



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

RE. Staff note supplemental for application SP2023-01

Summary

During the February 8th Development Review Board meeting Jim Carrol and Comminos Zachery, representing 45 Bridge Street, provided a document noting concerns with the proposed changes to the 23 Pleasant Street property. They claim that development at Big Spruce has caused additional flooding on their property. In addition, Carrol and Zachery raised concerns about vehicles parking in the right of way which is located on the northside of the bank between the bank and Big Spruce. In photographs they provided they point out several cars parking on the former green space on the northside of the bank. Carrol and Zachery also claim that this size of the drive through stack is not long enough and that it would back up into the right of way for their property. They are also concerned that the snow is not being properly mitigated. Carrol, and Zachery would like to see the following conditions imposed on the application:

- a. Require the Applicants to redirect storm water that comes from 23 Pleasant Street and the Big Spruce property to be redirected away from the right of way and 45 Bridge Street.
- b. Require right of way access through the bank property in the event that the right of way to the north is blocked
- c. Require that 45 Bridge Street be given permission to tow cars out of the right of way
- d. Require the applicants to come up with a plan to either remove snow or melt and contain it on site

Zoning Administrator Response

Site plan review is limited in scope to the conditions of approval laid out in Section 5.5.3 in the Richmond Zoning Regulations. Requiring an applicant to give a third-party right of way access, permission to tow vehicles, or requiring the applicants to remove snow is outside of the scope of Site Plan review. In addition, the applicants are not changing the amount of parking from what currently exists on the property. Therefore, the applicants do not need to redesign the storm water system. In addition, the lot has a preexisting legally non-conforming amount of coverage. The proposed development reduces the amount of impervious coverage from 81% to 80.2% bringing it closer to the 80% maximum coverage for lots in the Village Downtown Zoning district. Carol and Zachery were concerned with flooding on the bank property contributing to flooding at 45 Bridge Street. Northfields site plan notes that they will be restoring grass to what is currently open gravel and dirt on the northside of the property. This would also serve to address some of the trespass concerns that Carrol and Zachery have. Carrol and Zackery provided pictures of people parking on the former greenspace located to the north of the bank property. Restoring these areas should make it clear that they are not parking spaces. Carrol and Zachery also noted that the drive through stack did not meet the minimum guidelines in the Richmond Zoning Regulations. The applicants have submitted a diagram that shows they can accommodate up to 7 cars, meeting the minimum requirement of 6 that is noted in Section 6.1.3 subsection b.

Conclusion

Based on the information provided by the Applicants as well as Mr. Carrol and Zachery the Zoning Administrator recommends that the Development Review Board Approves the application for Site Plan Review. Many of the issues raised by Mr. Carrol and Zachery fall outside of the purview of Site Plan Review as noted in Section 5.5 of the Richmond Zoning Regulations. Those remaining issues that do touch on the criteria for Site Plan review are largely addressed by the Applicants proposal.

Tyler Machia
Zoning Administrator