

## MEMORANDUM

From: Jessica Draper, Planner

To: Selectboard; Josh Arneson, Town Manager

Date: 3-12-19

Re: Town Center Building Uses and Renovations

I wanted to give a brief outline of what current zoning regulations allow. The following developments are **prohibited** in the Special Flood Hazard Area for Richmond:

- New Dwelling Units
- New Principal Structures
- New Basements
- New Fill
- New Critical Facilities\*

The following developments **require Conditional Use** Approval by the DRB (also the town center is a site plan property and would require site plan review for major amendments anyway):

- Additions to Principal Structures
- Substantial Improvements (50% or more of what the building is valued)\*

All underlying zoning regulations also still apply.

---

\*Critical Facilities include: police, fire, rescue, hospitals, shelters, schools, nursing homes, water/wastewater facilities, and others considered important or essential to health and welfare of the population following a disaster

\*Current Value: \$3,245,526.00, if substantial improvement occurs it would require floodproofing anything at or below BFE, would likely result in the complete loss of basement space