3-U0-G1	3748	134.1	B3-U0-G1	27.9	
	Wide (7x6)	Full	5236	124.4	B2-U0-G1	5575	140.1	B3-U0-G1	5489	130.7	B3-U0-G1	42.0	
		Set 1 (90%)	4712	127.2	B2-U0-G1	5018	143.3	B2-U0-G1	4940	133.7	B2-U0-G1	37.0	
		Set 2 (80%)	4189	126.0	B2-U0-G1	4460	141.8	B2-U0-G1	4391	132.3	B2-U0-G1	33.2	
		Set 3 (70%)	3718	129.9	B2-U0-G1	3958	146.2	B2-U0-G1	3897	136.4	B2-U0-G1	28.6	
VFS-7L	Medium (5x5)	Full	6366	121.7	B3-U0-G1	6929	134.3	B3-U0-G1	6704	125.5	B3-U0-G1	53.4	
		Set 1 (90%)	5729	123.1	B3-U0-G1	6236	135.8	B3-U0-G1	6034	127.0	B3-U0-G1	47.5	
		Set 2 (80%)	5156	124.8	B3-U0-G1	5612	137.7	B3-U0-G1	5430	128.7	B3-U0-G1	42.2	
		Set 3 (70%)	4584	128.9	B3-U0-G1	4989	142.2	B3-U0-G1	4827	132.9	B3-U0-G1	36.3	
	Wide (7x6)	Full	6589	123.4	B3-U0-G1	7147	138.2	B3-U0-G1	6861	128.0	B3-U0-G1	53.6	
		Set 1 (90%)	5930	124.8	B3-U0-G1	6432	139.8	B3-U0-G1	6175	129.4	B3-U0-G1	47.7	
		Set 2 (80%)	5337	126.5	B2-U0-G1	5789	141.7	B3-U0-G1	5557	131.2	B3-U0-G1	42.3	
		Set 3 (70%)	4744	130.6	B2-U0-G1	5146	146.4	B2-U0-G1	4940	135.5	B2-U0-G1	36.4	
VFM-10L	Medium (5x5)	Full	10058	122.5	B4-U0-G1	10925	138.1	B4-U0-G1	10371	130.1	B4-U0-G1	79.7	
		Set 1 (90%)	9455	123.8	B4-U0-G1	10270	139.6	B4-U0-G1	9749	131.5	B4-U0-G1	74.1	
		Set 2 (80%)	8549	127.0	B4-U0-G1	9286	143.2	B4-U0-G1	8815	134.9	B4-U0-G1	65.4	
		Set 3 (70%)	7443	127.7	B3-U0-G1	8085	144.0	B4-U0-G1	7675	135.6	B4-U0-G1	56.6	
	Wide (7x6)	Full	10537	128.2	B3-U0-G2	11464	144.7	B3-U0-G2	11153	135.0	B3-U0-G2	82.6	
		Set 1 (90%)	9905	129.6	B3-U0-G2	10776	146.3	B3-U0-G2	10484	136.5	B3-U0-G2	76.8	
		Set 2 (80%)	8956	132.9	B3-U0-G1	9744	150.0	B3-U0-G2	9480	140.0	B3-U0-G1	67.7	
		Set 3 (70%)	7797	133.6	B3-U0-G1	8483	150.9	B3-U0-G1	8253	140.7	B3-U0-G1	58.6	
VFM-14L	Medium (5x5)	Full	12757	123.9	B4-U0-G1	13239	133.7	B4-U0-G1	13172	124.0	B4-U0-G1	106.2	
		Set 1 (90%)	11864	125.2	B4-U0-G1	12312	135.2	B4-U0-G1	12250	125.4	B4-U0-G1	97.7	
		Set 2 (80%)	10716	126.9	B4-U0-G1	11121	137.0	B4-U0-G1	11064	127.0	B4-U0-G1	87.1	
		Set 3 (70%)	9440	129.1	B4-U0-G1	9797	139.4	B4-U0-G1	9747	129.3	B4-U0-G1	75.4	
	Wide (7x6)	Full	13189	124.2	B3-U0-G2	14298	139.0	B3-U0-G2	13847	129.8	B3-U0-G2	106.7	
		Set 1 (90%)	12266	125.5	B3-U0-G2	13297	140.5	B3-U0-G2	12878	131.2	B3-U0-G2	98.2	
		Set 2 (80%)	11079	127.2	B3-U0-G2	12010	142.3	B3-U0-G2	11631	132.9	B3-U0-G2	87.5	
		Set 3 (70%)	9760	129.4	B3-U0-G1	10581	144.8	B3-U0-G2	10247	135.3	B3-U0-G1	75.8	

¹Values are nominal, see IES file for more detail ²Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

EPA RATINGS AND VIBRATION CHART

	LUMEN PACKAGE	KNK		TRN		PMB		SLPF		WEIGHT
VFC	2L - 2,000 lm	0.28	3G	0.26	3G					2.4 lbs
VFS	5L - 5,000 lm / 7L - 7,000 lm	0.39	3G	0.37	3G					3.5 lbs
VFM	10L - 10,000 lm / 14L - 14,000 lm	0.57	1.5G	0.55	3G	0.65	3G	0.64	3G	6.2 lbs

* EPA Ratings listed assume fixture is mounted horizontally. For adjustable mounting options, EPA will vary with selected angle.



VALUE FLOOD SERIES

COMPACT, SMALL, MEDIUM

SPECIFICATIONS

CONSTRUCTION

The Value Flood Series features a slim profile die-cast aluminum housing available in 5 different sizes for a fully scalable solution. The low-profile die-cast aluminum housings are provided with a durable bronze polyester powder coat finish tailored to withstand extreme weather changes without cracking or peeling (Optional ILP White (WHT), Black (BLK), or Silver (SLV) wet paint finishes available; Consult factory for alternate finishes). The driver cover seals to the housing with a one-piece silicone gaskets creating an IP66 rating for maximum ingress protection. Salt Spray tested for 500 hrs.

OPTICS

The IP66 silicone gasket sealed optical chamber utilizes UV stabilized polycarbonate refractive optics to provide exceptional coverage in NEMA Types 7Hx6V (std.) or optional 5Hx5V. CCT selectable via an integral CCT selector dipswitch (3000K, 4000K, & 5000K per ANSI C78.377 standard & ≤5 SDCM). Consult factory for availability of alternate CCTs. Minimum CRI of 70. Optional visor accessory is available for additional cut-off.

ELECTRICAL

High-performance driver features over-voltage, under-voltage, short circuit and over temperature protection. 0-10V dimming (10% - 100%) standard. Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac). L70 >100,000 hrs. in accordance of IESNA TM-21-11 Projected values at 25°C Ambient temperature. Total harmonic distortion: 0.90. Input power stays constant over life. Minimum 6kV surge rating (VFC-2L 2.5kV) meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2). Additional protection is available in 10kV and 20kV options. Integral Field Adjustable Output (FAO) device allows for easy tuning of luminaire light levels for individual site conditions (70%, 80%, 90%, 100%).

THERMAL

The Value Flood Series features an array of High-efficacy midpower LED's on a metal core board. The LED board is mounted directly to a cast aluminum housing with heat dissipating fins to provide excellent thermal performance extending the life of electronic components. Operating Ambient Temperature: -40°C to +50°C (-40°F to 122°F).

INSTALLATION

The versatile Value Flood Series comes with 4 optional housing dependent mounting methods. A fully adjustable ½" male NPS knuckle (KNK), Adjustable Slip fitter (SLPF) to mount to any vertical or horizontal tenon 2" pipe (2-3/8" OD), a heavy gauge cold rolled steel trunnion bracket (TRN), or adjustable pole mounting bracket (PMB), see table on page 2 for mounting compatibility and vibration ratings. Vertical tenon adapter accessory allows knuckle models to mount to an 2-3/8" vertical tenon. All mounting methods are provided with a 5-wire 3' outdoor rated cord for wiring.

CONTROLS

Integral embedded IP66 rated electronic photocell provides dusk/dawn control with an optional override switch to by-pass the photocell when required comes standard. Factory installed 3-Pin & 7-Pin ANSI C136.41 Control Receptacle Options available on VFM only. Twist lock photocells sold separately (See accessories).

WARRANTY

5 Year Warranty (Terms and Conditions apply). See Website for more details. <https://www.ilp-inc.com/documents/>

CERTIFICATIONS

ETL Listed for wet locations, suitable for ground mounting. Tested in accordance with IESNA LM-79 and LM-80 standards. IP66 rated Luminaire per IEC 60598. DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.



VALUE FLOOD SERIES

COMPACT, SMALL, MEDIUM

MOUNTING OPTIONS

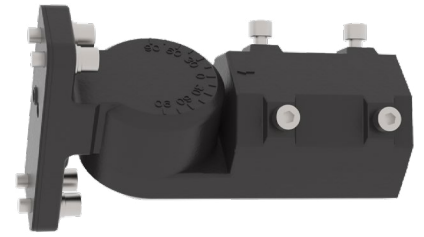
TRN - Trunnion/Yoke Mount (All Models)



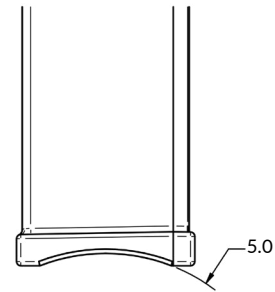
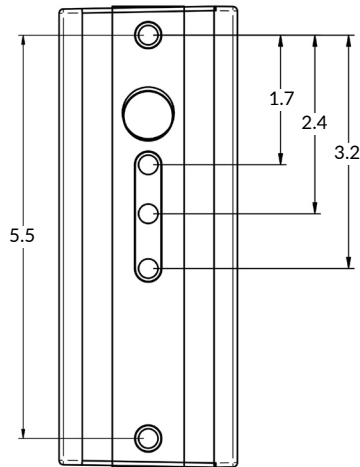
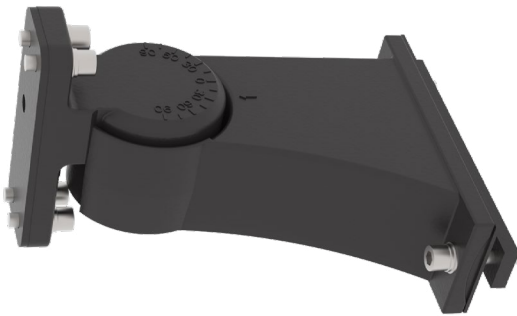
KNK 1/2" Knuckle (All Models)



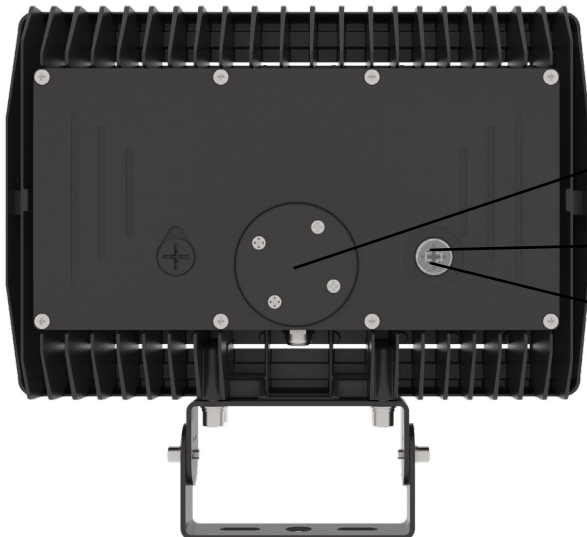
SLPF - 2-3/8" Slip Fitter (VFM Only)



PMB - Pole Mount Bracket (VFM only)



ADDITIONAL FEATURES



Optional Twist Lock NEMA 3-PIN Photocontrol Receptacle (VFM only)

CCT, Lumen, & Photocell Quick Access Switches

Integrated Photocell

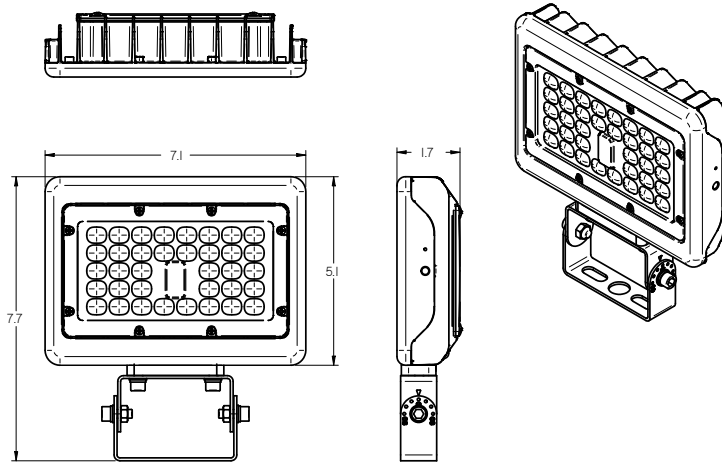


VALUE FLOOD SERIES

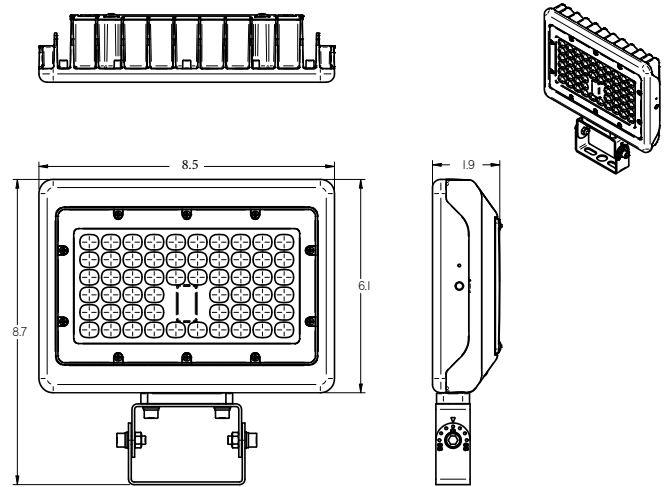
COMPACT, SMALL, MEDIUM

LINE DRAWINGS

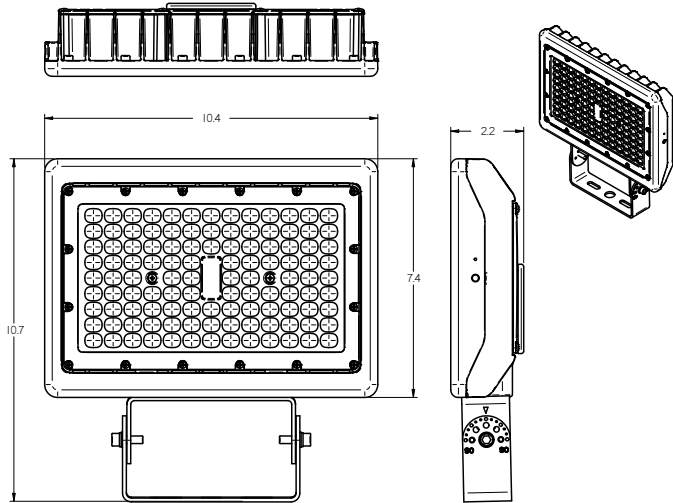
VFC 2L Dimensions



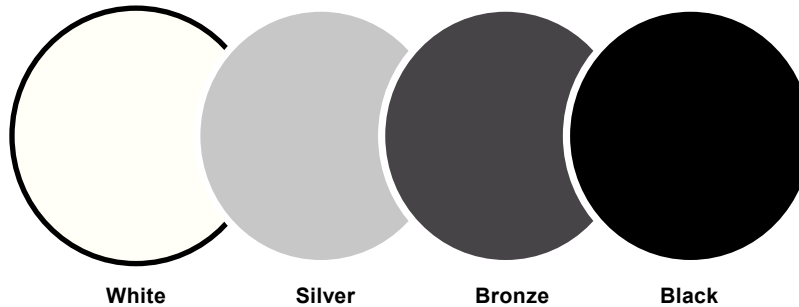
VFS 5L/7L Dimensions



VFM 5L/7L Dimensions



FACTORY SELECT FINISH GUIDE



White

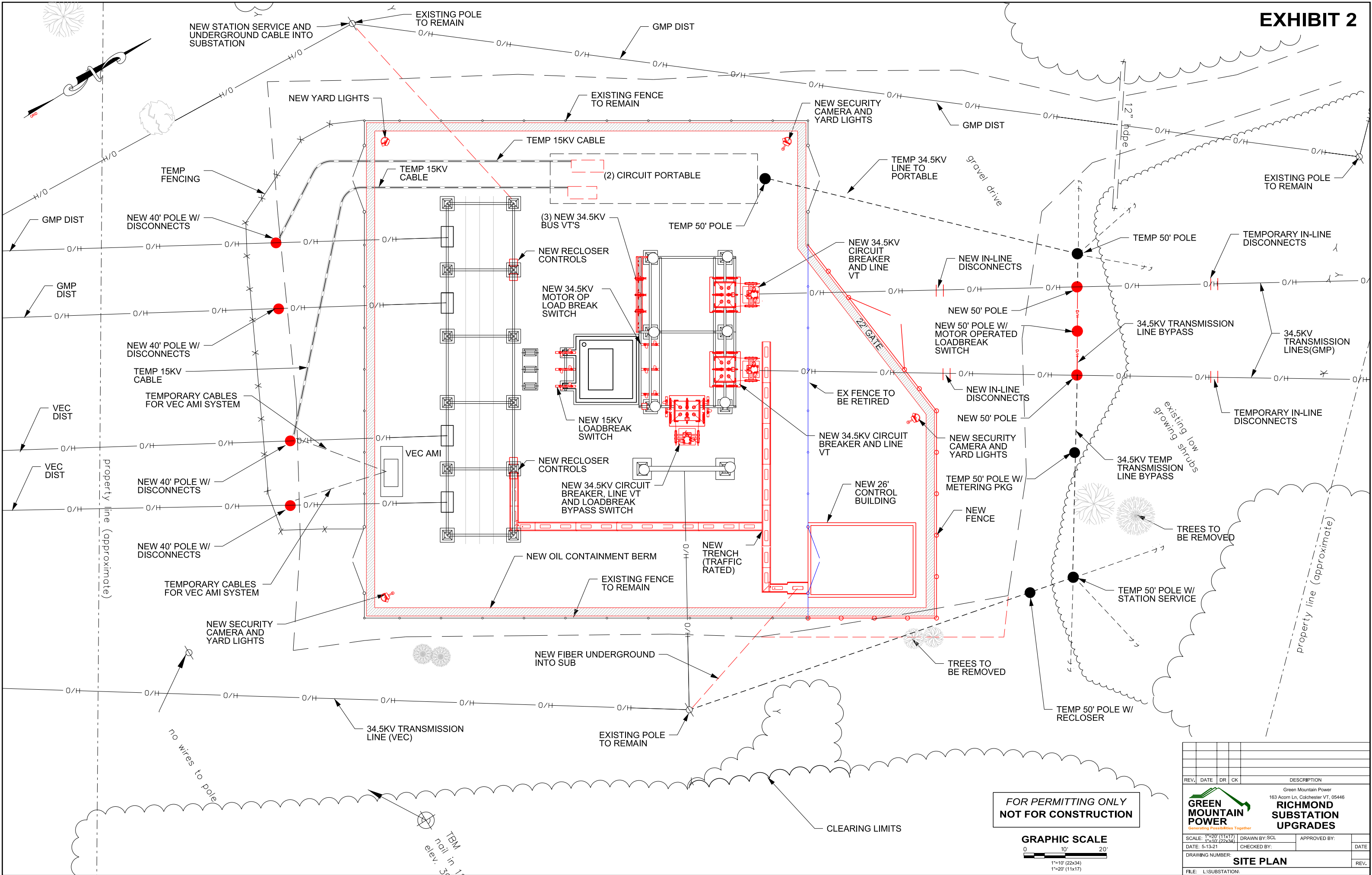
Silver

Bronze

Black

COLOR NAME AND DESCRIPTION	SHEEN	PRICING
WHT - ILP White	SEMI GLOSS	Contact Factory for Pricing
SLV - ILP Silver - Ultrasonic Chrome	GLOSS	Contact Factory for Pricing
BRZ - ILP Bronze	SEMI GLOSS	Standard
BLK - ILP Black	SEMI GLOSS	Contact Factory for Pricing

**COLORS SHOWN ABOVE ARE TO BE USED AS REFERENCE, NOT EXACT MATCH.
PLEASE REQUEST PAINT CHIPS FOR EXACT MATCH.**



**FOR PERMITTING ONLY
NOT FOR CONSTRUCTION**



REV.	DATE	DR	CK	DESCRIPTION

Green Mountain Power
163 Acorn Ln, Colchester VT, 05446

**RICHMOND
SUBSTATION
UPGRADES**

SCALE: 1"=20' (11x17)
DATE: 5-13-21
DRAWING NUMBER: **SITE PLAN**

DRAWN BY: SCL
CHECKED BY:
APPROVED BY:
DATE:
REV:
FILE: L:\SUBSTATION

Hazardous materials performance standards (5.6.3) 7.22.21 (state permitting amendment)

5.6.3 Performance standards *(this is likely to be renamed and renumbered in the new RZR organization)*

a) Sounds resulting from the activity shall meet the requirements of Section 4.10, *Noise*, of these Zoning Regulations.

b) Exterior lighting of any kind shall meet the requirements of Section 4.11, *Exterior Lighting*, of these Zoning Regulations.

c) No vibration resulting from the activities shall be measurable at the lot lines.

d) No odors resulting from the activities shall be discernible at the lot lines.

e) Smoke emissions shall not exceed number two (2) on the Ringelman Chart.

f) No dust, dirt or fly-ash shall exceed two-tenth (0.2) grain per cubic foot of flue gas at a stack temperature of five hundred (500) degrees Fahrenheit.

g) No noxious gases resulting from the activity shall be discernible at the lot lines.

h) ~~Industrial~~ **Hazardous or toxic materials and** wastes shall be stored **on** and removed from ~~a the lot in~~ **without causing detrimental effects to the** adjacent lots, or ~~create a public nuisance or pollute the environment.~~ **to public or environmental health.** These **substances** shall be stored **only** within a structure.

i) All uses, **including the storage of flammable liquids in above or below ground tanks,** shall comply with all Federal and State regulations for the use, storage, hauling and disposal of hazardous materials and wastes.

j) No fire, explosives, radioactive material or other safety hazard shall be permitted that endangers public health, safety or welfare, or neighboring properties or public facilities; or that results in a significantly increased burden on municipal facilities or services.

~~j) k)~~ No heat shall be discernible at the lot lines.

7. Definitions (replacement, see below)

Vehicle Fueling Station -- Any building, land area, or other premises, or portion thereof, used for the retail dispensing or sales of liquid or gaseous vehicular fuels including gasoline, diesel, kerosene, ethanol, ammonia, methane (including natural gas), propane, or hydrogen. ~~For liquid or gaseous vehicular fuels,~~ There must be no more than two pumping islands allowing for a maximum of eight vehicles pumping to receive liquid or gaseous fuel at one time. In addition, Vehicle Fueling Stations must offer at least one Level 2 (240 V AC output) or DC Fast Charger electric vehicle charging station for public use. The free or retail dispensing of electricity as vehicle fuel within approved on-street or off-street parking spaces, or incidental to the use to a structure, shall not constitute a Vehicle Fueling Station. Customary accessory uses for Vehicle Fueling Stations include the retail sales of vehicle accessories, food and beverages prepared for off-premises consumption, and other convenience store items. -

7. Definitions (markup from the current RZR)

Replace: ~~Automobile service station~~ **Vehicle Fueling Station** -- Any building, land area, or other premises, or portion thereof, used for the retail dispensing or sales of liquid or gaseous vehicular fuels including gasoline, diesel, kerosene, ethanol, ammonia, methane (including natural gas), propane, or hydrogen. ~~servicing and repair of automobiles and light trucks; and including as an accessory use the sale and installation of lubricants, tires, batteries, and similar vehicle accessories.~~ ~~For liquid or gaseous vehicular fuels,~~ There must be no more than two pumping islands allowing for a maximum of eight vehicles pumping to receive liquid or gaseous fuel at one time. In addition, Vehicle Fueling Stations must offer at least one Level 2 (240 V AC output) or DC Fast Charger electric vehicle charging station for public use. The free or retail dispensing of electricity as vehicle fuel within approved on-street or off-street parking spaces, or incidental to the use of a structure, shall not constitute a Vehicle Fueling Station. ~~This definition does not include any other uses, such as restaurants, delis, car washes, etc. which may only be allowed under separate review and approval under these zoning regulations.~~ Customary accessory uses for Vehicle Fueling Stations include the retail sales of vehicle accessories, food and beverages prepared for off-premises consumption, and other convenience store items. -

Alternatives

Powered Vehicle Service: A commercial establishment, including land and buildings, for which the principal use is the repair of automobiles, sport utility vehicles (SUVs), trucks, motorcycles, or other powered vehicles that may be legally used for highway transportation. Include the sale and/or leasing of powered vehicles and accessory products, general vehicle repair shops, rebuilding and/or reconditioning shops, and body shops. Includes the sale and installation of parts and accessories for use by powered vehicles. Includes powered vehicle sales and leasing, limited in conformance with these regulations.

Powered Machinery Service: A commercial establishment, including land and buildings, for which the principal use is the repair of powered machinery including powered vehicles no legal for highway transportation, powered farming equipment, powered landscaping equipment, and other small, powered machinery. Includes the sale and/or leasing of powered machinery and accessory products and powered machinery rebuilding and/or reconditioning shops. Includes powered machinery sales and leasing, limited in conformance with these regulations.

TO: Richmond Planning Commission

FROM: Ravi Venkataraman, Town Planner

DATE: July 29, 2021

SUBJECT: Williams Hill Road

Provided below is a timeline of events regarding the topic of Williams Hill Road:

- June 7, 2021 - The Richmond Trails Committee discusses with the Selectboard during the Selectboard meeting the possibility of creating a trail for bicycles and pedestrians on the Class 4 section of Williams Hill Road. Concerns were raised about the legitimacy of Williams Hill Road, and--in contrast with the topic under consideration--the possibility of discontinuing Williams Hill Road.
- June 21, 2021 - The Town received a petition with 163 signatures requesting that the Selectboard hold a hearing to consider the discontinuance of Williams Hill Road from 1360 Williams Hill Road to where the road intersects with Palmer Lane and Beatty Lane. During the June 21, 2021 Selectboard meeting, the Selectboard acknowledged receipt of the petition, and discussed the legitimacy of Williams Hill Road, and the possibility of surveying the road.
- July 6, 2021 - The Selectboard set the petitioned public hearing date for September 21, 2021 at 6 pm and a site visit of Williams Hill Road for September 14, 2021 at 6 pm.
- July 19, 2021 - The Selectboard approves the hiring of Button Land Surveyors (Chris Haggerty) to survey Williams Hill Road and the modification of the public hearing notice to better define the segment under consideration for discontinuance.

This memo delves further into detail about the status of Williams Hill Road and Class 4 roads in general.

Ancient Roads and Class 4 Roads

With changes to statute in 2006, the overall goal of the town's Ancient Roads Committee were to identify "unidentified corridors" and either reestablish them as roads or discontinue them. Under 19 V.S.A. §302(a)(6):

Unidentified corridors are town highways that:

(i) have been laid out as highways by proper authority through the process provided by law at the time they were created or by dedication and acceptance; and

(ii) do not, as of July 1, 2010, appear on the town highway map prepared pursuant to section 305 of this title; and

(iii) are not otherwise clearly observable by physical evidence of their use as a highway or trail; and

(iv) are not legal trails.

The category of "unidentified corridors" came into existence in July 1, 2010. In advance of this classification coming into existence, the Town voted for a mass discontinuance of all ancient roads on April 19, 2010.

In comparison, a "Class 4 town highway" is a legally established town highway that is not a Class 1, 2, or 3 town highway.

The class 4 portion of Williams Hill Road was not part of any discussions regarding ancient roads because it has been on the town highways map since 1931. Because Williams Hill Road is on town highways maps prior to July 1, 2020, it was never considered an "unidentified corridor", or an "ancient road".

The Town does not have on file any surveys of this particular segment of Williams Hill Road. Parts of this segment of Williams Hill Road have been surveyed as part of property surveys. These surveys are enclosed for your consideration.

Next Steps

The Selectboard will hold a public hearing on September 21, 2021 on the segment of Williams Hill Road under question. This public hearing is quasi-judicial--resembling a court of law or a judge. Testimony can be provided during the public hearing, or prior to the hearing in written form. After the public hearing, the Selectboard will have to issue a decision within 60 days of the public hearing. The decision will be one of three outcomes:

- Discontinue the segment of Williams Hill Road
- Retain the segment as a Class 4 Road
- Retain the segment but change its status to a Legal Trail

After the decision is issued, the public has the right to appeal the decision to Vermont Superior Court within 30 days of issuance.

If the road is discontinued, under 19 V.S.A. 305(j), the right-of-way would return to the lots to which it originally belong if this can be determined, and if not, the right-of-of way would be equally divided between the owners of lands on each side.

With the discontinuance of roads, the Selectboard is essentially electing to remove it from the Town Highway Map. The process would not end the question of if the road actually existed; interested parties could ask the court to decide if the road actually existed.

Additional details about the survey the Selectboard has contracted will be provided once the survey work is complete.

TOWN OF RICHMOND
NOTICE OF EXAMINATION OF PREMISES AND
PUBLIC HEARING TO CONSIDER DISCONTINUANCE OF A PORTION OF
THE CLASS 4 SECTION OF TOWN HIGHWAY 20 ALSO KNOWN AS
WILLIAMS HILL ROAD AND/OR PALMER ROAD

Having received a petition from at least five percent of the Town's voters, and pursuant to the requirements of Title 19, Chapter 7 of the Vermont Statutes Annotated, the Town of Richmond Selectboard will conduct an examination of the premises and a public hearing to consider the discontinuance of a portion of the class 4 section of Town Highway 20, also known as Williams Hill Road and/or Palmer Road. Pursuant to 19 V.S.A. § 775, the Selectboard may also consider reclassification of the aforesaid town highway to a legal trail. The description of the town highway section being considered for discontinuance or reclassification to a trail is:

A portion of Class 4 Town Highway 20, a.k.a. Williams Hill Road and/or Palmer Road, beginning at the private driveway for the residential dwelling located at 1360 Williams Hill Road, a point approximately 3,620 feet west of the intersection of Town Highway 20 and Town Highway 22, a.k.a. Old County Lane, continuing approximately west/southwest for approximately 2,260 feet along Town Highway 20 to its intersection with a private road known as Beatty Lane.

All interested parties shall meet for the following:

1. An inspection of the premises at 6:00 PM on September 14, 2021, to begin at 1360 Williams Hill Rd.
2. A public hearing following the site inspection at 6:00 PM on September 21, 2021, at the Richmond Town Office, 203 Bridge Street, Richmond, VT 05477, to receive testimony from all persons abutting, owning, or interested in the matter of discontinuance of the above described section of Town Highway 20.

Public hearing may also be joined online or by phone:

Join Zoom Meeting Online:

<https://us02web.zoom.us/j/89429054753?pwd=dFBHakk4ZCtRT3VSWXhRUnNWT0ppdz09>

Join by Phone: +1 929 205 6099

Meeting ID: 894 2905 4753

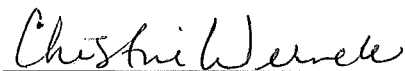
Passcode: 800675

Persons wishing to comment, provide testimony or give evidence regarding the matter may do so in person during the hearing, or by submitting their comments or other information to the Town Manager, in writing, prior to the hearing.

If, after examining the premises and hearing from any and all interested persons, the Selectboard judges that the public good, necessity and convenience of the

inhabitants of the Town of Richmond warrants discontinuing or reclassifying to a legal trail the aforesaid section of Town Highway 20, it will be so ordered.

Dated at Richmond, Vermont this 6th day of July 2021.

A handwritten signature in cursive script, reading "Christine Werneke", written in black ink. The signature is positioned above a horizontal line.

Christine Werneke
Richmond Selectboard Chair

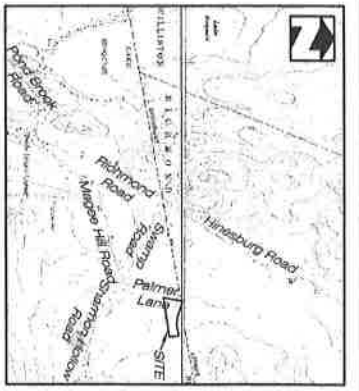


Town of Richmond
Recorder for Record
Certificate No. 24
Date 10/21/14
15 minutes
and recorded in Section 138 Page 6
MAINTAINS ASK
Town Clerk

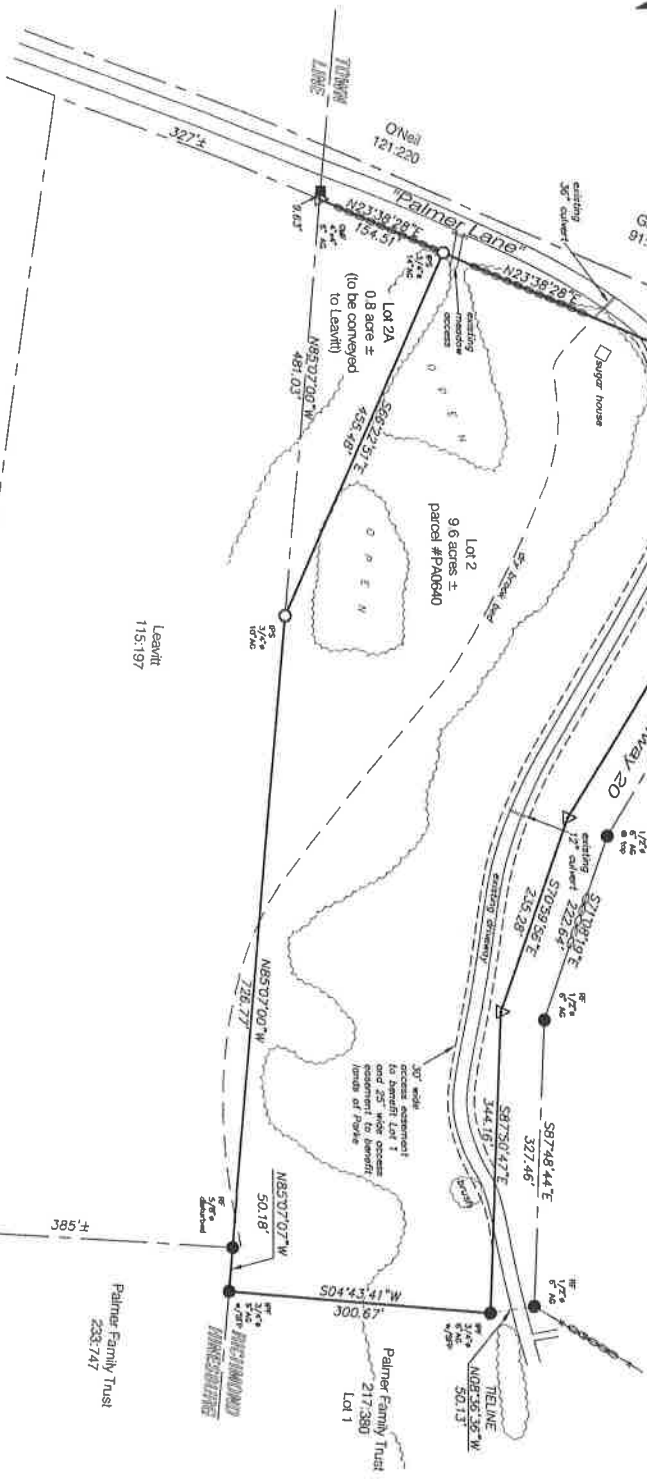
29911

Legend

- Project Boundary Line
- Adverse Boundary Line
- Iron Pin/Race Found
- Concrete Monument Found
- Iron Pipe Set
- △ Colored Paint
- Diameter (radius)
- ▲ More or Less
- ▲ Above Ground
- Utility Pole
- ⊙ Well
- ⊞ Stone/Well
- Wire Fence
- Trellis



Location Plan N.T.S.



SURVEY NOTES:

1. This Survey has been compiled from field surveys and record evidence including the following plat: L. Palmer, Chittenden County, Hinestburg & Richmond, Vermont, prepared by Ronald L. LaRose, L.S., dated September 6, 2002, and recorded in the Town of Hinestburg & Richmond Land Records.
2. Part showing a survey of a portion of lands of Donald F. & Laurel J. Palmer, former Lane, Richmond & Hinestburg, Chittenden County, Vermont, recorded in the Town of Hinestburg & Richmond Land Records.
3. Bearings are based on a single observation of magnetic north taken on 10/21/14.
4. The public right-of-way of Town Highway 20 is assumed to be 3 rods (48.5') as shown under Vermont Statute Title 19, Chapters 1 & 7. The right-of-way limits shown herein were determined by the existing stone/iron monuments shown hereon that may or may not be found in the Town of Richmond Land Records.
5. This survey depicts the boundary lines of Donald Palmer and Leavitt owners based on records on of June 1, 2006.



LaRose Surveys, P.C.
Land Surveyor - Boundary Commissions
Water/Survey Station Database
P.O. Box 206, 20A Water Street
Rand, Vermont 05445
802.433.3815
www.larosuresurveys.com
info@larosuresurveys.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION SHOWN ON THIS PLAT IS A FAITHFUL PORTRAIT OF CIRCUMSTANCES PERTINENT TO SUBJECT PROPERTY. A COLLATERATION OF FIELD, PARCEL AND PERMIT RECORD EVIDENCE WAS USED IN THE ANALYSIS OF THE DATA AND CONDITIONS SET FORTH IN THIS PLAT WAS PROVIDED BY ACCORDANCE WITH 24 V.S.A. 1403



Reviewed by: RL 8/19/2014

DONALD F. & LAUREL J. PALMER, AS TRUSTEES OF THE PALMER FAMILY TRUST AND JAMES C. & JOSE P. LEAVITT

plat showing a boundary line adjustment between of lands of

Palmer Family Trust
233,747

Leavitt
113,197



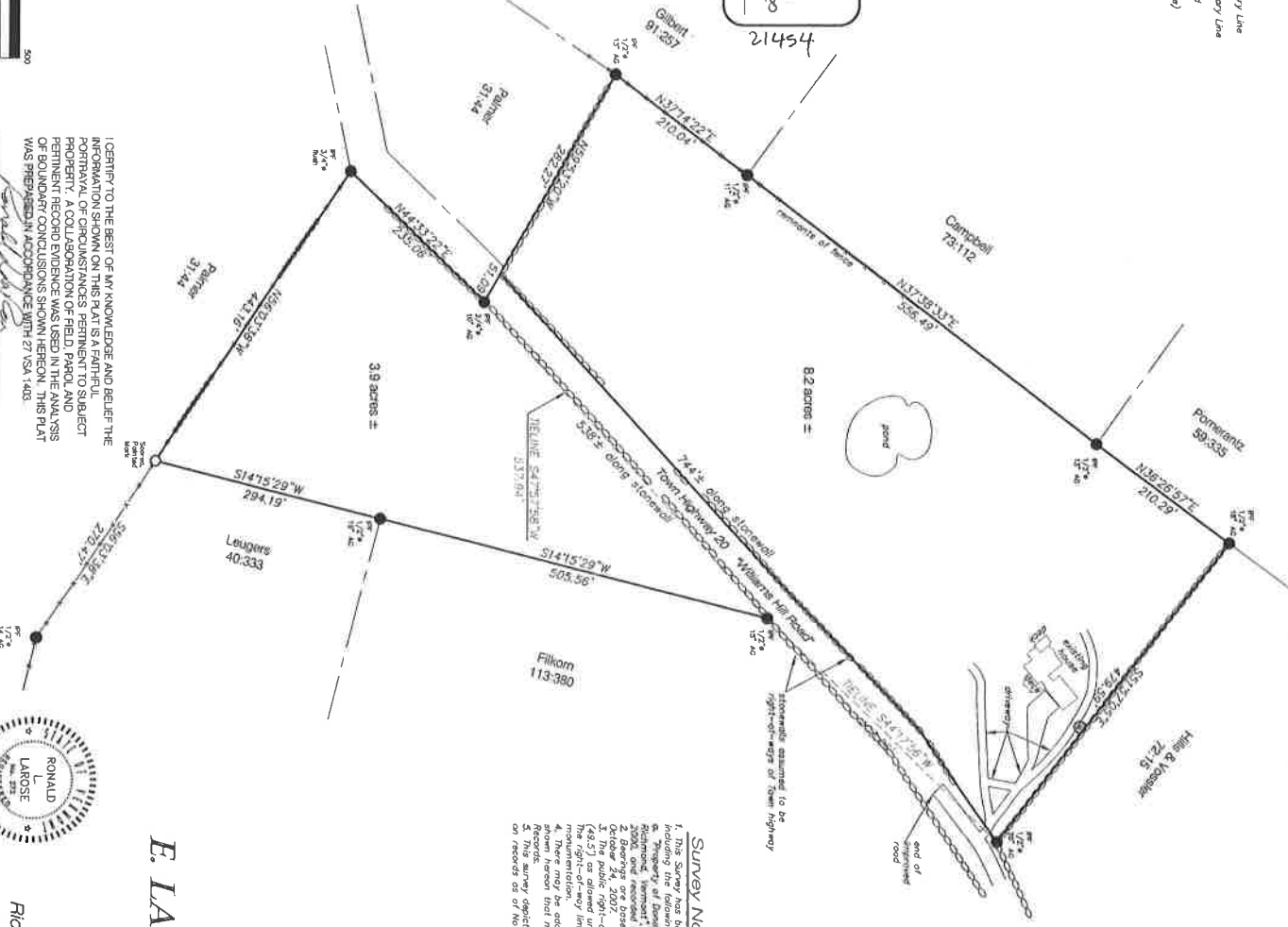
Legend

- Project Boundary Line
- Adjoining Boundary Line
- Iron Pipe Found
- Donut (fossil)
- ▲ More or Less
- △ Above Ground
- Diked Well
- Stove Well
- X—X—X—X— Wire Fence

Form of Richmond
 Received for Record
 October 27 A.D. 2008
 of 3 o'clock minutes P.M.
 and recorded in LAND RECORDS, SUDES 121 No 130
 office: William's Hill Road
 Town: Chittenden

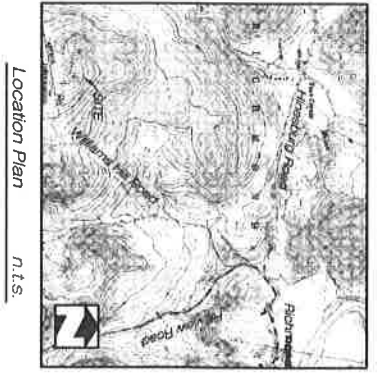


compiled & prepared
 by
Larose Surveys, P.C.
 Land Surveys - Planning Consultants
 Water & Sewer System Designers
 P.O. Box 388 - 22C Main Street
 Bristol, Vermont 05443
 802.433.3888
 www.larosesurveys.com
 lsl@larosesurveys.com



I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION SHOWN ON THIS PLAT IS A FAITHFUL PORTRAIT OF THE CIRCUMSTANCES PERTINENT TO SUBJECT PROPERTY. A COLLATION OF FIELD, PAROL AND PERTINENT RECORD EVIDENCE WAS USED IN THE ANALYSIS OF BOUNDARY COLLISIONS SHOWN HEREON. THIS PLAT WAS FILED IN RECORD NUMBER 27 VSA 1403

Ronald L. Larose
 Ronald L. Larose, L.S.



Location Plan n.t.s.

Survey Notes:

1. This Survey has been compiled from field surveys and record evidence including the following plat:
 a. Property of Donnell E. & Leaver J. Palmer, Chittenden County, Henning & Richmond, Vermont, prepared by Ronald L. Larose, L.S., dated September 6, 2007.
 2. Bearings are based on a single observation of magnetic north taken on October 24, 2007.
 3. The right-of-way limits shown hereon were determined by existing monumentation.
 4. Additional monuments, reflections, and/or representations not shown hereon that may or may not be found in the Town of Richmond Land Records, may depict the boundary lines of Palmer and adjoining owners based on records as of November 2007.

Reference Sheet: 35-200
 Total Area = 12.1 acres

plat showing a
 survey of lands of
E. LAUCK & ELIZABETH H. PARKE

Williams Hill Road
 Richmond, Chittenden County, Vermont
 November 05, 2007