CONDITIONAL USE REVIEW

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Parcel	ID:	



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: March 16, 2022 Physical Address of Property	88 Rogers Lane				
Applicant Name: David Miskell	Property Owner Name: J Hutchins Inc				
Applicant Mailing Address: 718 Greenbush Road	Owner Mailing Address: 88 Ragers Lane				
Charlotte, UT 05445	Owner Mailing Address: 88 Ragers Lane Rich mard, UT 05477				
	contact - E.J. Blondin				
Phone: 802-318-0576	Phone: 802-434-3500				
Email: Misktomeegmauf.uet	Email: ej ej hutchinsinc.com				
30×40 feet -					
Brief description of Project: Construct 2 story addition	ito existing office building shop owned by				

All projects which require Conditional Use approval are subject to Site Plan Review standards. Thickness The SS Keyer L 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 b	be complete and true.	
David Mishell	May 18, 2022	Al Juph	5/15/22
Applicant Signature	Date	Property Owner Signature	Date

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:			

NARRATIVE FOR CONDITIONAL USE APPLICATION

J. HUTCHINS INC 30 FOOT X 40 FOOT ADDITION OF EXISTING OFFICE/SHOP BUILDING LOCATED AT 88 ROGERS LANE, RICHMOND VT

J. Hutchins Inc. is a 30-year-old business yard excavation contracting company located in the Industrial Commercial and the Flood Hazard Overlay Zoning Districts. Partner firm Landshapes is a full-service landscape design-build company. All firms' jobs are off site and most employees work off site. Support staff work in the existing office building and shop. Machinery and excavation materials stored on site.

Information for the substantial improvement determination (from included Lister Card for 88 Rogers Lane)

Buildings Replacement Cost --\$745,700Buildings Depreciated Cost -\$446.600Estimated Addition Cost -\$200,000

- The 2-story addition will be connected on the north side of the existing office/shop building The dimensions are 30 feet wide, 40 feet long and new roof peak is 26 feet and existing roof peak is 30 feet high (see site plan and building drawings)
- 2. The proposed addition will be located on existing paved parking area thus not adding any additional stormwater impact
- 3. The proposed addition is within the Industrial/Commercial Zoning district and within the Special Flood Hazard Zoning District.
- The lowest floor will be elevated to a minimum of one foot above the base elevation of 303.7 feet and be dry flood proofed at least 2 feet above the Base Flood Elevation (see building drawings)
- 5. Existing diesel fuel tank will be moved away from buildings and securely anchored, and fill and vent pipes will be elevated at least one foot above the base flood elevation. (see site plan)
- 6. The proposed addition is next to the J. Hutchins Inc driveway off of Rogers Lane and no impact on traffic.
- 7. The J. Hutchins Inc office building was constructed in 2000. The Patterson Fuels depot and Richmond Recycling are other Industrial/Commercial businesses which define the area's character. Two houses are adjoining the Hutchins property to the North of the addition but hidden. The Rozoski home accesses through a ROW on the J Hutchins Inc driveway (see site plan)

 The proposed addition will have floor heating in the first floor R-15 insulation under the floor and heated by a high efficiency natural gas furnace. The side walls will have R-25 insulation and the roof will be R-49. New lighting will be LED and windows will be R-4

SPECIFIC STANDARDS

- No extra noise, etc. due to the office additions. The excavation and landscaping businesses work is mostly off site and most employees work off site.
- 2. No outside displays
- 3. No outside storage related to the addition
- 4. Existing Act 250 permits \$4C1064 and #4C1064-1 will be amended after Conditional Use Permit approval. Act 250 floodplain regulations requires compensatory storage of fill removed from addition site and its location is shown on site plan
- 5. Existing WW permits WW-4-0985-2 and WW-4-0985-3 will be amended by Steve Revell of Lincoln Applied Geology. Existing mound can be expanded within the permitted replacement area.
- 6. Construction will be finished within 1 year.
- 7. The proposed addition is appropriately connected to the existing office/shop building. Roof lines are designed for proper snow melt. Roof and structural designs will be done by Engineer Mike Dugan and will meet all State fire codes as will addition office layout.
- 8. No State or Municipal facilities are close by except the Richmond Recycling center which will not be impacted by proposed addition
- The J. Hutchins Inc site undergoes annual stormwater review and the proposed addition does not affect existing stormwater plans. Three-year storm water plans and permitting will be completed in 2022 - 2023
- 10. No historic sites in the area.
- 11. Existing parking area is a Flat area for the addition
- 12. Labor and Industry permits will be applied for by architect Mike Dugan
- 13. Existing landscaping will not be affected
- 14. Three parking spaces will be lost but sufficient parking spaces are available to the west and south of the office building as shown on the site plan. Chart for parking on site plan shows plans meet Richmond parking regulations
- 15. Existing well is 2 gallons per minute and will not be affected by additional seven employees.