



Planning & Zoning Office
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APPLICATION: Conditional Use Review 2022-03

APPLICANT: All Cycle Waste, Inc.

REQUESTED ACTION: Site Plan Review

LOCATION: 80 Rogers Lane

EXISTING ZONING: IC-Industrial Commercial/FHOD-Flood Hazard Overlay District

Act 250 STATUS: Not Applicable

PROJECT DESCRIPTION: Applicant requests Conditional Use Review for proposed addition of two new structures to the Richmond Waste and Recycling Drop Off Center. Parcel ID# RG0080

PARCEL HISTORY: 2020-011 upgrades to lighting, repositioning structures
Application 2019-132 rearranging existing structures
4c0400-7A Land Use permit
15-006 Add pallets of bagged compost for sale
96-059 adding storage shed
284-93 new construction
215-93 Change in use from waste disposal area to drop off facility
Subdivision Permit 9/10/1982

LIST OF SUBMISSIONS:

- Narrative
- Abutter List
- Existing Site Plans
- Proposed Site Plans

PROCEDURAL INFORMATION:

- Application pre-submission meeting with staff accomplished on January 6, 2022
- Notice placed on Town website and at three locations in town on January 20, 2022
- Abutters notified on January 27, 2022
- Final Agenda placed on website and at three locations in town on January 27, 2022
- All application documents placed on the towns website on January 27, 2022
- Agenda placed in Seven Days, February 2, 2022 edition.
- The entire CSWD site is within the FHOD. Staff has sent Kyle Medash, State Floodplain Manager the application as per § . Comments received as of February 4, 2022.

STAFF COMMENTS (In Bold):

1. The DRB may impose conditions and safeguards upon the approval of a site plan with respect to features authorized by the Act (§4416), as amended. Maps, data, studies, and other information will be requested as needed by the DRB for site plan review. Conditions of approval for site plan review include, but are not limited to, the following:
 - A. Traffic - Conditions and safeguards with respect to adequacy of parking, traffic access, and circulation for pedestrians and vehicles...
 - **New ingress/egress format proposed. DRB to ensure All roads, driveways and parking lot to comply with the 2000 or most recent Public Works Specifications**
 - **New circulation path has users turning left to egress against ingress traffic on Rogers Lane.**
 - **Parking appears adequate for the use.**
 - **Lighting - Provision for lighting adequate to promote traffic and pedestrian safety, while minimizing negative impact on neighboring residences. Richmond Zoning Regulations 42 Effective November 10, 2020 apply; exterior lighting shall meet the requirements of §4.11 of these Zoning Regulations.**
 - B. Landscaping and Screening - Conditions and safeguards with respect to landscaping and screening...
 - **Landscaping and Screening, as per §5.5.3 of SPR applies.**
 - **Exterior lighting, as per §4.11 of the RZR applies.**
 - C. Renewable Energy Resources - Conditions and safeguards for the protection and the utilization of renewable energy resources.
 - **No immediate concerns**
 - D. Signs – Size, location, and design.
 - **To be submitted for review**
2. This application is subject to approval under:
 - Section 5.5-Site Plan Review
 - Section 5.6- Conditional Use Review
 - Section 4.11- Exterior Lighting
 - Section 6.8- Flood Hazard Overlay District
 - Public Improvement Standards and Specifications for the Town of Richmond

Additional Notes:

1. A Zoning Permit for the site modifications shall be applied for within 60 days or this approval shall be null and void.
2. The project shall be developed in conformance with the above referenced survey plat, plans, and submittal documents.
3. Any other applicable zoning regulations not expressly waived in this decision must be complied with.
4. This decision shall not relieve the applicant from any obligation to obtain all other applicable required federal, state and local permits, including wastewater permits.

5. The DRB may wish to attach such reasonable conditions and safeguards as it may deem necessary to comply with section 6.8 and commentary provided by Kyle Medash, Western Floodplain Manager.