

Permit # CU 2023-03  
Parcel ID: 01301

# CONDITIONAL USE REVIEW 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: 3/17/2023 Physical Address of Property: 1301 Cochran Rd, Richmond VT 05477

Applicant Name: Matt Orrell Property Owner Name: \_\_\_\_\_

Applicant Mailing Address: 849 South Main Street, Stowe VT 05672 Owner Mailing Address: \_\_\_\_\_

Phone: 802-253-2317

Email: programs@umiak.com

**RICHMOND, VT TOWN CLERK'S OFFICE**  
**RECEIVED FOR RECORD**

Phone: March 28 A.D. 2023

Email: At 9 o'clock 03 minutes A M. and recorded in Book 2109 Page 586-587 of Land Records  
Attest: Adriana Hashunaga Town Clerk  
*(Signature)*

Brief description of Project: Umiak Ladder

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.

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- 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.

	<u>3/17/2023</u>		<u>3/24/23</u>
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: 3/27/23 DRB Referral Letter Issued (date): 3/27/23 DRB Hearing Date: 4/12/23  
 Comments: \_\_\_\_\_ Zoning Fee: na Check #: na  
 Zoning Administrative Officer signature:  Date: 3/27/23



Planning & Zoning Office  
Town of Richmond P.O. Box 285  
Richmond, VT 05477  
(802) 434-2430  
tmachia@richmondvt.gov  
www.richmondvt.gov

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## Town of Richmond Development Review Board Agenda April 12, 2023 at 7:00 PM

Location: 3<sup>rd</sup> floor meeting room Richmond Town Offices, 203 bridge street Richmond Vt 05477

Join Zoom Meeting:

<https://us02web.zoom.us/j/82607801509?pwd=TnJlSHNScUIONjZMTjEvdmhmSN0FVdz09>

Meeting ID: 826 0780 1509

Passcode: 241149

Call-in: +1 929 205 6099 US (New York)

Application materials may be viewed at <http://www.richmondvt.gov/boards-minutes/development-review-board/> before the meeting. Please call Tyler Machia, Zoning Administrator, at 802-434-2420 or email [tmachia@richmondvt.gov](mailto:tmachia@richmondvt.gov) with any questions.

### Public Hearing

#### Item 1

**SUB2023-03** **Peaceable Kingdom LLC** **Parcel ID#PE0000**

Applicant Peaceable Kingdom LLC is seeking to amend existing setbacks on lot 2 of the Peaceable Kingdom Subdivision. The proposed changes would reduce the front yard setback from 30 feet to 10 feet, and the side yard setback from 10 feet to 5 feet. The applicant is also looking to modify the existing building envelope for lot 2. Project is located at 15 Peaceable Street.

#### Item 2

**CU2023-03** **Umiak Outfitters** **Parcel ID#CO1301**

Applicant Umiak Outfitters and the town of Richmond are seeking Conditional Use approval for a seasonal removable ladder to facilitate access to the Winooski River for the general public and their clients. This ladder will help facilitate safer access and protect against riverbank erosion from people climbing up and down the bank. Project is located at 1301 Cochran Road.

#### Item 3

**PRESUB2023-04** **Hillview Heights LLC** **Parcel ID#HV2427**

The applicant Hillview Heights LLC is seeking preliminary subdivision approval for a 7 lot subdivision located at 2427 Hillview Road. The subdivision would create 6 new residential lots with one existing residential lot. The existing residential lot is currently used for agricultural purposes and will continue to be used as such. Project is located at 2427 Hillview Road.



Planning & Zoning Office  
Town of Richmond  
P.O. Box 285  
Richmond, VT 05477  
(802) 434-2430 phone  
tmachia@richmondvt.gov

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Date: 3/27/2023

To: Adjoining Property Owner

From: Tyler Machia Zoning Administrator / Staff to the DRB

Re: Public Notice for Upcoming DRB Hearing

You are receiving this notice as an adjoining property owner to one of the properties with a hearing before the Richmond Development Review Board. Item 2 abuts your property. The hearing will take place on April 12 at 7:00pm at the Richmond Town Office in the third-floor meeting room. The meeting will also be livestreamed via Zoom. The link to the Zoom meeting is located on the agenda provided.

Meeting materials are available to view upon request. Meeting materials will also be available to the public on the town website on the Friday prior to the hearing:  
<http://www.richmondvt.gov/boards-minutes/development-review-board/>.

Sincerely  
Tyler Machia  
Zoning Administrator

# TOWN OF RICHMOND HEARING NOTICE

This property is the subject of a  
Development Review Board hearing.

Purpose: Conditional  
USP REVIEW

Parcel Code: CD 1301

Permit #(s): CU 2023-03

Date of Hearing: 4/12/23

Time of Hearing: 7:00pm

At Town Center, 203 Bridge Street

## Information:

**Richmond Zoning Administrator**

**802-434-2430**

**Applicant:** This notice must be displayed immediately on your property, and shall be clearly visible from the public right-of-way, as required under RZR Section 8.2.3(a) from your receipt of this hearing notice and until your final decision's appeal period ends.



Planning & Zoning Office  
Town of Richmond P.O. Box 285  
Richmond, VT 05477  
(802) 434-2430  
tmachia@richmondvt.gov

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Date: 3/27/2023

To: Matt Orrell

From: Tyler Machia, Zoning Administrator / Staff to the DRB

Re: CU2023-03

Your application for Conditional Use Review at 1301 Cochran Road has been received. Your public hearing has been scheduled for:

Date: Wednesday, April 12, 2023

Time: 7:00 P.M.

Zoom Link: <https://us02web.zoom.us/j/82607801509?pwd=TnJlSHNScU10NjZMTjEvdmhmSN0FVdz09>

Location: Richmond Town Center, Third Floor Meeting Room, 203 Bridge Street, Richmond, VT 05477

The enclosed *Permit Public Hearing Poster* must be posted on the subject property 15-days prior to the scheduled hearing date and remained posted until the Development Review Board renders its decision.

If you have any questions, please contact the Planning & Zoning Office.

Sincerely

Tyler Machia

Zoning Administrator

Email: [tmachia@richmondvt.gov](mailto:tmachia@richmondvt.gov)

Phone: 802-434-2430