

Robert and Joy Reap
PO Box 442
Richmond, VT 05477

Zoning Department and DRB
Town of Richmond
PO Box 285
Richmond, VT 05477

Re: Amendment to an Existing PUD

12/6/2023

Dear Tyler and DRB Members;

Attached you will find the required documentation for an amendment to an existing PUD located at 102 Willis Farm Rd. (and also affects the boundaries for 65 and 98 Willis Farm Rd.) and below descriptions and information per the application instructions.

Narrative description:

Our plans demonstrate a change to the existing PUD located on 102 Willis Farm Rd along with development at the back of our property along Interstate 89. This development consists of eight structures measuring 25,000, the largest of which is 5,000 SF. The use we are applying for is warehouse. There will also be boundary line adjustments with our other properties on Willis Farm Rd to accommodate this project.

The Willis Farm only has commercial uses as of right now and our intent is to keep commercial uses back by the interstate (which is hidden from view from route 2 by other buildings and from the interstate by the steep grades) and develop the front of the barn lot (lot 2 on these plans) with apartment buildings.

Our tentative timeline for this project is as follows:

- to do the sitework for buildings A – G in the spring of 2024
- Build E – G in spring/summer of 2024
- Construct buildings A – D in Fall of 2024 or Spring of 2025
- Build the 5,000 SF warehouse building sometime in 2024 or 2025

Note that the only change to the approved PUD plan from 2015 for the 5,000 SF warehouse is its use. It will no longer be office. All other plans (wastewater, stormwater, lighting, landscaping, etc), remain the same as the already permitted plans. As such, we will only address buildings A – G in this memo and most of our plans.

General Standards, Bylaws and Standards

This use is known as the “quiet neighbor” and does not produce loud noise, noxious smells, dust, glare, or traffic, nor will it drain community resources or cause safety concerns (hazardous and explosive items

are not allowed in the units). All materials will be stored inside buildings. The buildings are designed with metal siding like the siding on our metal shop next to this site. The development will have landscaping on the side facing route 2 and lighting with the use of LED downcast fixtures on motion sensors. The lights will be installed at a height at or below 8'-4". Tree stumps will be removed from the site.

One of the main reasons we have settled on warehouse use is due to our almost ten-year struggle to get town sewer and water to our property, which has not been successful to date. Buildings A - G do not require town water and sewer resources. Power will be underground and within the easement shown on the plans. Power for all buildings will be supplemented by the solar generated on our shop roof next door. Stormwater will be dealt with on site.

The permits required outside of town would be a state building permit, state stormwater permit, construction general permit and a state WW permit amendment associated with the boundary line adjustment.

We are requesting the following waivers for buildings A-G:

- 1) Parking
- 2) Loading space
- 3) Pavement (already waived in previous PUD)
- 4) Pedestrian pathways

Name and Address of Abutters

WM0920 Rodney West and Kristin Hayden-West, PO Box 1001, Richmond, Vt 05477

HU0400 Peggy Farr, Trustee, 400 Huntington Rd., Richmond, VT 05477

SV0433 John and Pamela Scott, 433 Southview Dr., Richmond, VT 05477

WM0650, Richmond Land Trust, PO Box 605, Richmond, VT 05477

WI0063, Willow Barn, LLC, 191 Handy Road, Huntington, VT, 05462

Best,

Robert and Joy Reap