



Planning & Zoning Office
Town of Richmond P.O. Box 285
Richmond, VT 05477
(802) 434-2430
koborne@richmondvt.gov
www.richmondvt.gov

APPLICATION: CUR 2022-02

APPLICANT: Doten's Construction/Milton CAT

REQUESTED ACTION: Conditional Use Review

LOCATION: 150 Cat Lane

EXISTING ZONING: Commercial/ Special Flood Hazard Overlay District(SFHO)

Act 250 STATUS: Not Applicable

PROJECT DESCRIPTION: Applicant requests Conditional Use Review for an addition to an existing structure of +/- 500ft². Conditional Use Review required as per sections 5.6 and 6.8 of the Town of Richmond Zoning Regulations. Parcel ID#CT0150

PARCEL HISTORY: Permit 12-137 New construction and improvements
Permit 10-017 relocate sign

LIST OF SUBMISSIONS:

- Narrative
- Conditional Use Review Application
- Site Plans and Elevations

PROCEDURAL INFORMATION:

1. Application pre-submission meeting with staff accomplished on January 11, 2022
2. Notice placed on Town website and at three locations in town on January 20, 2022
3. Abutters notified on January 27, 2022
4. Agenda placed in Seven Days February 3, 2022 addition
5. Agenda placed on website and at three locations in town on January 27, 2022
6. Application documents placed on the towns website on January 27, 2022

STAFF COMMENTS (In Bold):

Conditions of approval for Conditional Use Review include, but are not limited to, the following specific standards as per §5.6.2:

Specific Standards

- a) Obnoxious or excessive noise, smoke, vibration, dust, glare, odors, electrical interference or heat that is detectable at the boundaries of the lot shall not be generated. **No immediate concerns**

- b) There shall be no outside displays except those that are brought indoors at the end of the business hours and are the actual product of the business. **No immediate concerns**
- c) Outside storage of goods, parts, supplies, vehicles machinery and other personal property shall be appropriate to the neighborhood and shall not impair safety. **No immediate concerns**
- d) A State Wastewater and Potable Water Supply Permit shall be obtained before the use commences. **No immediate concerns**
- e) The development is proposed over a reasonable time period in order that the general and specific standards for conditional uses may be met. **No immediate concerns**
- f) In determining the appropriateness of the use in the Zoning District, the DRB shall consider the scale of the proposal in relation to the scale of existing uses and structures. **No immediate concerns**
- g) No fire, explosive, or safety hazard shall be permitted that, in the judgment of the DRB, after consideration of the advice of Richmond firefighting officials, significantly endangers other property owners or emergency personnel. **No immediate concerns**
- h) The development shall not result in an Undue Adverse Effect on state- or community-owned and operated institutions and facilities. **No immediate concerns**
- i) Existing water supplies and the quality of ground and surface water resources shall not be adversely affected. **No immediate concerns**
- j) The proposed Land Development shall not have an undue adverse effect on an Historic Site or rare or irreplaceable natural areas. Proposed structures should take advantage of existing slopes and vegetation to provide screening for the project. **No immediate concerns**
- k) Any other standards, such as natural landscape and “character of the neighborhood” standards, as indicated for specific districts shall also be applied. **No immediate concerns**

Additional Notes:

1. **The Board may wish to ascertain if additional lighting is planned. There is no indication on the site plan that there are plans for lighting.**
2. **The DRB may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of these Zoning Regulations and 24 V.S.A. Chapter 117.**
3. **Per §5.6.3 - In order to expedite the review process, conditional uses are not subject to separate site plan review under Section 5.5, however, all conditional uses shall also meet site plan review standards and conditions as set forth under Section 5.5.3 prior to the issuance of conditional use approval.**