

TO: Planning Commission

FROM: Ravi Venkataraman, Town Planner

DATE: April 11, 2022

SUBJECT: Proposed Zoning Amendments to Wetlands, Vehicle Fueling Station uses, and Nonconforming Uses and Structures

### List of Materials

Enclosed for your consideration are:

- A markup version of the proposed zoning amendments
- A clean version of the proposed zoning amendments
- A current zoning map of the Exit 11 area
- A proposed zoning map of the Exit 11 area
- The Municipal Bylaw Amendment Report
- The Planning Commission's rationale for limiting the Vehicle Fueling Station uses to four pumping islands
- Correspondence between me, Dean Denis of Vermont Electric Cooperative, John Fiske of Green Mountain Power, dated August 23, 2021

During the April 4, 2022 Selectboard meeting, the meeting materials provided background on the Planning Commission's approach to amending the Zoning Regulations and a list of the proposed change to the regulations. This is available on the Town website: [Archived Selectboard Agendas and Packets - Richmond, VT | Richmond, VT - Our Town \(richmondvt.gov\)](#)

### Process and Procedure

Regarding procedure, pursuant to 24 V.S.A. §4444:

1. The Selectboard must open the public meeting to accept comments from the public.
2. The Selectboard may make changes to the proposed amendments, but cannot do so less than 14 days prior to the final public hearing
3. Once the Selectboard has received comments from the public, it should vote to close the public hearing.
4. If the Selectboard chooses to adopt the proposed bylaw amendments, it may do so at any point after it closes the public hearing. Changes to the bylaw will be effective 21 days after adoption.
5. The Selectboard may make changes to the proposed bylaw amendment. Depending on the amount and degree of changes, another public hearing may be required. Public hearings must be noticed at least 14 days prior to the hearing date.

### Draft Motion

To facilitate action, I have prepared the following draft motions:

To open the public hearing

*I, \_\_\_\_\_, move to open the public hearing for the consideration to amend Richmond Zoning Regulations Sections 2.4.2, 3.3.2, 3.4.2, 3.5.2, 3.6.2, 3.7.2, 4.7, 4.8, 4.9, 4.10, 4.11, 4.12, 4.13, 5.7.7, 5.10, 6.8.15, 6.9, 7, and Appendix A1.*

To close the public hearing

*I, \_\_\_\_\_, move to close the public hearing.*

To adopt bylaw amendments

*I, \_\_\_\_\_, move to adopt zoning bylaw amendments as enclosed to Richmond Zoning Regulations Sections 2.4.2, 3.3.2, 3.4.2, 3.5.2, 3.6.2, 3.7.2, 4.7, 4.8, 4.9, 4.10, 4.11, 4.12, 4.13, 5.7.7, 5.10, 6.8.15, 6.9, 7, and Appendix A1.*