

Richmond Village Housing Site Plan & Conditional Use Permit Narrative

PROJECT DESCRIPTION:

Richmond Village Housing Partnership, is proposing to repair some drainage improvements along the southerly and easterly limits of their housing development on Borden Street. A swale was constructed in the spring in an effort to fix a drainage issue and release standing water that was accumulating in the driveway. The swale was extended toward the southerly property line then directed west until it eventually dispersed off property. Unfortunately, a portion of the improvements extended onto the neighbor's property and encroached into the Flood Hazard Area.

This project involves the effort to remove the swale and restore the original permitted design drainage pattern. We are proposing to improve the original design by replacing the grass lined swale with a bioretention swale. This will help to reduce the volume of runoff by promoting infiltration and providing a more vegetative cover. The swale restoration will also remove a small amount of fill that was placed within the Flood Hazard AE Zone and relocate the drainage discharge point outside the mapped limits. The bioretention swale will discharged the runoff at the southeasterly corner of the lot, as originally designed and permitted.

The original project was also designed with a pyramid shaped soil pile at the southeast corner of the lot. Only a slightly elevated landing exists today so this application is proposing to reduce the height of soil pile so that the permitted drainage pattern is maintained, and the swing set and small recreation space may remain usable for the tenants.

The project Site is in the Village Commercial District.

- Lot Area: 1.96 acres.
- Map Parcel Number: RR0123

Section 4 Regulations Applying to All Lots

- 4.1 Compliance with Public Works Specifications – **No new vehicular access is proposed.**
- 4.2 Required Frontage on, or Access to, Roads or Public Waters – **The project is pre-existing and has the required access.**
- 4.3 Approval for interior lots with no frontage – **Not applicable**
- 4.4 Curb Cuts – **No new curb cut is proposed.**
- 4.5 Multiple Use of Lots – **No change of use is proposed with this application.**
- 4.6 Nonconforming Lots – **The lot size is conforming, with no change proposed.**
- 4.7 Nonconforming Structures – **This project does not include a modification to, or construction of a new structure.**
- 4.8 Nonconforming Uses - **This application is proposing to repair a drainage swale that was modified without a local zoning permit. The proposed repair is consistent with the originally approved site plan.**
- 4.9 Noise – **This project will not generate noise.**
- 4.10 Exterior Lighting – **No exterior lighting is proposed.**
- 4.11 Height of Buildings and Structure – **No new buildings are proposed.**
- 4.12 Performance Standards - **The performance standards outlined in section 4.12 (a through h) will be met.**
- 4.13 Vehicle Fueling Stations – **Not applicable.**

5.5.3 Conditions of Approval for Site Plan Review

- a) Traffic – **The project will not generate any traffic**

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- b) Traffic – **The project will not generate any traffic.**
- c) Landscape and Screening – **The bioretention swale will include a number of shrubs and perennial plants. The estimated earthwork cost for the site restoration, relocation of the stone pad, installation of the bioretention soil, and mulch is estimated at \$10,000. The landscaping cost will need to be \$300 based on the 3% fee for project costs less than \$250,000. The project will install 15 shrubs staggered along the swale with an estimated installed price of \$55 each (\$825). An additional 15 perennials will be installed within the bioretention practice at an estimated installed price of \$40 each (\$600). The estimated landscape total of \$1,425 exceeds the landscape budget requirement. A landscape maintenance plan is attached to this application.**

Additional landscaping is being coordinated with the neighbors to provide additional screening along the southerly property line.

- d) Renewable Energy Resources – **This earthwork project does not adversely impact energy renewable resources.**
- e) Signs – **No signs are proposed.**

Section 5.6 Conditional Use Review

- 5.6.1 General Standards – A proposed use shall not result in undue adverse effect upon:
 - a) The capacity of existing or planned community facilities; **The project does not propose an expansion of the existing development. Restoring the site to a state that is close to the original permitted condition will not impact the capacity of the existing facilities.**
 - b) 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; **The applicant is coordinating with the adjacent landowners to establish new landscaping along the property line. No new development is otherwise proposed.**
 - c) Traffic on roads and highways in the vicinity; **This project will not impact traffic.**
 - d) Bylaws and ordinances then in effect; and, **The intent of this project is to restore, and improve the original drainage design. The fill that was added within the Flood Hazard (AE) Zone will be removed and the drainage discharge from the site will be located east of the Flood Hazard Zone.**
 - e) The utilization of renewable energy sources. **By replacing the grass swale with a bioretention swale there will be additional water quality and groundwater recharge which will benefit the environment.**
- 5.6.2 Specific Standards – Conditional uses shall comply with the following specific standards:
 - a) 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. **The improvements will not result in any of these obnoxious or excessive issues.**
 - b) 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. **This is not applicable.**

- c) Outside storage of goods, parts, supplies, vehicles machinery and other personal property shall be appropriate to the neighborhood and shall not impair safety. **This is not applicable.**
- d) A State Wastewater and Potable Water Supply Permit shall be obtained before the use commences. **A State Wastewater System and Potable Water Supply Permit is not required.**
- e) The development is proposed over a reasonable time period in order that the general and specific standards for conditional uses may be met. **The applicant intends to install the drainage system improvements as soon as possible after zoning approval.**
- f) 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. **The project is proposing to restore the easterly site drainage to closely align with the originally permitted drainage pattern. It will however be improved to include a more infiltrative bioretention swale.**
- g) 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. **No safety hazard is proposed.**
- h) The development shall not result in an Undue Adverse Effect on state- or community-owned and operated institutions and facilities. **The proposed improvements will help to reduce the volume of off-site drainage to the downslope community.**
- i) Existing water supplies and the quality of ground and surface water resources shall not be adversely affected. **According to the Vermont ANR Natural Resources Atlas the project is not located in a groundwater or surface water Source Protection Area.**
- j) 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. **No structures are proposed. The project is not a Historic Site and there are no mapped rare or irreplaceable natural areas on this site.**
- k) Any other standards, such as natural landscape and “character of the neighborhood” standards, as indicated for specific districts shall also be applied. **The applicant is coordinating landscaping along the property line with the neighbors.**

Applicable Standards for Section 6

- 6.8 Flood Hazard Overlay District

- a) **A portion of the site is located within the Flood Hazard Area Zone AE. As part of the spring drainage work, a small berm was constructed along the downslope limit of the swale within this zone. The repair effort will eliminate this small berm so that there is no fill within the flood zone area. The new bioretention swale has been designed to end just upslope of the Flood Zone Area limit. The earthwork that was completed along the southerly property line included only a minor amount of grading and did not add fill. We are proposing to plant some vegetation along portions of the property line but other than the plantings and grass establishment, no other encroachments are proposed.**

Stormwater

- HydroCAD modeling and the supporting plan sheet ST1 have been included to show that the hydrologic benefits of the bioretention swale. A permeability test has been complete to show that the existing soil has infiltrative properties better than the hydrologic modeling for the bioretention system. The hydrologic modeling for the Water Quality storm shows that the inflow volume has been reduced by infiltration by more than half. The hydrologic modeling for the 25-year storm event shows that the bioretention system will reduce the peak discharge rate below the existing conditions.