



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

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APPLICATION: Conditional Use Review, Site Plan 2021-05

APPLICANT: Gabe Firman dba Chicago Yacht Club

REQUESTED ACTION: Conditional Use Review

LOCATION: 30 Bridge Street

EXISTING ZONING: VD-Village Downtown

Act 250 STATUS: Not Applicable

PARCEL HISTORY: Appeal 2017-062 Appeal for the denial of a zoning permit for after the fact construction of an awning. Appeal granted 9/13/2017  
Zoning permit 2015-029 New siding installed 4/20/2015  
Zoning Permit 2013-124 New Windows 10/8/2013  
Variance 2009-152 Setback for as-built cooler pad Approved 1/20/2010  
Variance 2007-010 Setback relief for cooler pad Approved 4/11/2007  
Zoning Permit 2003-175 Reconfiguration of living space 9/16/03  
Zoning Permit 1998-054 Signage for Bridge Street Cafe 6/5/1998

PROJECT DESCRIPTION: Commenced and completed façade changes without DRB review and approval nor a zoning permit in the Village Downtown (VD) District as per §3.10.6(f) for property located at 30 Bridge Street, Richmond VT. Specifically the installation of windows requiring DRB review under Zoning Regulation 3.10.6, Compatibility.

LIST OF SUBMISSIONS:

- Site Plan and Conditional Use Application
- Narrative
- Photos

STAFF COMMENTS AND STATEMENT OF FACTS

- General Warning and Order to Remedy issued on May 24, 2021, see attached.
- Meeting Noticing was accomplished on June 24 at three (3) locations in the Town of Richmond as well as on the TOR website.
- Agenda was posted in the local publication of 7 Days on July 7, 2021 with copies posted at three (3) locations in the TOR as well as on the TOR website
- Due to a lack of quorum for the July 14, 2021 DRB meeting, a continuation to July 28, 2021 was accomplished on July 14, 2021
- Agenda modified and posted on July 13, 2021 at three locations and on the Town's website reflecting the new meeting date of July 28, 2021
- Agenda modified and posted on August 2, 2021 at three locations and on the Town's website reflecting the new meeting date of August 11, 2021

## STAFF COMMENTS AND STATEMENT OF FACTS (cont.)

- The DRB to review the façade change under the Village Downtown District Compatibility clause of the regulations - The purpose of this requirement is to allow the Development Review Board to review and approve the visual aspects of new construction or new or remodeled exteriors. The goal of this requirement is to ensure public ability to review the visual rendering, and the opportunity to provide input. A visual rendering of any new construction or remodeled exterior shall be required as part of a site plan and/or conditional use application. Any changes to the facade, size, or scale of new construction or a remodeled exterior shall require a new visual rendering that portrays the proposed changes and shall require an amendment to the Development Review Board's original site plan and/or conditional use approval which contains the most recent iteration of the visual rendering. The following shall be considered when reviewing the application:
  1. Compatibility of size, scale, color, materials, and character of the district, and construction utilizing materials similar or the same to the existing buildings of the district, is required for all new construction and all new or remodeled exterior facades
  2. Applicants shall be required to demonstrate compatibility through examples, research, architectural consultation, or other means.
  3. This compatibility requirement shall not prohibit artistic expression, ability to landscape, commercial viability, creativity, or individuality.

## PROPOSED STANDARD CONDITIONS:

1. The applicant shall obtain an after the fact zoning permit with associated fees.
2. This approval shall expire 24 months from the date of the final approval unless a valid zoning permit has been obtained and remains in effect, or the DRB determines at a warned public hearing that substantial commencement of the project has begun or that the work, time and expenditures invested in the project indicates a good faith intent to presently commence upon the project. The DRB may grant an extension of up to 12 months for good cause, if a request for extension was made before the end of the 24-month period after the final approval.
3. The project shall be developed in conformance with the above referenced plans, and submittal documents.
4. Any other applicable zoning regulations not expressly waived in this decision must be complied with.
5. This decision shall not relieve the applicant from any obligation to obtain all other applicable required federal, state and local permits, including wastewater permits.



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# GENERAL WARNING ORDER TO REMEDY

Gabriel Firman  
PO Box 666  
Richmond, Vt 05477

May 24, 2021

**RE: Violation of the following Zoning Bylaws of the Town of Richmond, Vermont.**

- I. Richmond's Zoning Bylaws §5.1.2 Land development regulated by 24 VSA §4413 for which a zoning permit is required.
- II. Richmond's Zoning Bylaws §3.10.6 Other Requirements Applicable to Lots in the VD District, specifically the Compatibility clause.

30 Bridge Street, Richmond dba Hatchet Restaurant

Dear Mr. Firman,

The purpose of this letter is to provide you with official notice as per 24 V.S.A. §§4451, 4452 that violations under the Town of Richmond Zoning Bylaws exists at your property located at 30 Bridge Street.

- I. **Please be advised that based on information available to the town, you have commenced land development without seeking DRB approval. The specific violations is as follows:**
  1. **Commenced and completed façade changes without DRB review and approval nor a zoning permit in the Village Downtown (VD) District as per §3.10.6(f) for property located at 30 Bridge Street, Richmond VT.**

**Remedial action required within 7 days**

1. **Remove all recent development associated with the installation of new tracked windows and return to pre development conditions on property located at 30 Bridge Street, OR**
2. **Submit a Conditional Use Review application as per §3.10.6 and §5.6 of the Town of Richmond zoning regulations.**

You have 7 days from the date of this letter to discontinue this violation, take appropriate remedial action (listed above) by either removing the illegal development from the above referenced property or submitting a Conditional Use Review application to the DRB following the requirements of the Compatibility clause of §3.10.6(f) as well Conditional Use Review as per §5.6 of the Town of Richmond zoning regulations. You will not be entitled to an additional warning notice for a violation occurring after seven days.

Sincerely,

Keith Osborne, Zoning Administrative Officer  
Town of Richmond  
802 434-2430  
k Osborne@richmondvt.gov