



# CONDITIONAL USE REVIEW

Permit # \_\_\_\_\_

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 Rogers Lane  
Charlotte, VT 05445 Richmond, VT 05477

Phone: 802-318-0576 contact - E.J. Blouin

Phone: 802-434-3500

Email: miskellme@gmail.com Email: ej@jhutchinsinc.com

Brief description of Project: 30x40 feet Construct 2 story addition to existing office building/shop owned by J Hutchins Inc 88 Rogers Lane Richmond

All projects which require Conditional Use approval are subject to Site Plan Review standards. J Hutchins Inc 88 Rogers Lane Richmond

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.



## 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 -- \$745,700

Buildings Depreciated Cost - \$446,600

Estimated Addition Cost - \$200,000

1. 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.
4. 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)

8. 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

1. 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
9. 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.