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To the Development Review Board, Town of Richmond Vermont

CC Town of Richmond

Re: Proposed site plan changes to Northfield Savings Bank Pleasant St. Richmond Vt.

Background: We share a common right of way on the northern border of the proposed subject property.

https://drive.google.com/drive/folders/1Sp5iKgbLh-QyE69XP9dmZ-YQPq_V0Xc?usp=sharing

Please see the attached site plan.

<https://drive.google.com/file/d/1iog6ZLBR-zYMu-C2FB2V20b4KflanHWS/view?usp=sharing>

We are supportive of and would like to encourage enhancement and improvements to properties such as this. We also look forward to the services that they offer. We want to welcome Northfield to Richmond.

That said we were not given proper notice, nor were we contacted by any of the involved parties on the redevelopment of the property, its application or its attachments.

I will accept service at the above referenced address, contact info. *We respectfully request that all future communications be sent to both parties.*

these facts on a statutory basis cause us to be considered interested parties with a particularized interest due to the nature of the existing conditions and proposed changes.

That said there are functional, structural and operational impacts from the proposed development because of the way they are planned. The area immediately to the north of the pavement of the right of way has been excavated and filled with impervious soil. Thereby bridging a significant storm water flow from the abutter to the north.

<https://docs.google.com/document/d/1n0IUSSyV19ebi7TLGzdxs-BiQZnDYjUf/edit?usp=sharing&oid=109276031127228742099&rtpof=true&sd=true>

<https://drive.google.com/drive/folders/1vSF0crG31O46IKPXU-tKs2fux7dmog3x?usp=sharing>

This is a serious flooding condition in a village urban environment.

The condition has been degraded during the period that the property had become unused for a period greater than two years. As a preexisting, nonconforming property we believe that it's appropriate to

have as a condition of any approval that a storm water plan, grading plan, elevation plan be developed prior to any approvals that demonstrates from an engineering perspective that all storm water emanating from the subject property or from the abutting property to the north is infiltrated or redirected away from the right of way and our property 45 bridge St. To demonstrate the shortcomings of the existing conditions we have a video of the flooding and water flow. In addition, we have pictures of the flooding that that causes in our basements; a direct result of inner urban properties being developed incorrectly without proper stormwater context.

<https://drive.google.com/drive/folders/1jsM3ckM0X-d6L1nIwslchVynWWRAcSYZ?usp=sharing>

<https://drive.google.com/drive/folders/1wwpJjofa853Tp8BHFkdX2u8sFNTk5BV8?usp=sharing>

https://drive.google.com/drive/folders/1UoqdGHvET_6i5-EcDr_aNs6WYD6v1BP1?usp=sharing

https://docs.google.com/presentation/d/1e7aY3q50BoY-ea_ildeOv9caVPY4qWdO/edit?usp=sharing&oid=109276031127228742099&rtpof=true&sd=true

Be aware that for whatever reason we have not been getting timely notice of proposals on abutting properties going all the way back to 2019.

Success: It is completely possible that the success of the bank would actually create, due to the tightness of the pre-existing nonconforming site logistical difficulties as ***the drive through does not meet the minimum required stack and could actually block our access and egress.*** Therefore, we respectfully ask that we also have an easement for access and egress on the eastern side of the parcel so that if the primary Bridge Street access is blocked that we can get in and out without any legal complexities.

Trespass and nuisance we have attached the pictures of the illegal blockage of the northern right away by Nakatomi LLC where they've set themselves up with no property rights for access and egress as well as parking and provisioning and collection and storage of solid waste so as to block the right of way. Therefore, we ask that it be very clear no parking no trespass towing signs and that the applicant give authority to have any vehicles that are trespassing and blocking the right of way towed.

<https://drive.google.com/drive/folders/1sxL6Tbf5Lk4PHH4OnRWto2n6wjhCE-pt?usp=sharing>

<https://drive.google.com/drive/folders/1pstC0AZyTJRgSfcvw8U13Y4jXNJgJQF0?usp=sharing>

<https://drive.google.com/drive/folders/17fK8ecabjy--FFfI5vgLi-Te6MWbof2G?usp=sharing>

<https://drive.google.com/drive/folders/1bZRR-3mDhfYFphETrMMayS-14VYooTqD?usp=sharing>

<https://drive.google.com/drive/folders/1vNHjyITRythFKXbfShvTpD2Dz1KSILDU?usp=sharing>

snow storage/ snow infiltration- the property as stated before is a pre-existing nonconforming site that is to today's standards overdeveloped but without any storm water or snow storage space or systems. The proposed plan does not have adequate snow storage for a very modest storm much less a protracted series of storms in cold weather.

<https://docs.google.com/document/d/1kbWy7yXT6MxYJuhl-wpuwORBLLbGpG1R/edit?usp=sharing&oid=109276031127228742099&rtpof=true&sd=true>

Therefore, we encourage the applicant to consider for the subject property the use of geothermal in combination with the sophisticated stormwater infiltration system to melt the snow **or commit to trucking it off site**. during thaws the snow for the past few years has created a perpetually hazardous condition as it thaws during the day and produces glare black ice at night.

To enable the applicant sufficient time to consider these changes to their proposals and the assemblage of an appropriate legal package for our consideration **we request that any action be postponed until those remedies are available**.

we are very happy to meet and consult with the tenant and the landlord at their convenience to work through all of this as we are both an interested party and a party with a particularized interest in the property and therefore ask that our comments be taken very seriously as the flooding condition in bad weather creates a hazard.