

January 25, 2024

Richmond Development Review Board
Town Center Building
203 Bridge Street
Richmond, VT 05477

SUBJECT: Amendment to Conditional Use Permit CU2022-06
Summit Distributing, LLC
Proposed Retail Motor Fuel Outlet Redevelopment
1436 West Main Street
Map 3 Lot WM1436

Dear Members of the Richmond Development Review Board:

The applicant, Summit Distributing, LLC, intends to redevelop the existing retail motor fuel outlet located at 1436 West Main Street (Route 2). The DRB previously voted to approve this project with conditions on August 24, 2022 and a Final Decision was issued for CU2022-06. The approval was based on Site Re-development Plans prepared by Greenman-Pedersen Inc. (GPI), dated June 24, 2022.

Subsequent to approval by the DRB, the applicant, sought and obtained a Land Use Permit Amendment #4C0042-4 from the VT Natural Resources Board and a Stormwater Discharge Permit #9608-INDS from the VT Agency of Natural Resources. During the state permitting process, several comments were issued, and minor design changes were made to the plans to satisfy the various branches of state review. These changes resulted in updated Site Re-development Plans dated July 6, 2023 which were ultimately referenced in the state approvals.

Material changes from the June 24, 2022 plans to the July 6, 2023 plans are summarized below:

1. Added a bike rack per Condition #6 of the DRB approval.
2. Revised overhead canopy in coordination with canopy designer to consist of 8-columns instead of 4-columns to account for the proposed solar panels on the canopy.
3. Added a proprietary stormwater treatment filter to satisfy requirements of the Stormwater Discharge Permit.
4. Revised proposed landscape design in coordination with ANR staff to provide additional plantings including a new area of shrubs southeast of the driveway and several trees and riparian plantings in the area of compensatory flood storage to provide woody vegetation to improve water quality.
5. Added Sheets A1 & A2 to show building floodproofing design.

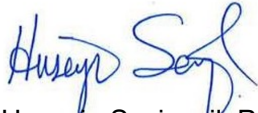
In recent coordination with Zoning Administrator, Tyler Machia, it was determined that per Section 5.5.5 of the Richmond Zoning Regulations, any changes to the proposed landscaping would be considered a Major Amendment and require Site Plan Review by the Development Review Board. As such, we are submitting the revised plans dated July 6, 2023 for the Board's review and approval of a permit amendment.

Additionally, on January 10, 2024, a Zoning Permit was issued for the project in accordance with the original CU2022-06 approval and demolition and construction activities have since begun. A summary of

compliance with the pre-construction Conditions of Approval was provided to Tyler Machia to demonstrate that Conditions #1-4 had been satisfied.

This supplemental project narrative is intended to provide the board with an update of the project and describe the aforementioned request for a permit amendment by the DRB. Please reach out to our office at 603-525-7488 or hsevincgil@gpinet.com with any questions.

Sincerely,
Greenman-Pedersen, Inc.

A handwritten signature in blue ink, appearing to read "Huseyin Sevincgil".

Huseyin Sevincgil, P.E.
Project Manager

enclosure(s)

cc: Tom Frawley, Summit Distributing, LLC