



CONDITIONAL USE REVIEW APPLICATION

Permit # _____
Parcel ID: Map 3, Lot WM1436

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: 6/22/22 Physical Address of Property: 1436 West Main Street

Applicant Name: Summit Distributing, LLC c/o Tom Frawley Property Owner Name: Summit Distributing, LLC c/o Tom Frawley

Applicant Mailing Address: 240 Mechanic Street Owner Mailing Address: 240 Mechanic Street
Lebanon, NH 05477 Lebanon, NH 05477

Phone: 603-448-4000 x 100 Phone: 603-448-4000 x 100

Email: tomf@sumd.com Email: tomf@sumd.com

Brief description of Project: SEE NARRATIVE

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;
 - 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;
 - Traffic on roads and highways in the vicinity;
 - Bylaws and ordinances then in effect; and,
 - The utilization of renewable energy sources.
- 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.
 - 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.
 - Outside storage of goods, parts, supplies, vehicles machinery and other personal property shall be appropriate to the neighborhood and shall not impair safety.
 - Applicable state permits for water supply and sewage disposal shall have been obtained, and any other applicable state permits, before the use commences.
 - The development is proposed over a reasonable time period in order that the general and specific standards for conditional uses may be met.
 - 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 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.

- 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.
- 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.
- Any other standards, such as natural landscape and “character of the neighborhood” standards, as indicated for specific districts shall also be applied.

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.
- 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.

same as owner
 Applicant Signature _____ Date _____


 Property Owner Signature _____ Date 06/21/2022

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: _____ DRB Referral Letter Issued (date): _____ DRB Hearing Date: _____
 Comments: _____ Zoning Fee: _____ Check #: _____
 Zoning Administrative Officer signature: _____ Date: _____

June 24, 2022

Richmond Development Review Board
Town Center Building
203 Bridge Street
Richmond, VT 05477

SUBJECT: Conditional Use Application
Summit Distributing, LLC
Proposed Retail Motor Fuel Outlet Redevelopment
1436 West Main Street
Map 3 Lot WM1436

Dear Members of the Richmond Development Review Board:

The applicant, Summit Distributing, LLC, intends to redevelop the existing retail motor fuel outlet located at 1436 West Main Street (Route 2). The proposed redevelopment involves one parcel, identified as Map 3, Lot WM1436, totaling 183,724 square feet (sf). The site is currently occupied by an existing Mobil gas station with a 1,514 square foot (sf) convenience store and retail fuel dispensing canopy with four dispenser islands (eight fueling locations).

The redevelopment will include demolition of the existing store and canopy and the construction of a new 4,050 square foot (sf) convenience store with quick service restaurant, one retail fuel dispensing canopy with four dispenser islands (eight fueling locations), two electric vehicle charging stations, and two new double wall fiberglass underground fuel storage tanks.

The property is located in the Industrial/Commercial (IC) zoning district. Retail business in the IC District, vehicle fueling station in the IC District, and substantial improvements within the special flood hazard area each require conditional use permits from the Development Review Board (DRB). The proposed building and overhead canopy meet the building setback requirements. The proposal includes the removal of the existing freestanding sign and the construction of one new 23.95 square foot (sf) externally illuminated Mobil freestanding sign.

As part of the redevelopment of this property, a new off-street parking area will be constructed including fully compliant accessible parking spaces with an access aisle and accessible route to the building entrance. The proposal requires 31 parking spaces and a total of 31 parking spaces (including eight spaces at the pumps) are provided.

The proposed building will be serviced by private water and septic systems, gas service from West Main Street (Route 2) and electric from a new 3-phase service by Vermont Electric Cooperative, Inc. The proposed building and canopy will incorporate solar panels where possible, refer to the building elevations.

In order to mitigate increase in peak discharges rates of stormwater runoff as a result of the new impervious surfaces, a comprehensive stormwater management system has been designed that includes deep-sump, hooded catch basins, two slotted trench drains, two First Defense hydrodynamic separator units, an oil/water separator tank, an underground detention system, and a crushed stone drip strip.

The site currently has one driveway along West Main Street (Route 2) which is under the jurisdiction of Vermont Agency of Transportation. The existing driveway will remain.

Construction is anticipated to take 4-5 months after project approval.

On behalf of Summit Distributing, LLC, **Greenman-Pedersen, Inc. (GPI)** is hereby requesting a Conditional Use Permit from the Richmond Development Review Board for the following:

- **Section 3** to allow retail business use in the IC District
- **Section 3** to allow a vehicle fueling station in the IC District
- **Section 6.8** to allow substantial improvements within the special flood hazard area.

This request is made in accordance with the regulations and standards contained in Section 5.5 and 5.6 of the Town of Richmond Zoning Regulations and compliance with these standards is described below.

The proposed use shall not result in an undue adverse effect upon: the capacity of the existing or planned community facilities; 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; Traffic on the roads and highway in the vicinity; Bylaws and ordinances then in effect; and, the utilization of renewable energy sources

The proposed redevelopment is an expansion of an existing retail motor fuel outlet use. The redevelopment will not alter the character of the surrounding area. A trip generation letter is prepared with this application which identifies minor increases to anticipated vehicle trips to the redevelopment which will not have an adverse effect on the surrounding area. The proposed site will utilize solar energy where possible and includes the addition of two electric vehicle charging stations.

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 obnoxious noise, smoke, vibration, dust, glare, odors, electrical interference or heat will be generated from the proposed redevelopment.

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

There will be no outdoor displays.

Outside storage of goods, parts, supplies, vehicles machinery and other personal property shall be appropriate to the neighborhood and shall not impair safety

No outdoor storage of goods, parts, supplies, vehicle machinery or any other personal property is proposed.

Applicable state permits for water supply and sewage disposal shall have been obtained, and any other applicable state permits, before the use commences

All applicable state permits will be obtained prior to construction.

The development is proposed over a reasonable time period in order that the general and specific standards for conditional uses may be met

Construction is anticipated to take 4-5 months from approval.

In determining the appropriateness for 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

The redevelopment footprint is similar to the existing development.

No fire, explosive, or safety hazards shall be permitted that, in the judgement of the DRB, after consideration of the advice of Richmond firefighting officials, significantly endangers other property owners or emergency personnel

All State fire codes will be met.

The development shall not result in an Undue Adverse Effect on state or community-owned and operated institutions and facilities

The proposed redevelopment will be a continuation of an existing use in the community and will not cause 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

The existing private well will be upgraded to provide capacity to serve the larger building and a private septic system will be designed to serve the development with no adverse effect on the local water resources.

The proposed Land Development shall not have an undue adverse effect on a Historic Site or rare or irreplaceable natural area

There are no Historic Sites or rare or irreplaceable natural areas in the vicinity of the proposed redevelopment.

Proposed structures should take advantage of existing slopes and vegetation to provide screening for the project

The proposed redevelopment will maintain existing slopes where feasible and new plantings are proposed to provide screening.

Any other standards, such as natural landscape and “character of neighborhood” standards, as indicated for special districts shall also be applied.

The proposed redevelopment will maintain the existing use and will maintain the existing character of the neighborhood.

If you have any questions or need additional information, please feel free to contact me directly at 603-525-7488 or by email at hsevincgil@gpinet.com

Sincerely,
Greenman-Pedersen, Inc.

Huseyin Sevincgil

Huseyin Sevincgil, P.E.
Project Manager

enclosure(s)

cc: Tom Frawley, Summit Distributing, LLC