



CONDITIONAL USE REVIEW APPLICATION

Permit # _____

Parcel ID: _____

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: 5/18/2023 Physical Address of Property: TBD. Kenyon Road

Applicant Name: East Engineering, PLC Property Owner Name: Eden Sand and Gravel Co., Inc.

Applicant Mailing Address: PO Box 1047 Owner Mailing Address: 1159 Foote Brook Road
Richmond, VT 05477 Johnson, VT 05656

Phone: 802-989-6686 Phone: 803-343-5420

Email: tyler@eastengineeringplc.com Email: greg@gwtatro.com / dawn@gwtatro.com

Brief description of Project: Two-story, two-bay professional office space (engineering).

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.

