



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

---

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
- Facility Management Plan
- 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 §4424 . Comments received as of February 4, 2022.
- Application presented at February 9, 2022 DRB meeting and continued to March 9, 2022 DRB meeting.
- Updated application materials submitted March 2, 2022.
- Final Agenda placed on website and at three locations in town March 2, 2022.
- Final Agenda placed in Seven Days March 7, 2022 edition.
- Staff sent application and new site plan to Kyle Medash, State Floodplain Manager on March 3, 2022. No comments received as of March 7, 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.**
    - **Directional signage plan indicated on new site plan.**
    - **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.
    - **Directional signage included on site plan.**
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. Application continued to March 9, 2022 agenda to meet the following conditions
  - A. Directional signage plan with locations to be submitted.
  - B. Any lighting plan revisions, to include locations and cut sheets be submitted.
  - C. Flood Plain Coordinator comments to be addressed and approved by same.