



# CONDITIONAL USE REVIEW

Permit # 2022-04  
Parcel ID: BR0401

## APPLICATION

Please review the Richmond Zoning Regulations and provide all the information requested in this application. Additional local permits and approvals may also be required (such as access permits, water & sewer allocations, E911 address assignments.) For information contact the Zoning Administrative Officer at 434-2430. Other federal, state and local permits or approvals may additionally be required, it is the duty of the applicant to obtain all relevant and applicable approvals. To inquire about State permits contact the State Permit Specialist at 802-477-2241.

Application Date: \_\_\_\_\_ Physical Address of Property: 401 Bridge Street, Richmond, VT 05477

Applicant Name: GARY & JEAN BRESSOR Property Owner Name: Gary & JEAN BRESSOR

Applicant Mailing Address: P.O.B. 1 Owner Mailing Address: P.O.B. 1  
Richmond, Vermont 05477 Richmond, Vermont 05477

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Phone: 802-363-9300 Phone: 802-363-9300

Email: bressor@wcvr.com Email: bressor@wcvr.com

Brief description of Project: Small addition to work approved by DRB in #13-132.

All projects which require Conditional Use approval are subject to Site Plan Review standards. Please review Section 5.5 and Section 5.6 of the Richmond Zoning Regulations. A use requiring conditional use approval by the DRB is required, at a minimum, to comply with the following general standards and specific standards:

- General Standards - A proposed use shall not result in an undue adverse effect upon:
  - The capacity of existing or planned community facilities; meets standard
  - The character of the area affected, as defined by the purpose or purposes of the zoning district in which the project is located and with specifically stated policies and standards of the Richmond Town Plan; meets standard
  - Traffic on roads and highways in the vicinity; No change from previously approved.
  - Bylaws and ordinances then in effect; and, Meets standard
  - The utilization of renewable energy sources. No effect.
- Specific Standards - Conditional uses shall comply with the following specific standards:
  - 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. Meets standard
  - 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. Meets standard
  - Outside storage of goods, parts, supplies, vehicles machinery and other personal property shall be appropriate to the neighborhood and shall not impair safety. Meets standard
  - Applicable state permits for water supply and sewage disposal shall have been obtained, and any other applicable state permits, before the use commences. Municipal Water & Wastewater on site now.
  - The development is proposed over a reasonable time period in order that the general and specific standards for conditional uses may be met. Meets standards.
  - 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. Meets standards
  - No fire, explosive, or safety hazard shall be permitted that, in the judgment of the DRB, after consideration of the advice of Richmond fire fighting officials, significantly endangers other property owners or emergency personnel. Meets standards

Meets standards

- The development shall not result in an Undue Adverse Effect on state or community-owned and operated institutions and facilities.
- Existing water supplies and the quality of ground and surface water resources shall not be adversely affected. *Meets standard*
- The proposed Land Development shall not have an undue adverse effect on an Historic Site or rare or irreplaceable natural areas. *Meets standard*
- Proposed structures should take advantage of existing slopes and vegetation to provide screening for the project.
- Any other standards, such as natural landscape and "character of the neighborhood" standards, as indicated for specific districts shall also be applied. *Meets standards*

Application requirements: Please provide the following information as specified within Section 5.5 and Section 5.6 of the Richmond Zoning Regulations. Information may be presented within the form of a cover letter with associated plans and technical information.

- Narrative description of the project, including how the project does or does not meet any of the general standards and specific standards listed on page 1.
- Names and addresses of all abutters, including those across contiguous roads or highways.
- Stamped addressed envelopes for all abutters.
- A site plan prepared by a registered surveyor, professional planner, engineer, architect, or landscape planner. The site plan shall be drawn to scale, and submitted with written supporting data, showing the following:
  - Existing features: contours, structures, utility easements, rights-of-way, deed restrictions, significant landscape features, roads or highways, surveyed boundaries, dimensions, total lot size; and
  - Proposed land development: land use areas, structures, driveways, curb cuts, parking and loading areas, traffic circulation, pedestrian walkways, outside display areas, signs, site grading, landscaping, plantings and screening, setbacks and buffer strips, outside lighting, equipment and waste storage areas and sewage disposal areas.
- Information as to the time period or phasing for completion of the project. *Start in April or May*
- Three copies of the application packet (no larger than 11"x17"), one large format copy of all plans, one digital copy of all plans materials.
- Conditional Use Application Fee — \$300.00 (An additional \$500 Technical Review Fee maybe applied to some projects—Staff shall determine) and \$60.00 Recording Fee

Please note, upon review of the application the DRB may also require the following submittals:

- Security as provided in Section 8.2.5
- Formal traffic study if a substantial alteration in public traffic flow is anticipated or a large-scale parking area is planned. This may include analyses of traffic volumes, average daily trips, turning movements, patterns of ingress and egress, levels of service on roadways and at in-

Signatures: The undersigned hereby certifies this information to be complete and true.

*Gary Brewer*  
 Applicant Signature Date 2/28/2022

*Gary Brewer*  
 Property Owner Signature Date 2/28/2022

**NOTE:** Upon review of the application, the Zoning Administrative Officer shall issue a Development Review Board referral letter to the applicant confirming the date and time of the upcoming hearing before the Board as per 5.2.1. The referral letter shall also include a Notice Poster which will be required to be posted on the subject property within view of a public right of way, as per section 8.2.3. This information shall be sent directly to the Applicant unless otherwise directed.

— DO NOT WRITE BELOW THIS LINE—OFFICE USE ONLY—DO NOT WRITE BELOW THIS LINE—OFFICE USE ONLY—DO NOT WRITE BELOW THIS LINE—OFFICE USE ONLY—

Application Complete Date: 2/28/2022 DRB Referral Letter Issued (date): \_\_\_\_\_ DRB Hearing Date: 4/13/22

Comments: \_\_\_\_\_ Zoning Fee: \_\_\_\_\_ Check #: \_\_\_\_\_

Zoning Administrative Officer signature: *[Signature]* Date: 3/10/22

RICHMOND, VT TOWN CLERK'S OFFICE  
 RECEIVED FOR RECORD

MARCH 14 A.D. 2022

At 10 o'clock 30 minutes A M. and recorded in  
 Book 266 Page 60-61 of Land Records  
 Attest: *[Signature]* Town Clerk

*224911*

## Adjoining Property Owners

- OB0023 – Maria Poley, 23 Old Brooklyn Court, Richmond, VT 05477
- OB0044 – Jon Kart & Lauren Esserman, 44 Old Brooklyn Court, Richmond, VT 05477
- OB0046 – Molly & Brian Lawney, 46 Old Brooklyn Court, Richmond, VT 05477
- BR0257 – George & Virginia Gifford, P.O. Box 451, Richmond, VT 05477
- BR0430 - Town of Richmond, P.O. Box 285, Richmond, VT 05477  
Volunteers' Green Park, sewer pump station,  
municipal wellhead & the Round Church.
- BR0457 – Richmond Historical Society, P.O. Box 453, Richmond, VT 05477
- RC0045 – Ryan & Laura Ackley – 45 Round Church Road, Richmond, VT 05477
- CO0091 – Albert & Laurie Sprano, P.O. Box 134, Richmond, VT 05477
- CO0105 – David & Alice Prince – P.O. Box 346, Richmond, VT 05477
- CO0090 – Wendy DeForest & Tom Butler – 835 Economou Road, Huntington,  
Vermont 05462
- CO0110 – Kelli Brown & Armando Varela, P.O. Box 1297, Williston, VT 05495
- CO 0124 – Christopher & Delana Braves – 124 Cochran Road, Richmond, VT 05477
- CO0142 – Tyler Merritt & Catherine McIntyre, 142 Cochran Rd, Richmond, VT 05477
- CO0220 – Elisabete Urbanik, 220 Cochran Road, Richmond, VT 05477
- CO0280 – William, Deborah, Darcy & Travis Preston – 289 Thompson Road,  
Richmond, VT 05477
- CO0300 – Logan & Maria Brown – 300 Cochran Road, Richmond, VT 05477
- CO0333 – Linn Caroleo – 333Cochran Road, Unit 1, Richmond, VT 05477
- CO0405 – The Nature Conservancy, 575 Stonecutters Way, Montpelier, VT 05602

This list is compiled from the Grand List as of February 28, 2022.

## **Narrative Description of the Proposal -**

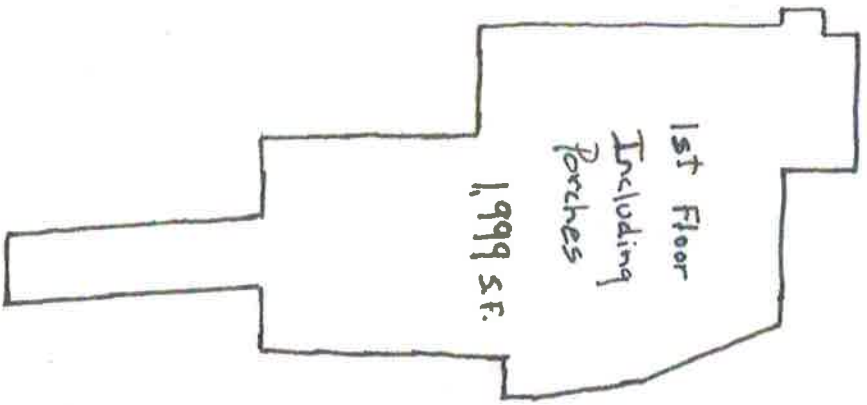
We are proposing to add to the area previously approval dated January 28, 2014, #13-132. This approval is recorded in Book 223 at pages 319-323. While most of the approved work has been completed we wish to complete the exterior siding and rebuild the addition this year. We are asking to enlarge the addition so it aligns with the built porch. What we are proposing is best shown in red on the site plan that was approved in #13-132 and on the attached drawing. The area involved is under 130 square feet or roughly the size of four sheets of plywood. As far as the footprint of the building is concerned, everything else in the prior approvals remains the same. We are also including the space above the previously approved addition and that space is shown in diagonal lines on the drawing.

## **Why We Need DRB Approval -**

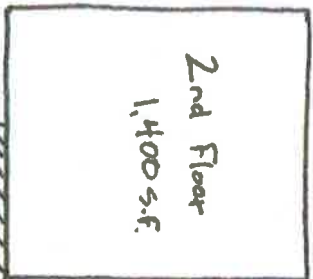
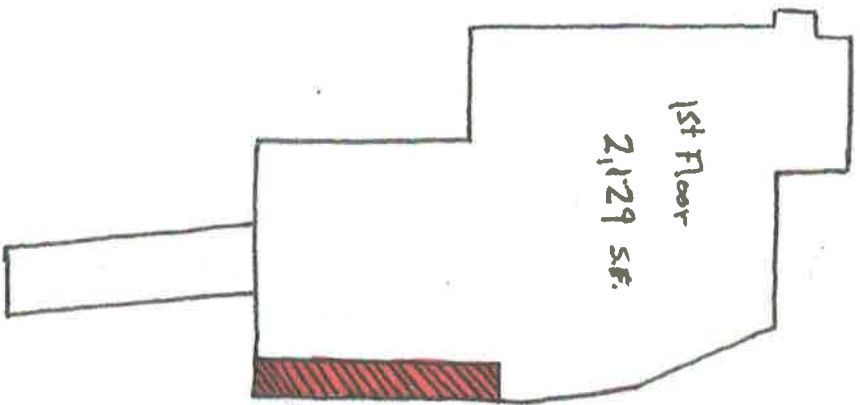
Two sections of the ordinance bring us to the DRB:

- a. Section 6.7 Shoreline Protection Overlay District – this district includes projects occurring within 50 feet of the Winooski River and some other bodies of water. The property sits on a ledge 20 feet above the normal water level and there is no danger of erosion. The work will improve the look and function of the house and will not cause visual blight or pollution. Also, it will not introduce pollutants, increase flooding, or have a detrimental effect on shoreline and aquatic habitats.
- b. Section 4.8 Setback Modifications – this section was to help property owners whose structures were built prior to 1969. Our house was built in 1927. The section allows the DRB to reduce the setback requirement from 20 feet to 5 feet. In approval of #13-132 the DRB used this section to modify the front yard, side yard and rear yard setbacks. This is a minor amendment to that approval. Lot coverage remains roughly 3.5%, well under the up to 10% allowed.

The proposed 130 square foot expansion and the use of the second floor in the addition complies with conditional use standards and other zoning regulations. Section 5.6 Conditional Use Review lists five General Standards, eleven Specific Standards and ten Performance Standards. I have read all of these standards and this proposal complies with all of these standards.



Previously  
Approved  
Total Square  
Footage -  
2,901.5F



130 S.F.  
Addition  
to Footprint  
of Bldg.

498 S.F.  
Over  
Previously  
Approved  
1st Floor.

Proposed changes.

401 BRIDGE STREET