

BREAKDOWN OF FEES

ZONING FEES:

\$ 200.00

ACCESS PERMIT:

DRB:

R.O.W. FEES

FIRE IMPACT

WATER EXCAVATION:

RECORDING FEES:

\$ 60

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TOTAL:

260

CHECK NUMBER:

1951

NOTES:

for PERM. TAPE 2023-01



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

Appeal # APE 2023-01  
 (office use only)

## NOTICE OF APPEAL

All information requested below must be completed in full. Failure to provide the requested information on this notice will result in rejection of your application and delay in the review of the appeal before the Development Review Board.

**I understand:**

- The presentation procedures required by State Law (Section 4468 of the Planning & Development Act);
- that the Development Review Board holds regular meetings once a month;
- that a legal advertisement must appear a minimum of fifteen (15) days prior to the hearing on my appeal; and
- I agree to pay the required fee to offset the cost of the hearing on my appeal.

0058780

1) Name and Address of Appellant (s): Bradley Holt & Jason Pelletier  
1931 Hillview Road  
Richmond, VT 05477

1a) Email Address of Appellant(s): bradley.holt@gmail.com

2) Location and brief description of property at issue in this Appeal:  
Parcel ID HV2427  
2427 Hillview Road

3) What action of the Administrative Officer are you appealing?  
Issuance of a one-time 12-month extension of permit 2021-83 on or about October 18, 2023.  
Permit 2021-83 was for work on upgrading a driveway and access road.  
Permit 2021-83 was set to expire on November 2, 2023 prior to the issuance of this extension.

Recorded November 14, 2023  
 At 9 o'clock 50 minutes A.M.  
 Book 270 Page 43-44  
 Richmond, VT Land Records  
 Attest: Adriana Kiburg Post

4) What provisions of the Richmond Zoning Regulations are applicable to this Appeal, if any?

Richmond Zoning Regulations Section 5.3.2 b): "a Zoning Permit shall not expire if the Administrative Officer determines that, viewed as a whole, the work, time and expenditures invested in the project for which the Zoning Permit was issued demonstrate a good faith intent to presently commence upon the permitted use."

5) What relief do you want the Development Review Board to grant?

Reverse the one-time 12-month extension of permit 2021-83 and determine that the expiration date for the permit is November 2, 2023, ensuring that the condition placed on associated Access Permit #21-17 by the Selectboard of closing out all other access points can finally be enforced after two years of non-compliance by the applicant.

6) Why do you believe that the relief requested in Number 5, above, is proper under the circumstances?

The applicant has invested no discernible work, time, and expenditures into the project and has such failed to demonstrate a good faith intent to presently commence upon the permitted use and has therefore not met the requirements outlined in Richmond Zoning Regulations 5.3.2 b) for receiving an extension.

NOTE: Notification of adjoining property owners: Notification of adjoining property owners, in accordance with 24 V.S.A. §4464(a) and Section 8.2.3(b) of the Richmond Zoning Regulations, is the responsibility of the appellant.

I hereby certify that all the information requested as part of this notice of appeal has been submitted and is accurate to the best of my knowledge.


  
Signature of Appellant

October 20, 2023  
Date

Do not write below this line

Date of Submission

I have reviewed this application and find it to be:  
 Complete  Incomplete

  
Administrative Officer

11/13/23  
Date



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

Date: 11/13/2023

To: Bradly Holt and Jason Pelletier

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

Re: APE2023-01

Your appeal of the permit extension of permit 2021-83 has been received. Your public hearing has been scheduled for:

Date: Tuesday, December 5th, 2023

Time: 7:00 P.M.

Zoom Link: <https://us02web.zoom.us/j/86053903652>

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

The enclosed *Permit Public Hearing Poster* must be posted on your 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



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Town of Richmond P.O. Box 285  
Richmond, VT 05477  
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tmachia@richmondvt.gov  
www.richmondvt.gov

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**Town of Richmond  
Development Review Board Agenda  
December 5th, 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/86053903652>

Meeting ID: 860 5390 3652

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 802-434-2430 or email [tmachia@richmondvt.gov](mailto:tmachia@richmondvt.gov) with any questions.

**Public Hearing**

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**APE2023-01**

**Bradley Holt & Jason Pelletier**

**Parcel ID#HV2427**

The appellants, Bradley Holt & Jason Pelletier, are seeking to appeal the decision of the Zoning Administrator regarding his 12-month extension of permit 2021-83 for work on the property located at 2427 Hillview Road. The Applicants are seeking a reversal of this extension and the enforcement of the permit conditions noted in the Access Permit 21-117.

# TOWN OF RICHMOND HEARING NOTICE

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

**Purpose:** Appeal of the 12  
month extension of permit 2021-83

**Parcel Code:** HV 2427

**Permit #(s):** APE 2023-01

**Date of Hearing:** 12/5/2023

**Time of Hearing:** 7:00

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 phone  
tmachia@richmondvt.gov

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Date: 11/13/2023

To: Whom It May Concern

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. The hearing will take place on December 5<sup>th</sup> 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



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Sincerely  
Tyler Machia  
Zoning Administrator