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## Town of Richmond Development Review Board Staff Notes, 03/04/2024

RE: SP2024-01- The Applicants, Summitt Distributing, are seeking to amend their approved site plan for the remodeled Mobil station. The applicants need to add additional landscaping to their previously approved site plan in order to comply with ACT 250 requirements.

LOCATION: 1436 West Main Street

EXISTING ZONING: Industrial Commercial

PARCEL HISTORY:

1. Enforcement action taken against Mobil for internally illuminated sign, April 23, 2002
2. Conditional Use Approval to redesign site lighting and ID sign, Approved December 27, 2002
3. Conditional Use Application CU2022-06, Approved August 24, 2022
4. Environmental Division Judgment Order, Approved December 9, 2022
5. Zoning Permit 2024-01, Approved January 10, 2024

LIST OF SUBMISSIONS:

- A. Narrative
- B. Site Plan Application
- C. Revised Site Plan
- D. Abutters List

PROCEDURAL INFORMATION:

1. Application received 02/23/2024
2. Warning and agenda sent to Seven Days 02/26/2024
3. Hearing notice sent to applicant 02/26/2024
4. Abutters letter sent 02/26/2024

STAFF COMMENTS (In Bold):

1. The project is located in the Industrial Commercial district and is subject to Section 3.7 of the Richmond Zoning Regulations.
2. The Applicants are building a Vehicle Fueling Station, as defined in Section 7 of the zoning regulations which is an allowed use per Section 3.7.2 of the Richmond Zoning Regulations.
3. Vehicle Fueling Stations require Conditional Use Review by the Development Review Board as noted in Section 3.7.2.
4. The Development Review Board approved Summits Vehicle Fueling Station use in 2022 with application CU2022-06.

5. The Applicants, Summitt Distributing, are seeking to amend their approved site plan for the remodeled Mobil station. The applicants need to add additional landscaping to their previously approved site plan in order to comply with ACT 250 requirements.
6. The Applicants narrative indicated that they made the following changes to their previously approved site plan
  - a. Changed the canopy design from 4 columns to 8 columns to account for the weight of rooftop solar.
  - b. Added a proprietary stormwater treatment filter to satisfy storm water requirements.
  - c. Changed the previously approved landscaping plan to account for required ANR mandated changes.
7. The Applicants pulled Zoning Permit 2024-01. The approval letter for this permit noted that the station would be built according to the site plans revised on 7/6/2023.
8. Changing the canopy design and adding a storm water filter are considered minor amendments to a site plan per Section 5.5.5.a-b and do not require Development Review Board approval.
9. Section 5.5.5 notes that changes to the approved landscaping plan are considered a major amendment and require approval by the Development Review board.
10. The applicants Site Plan changes do not touch on Section 5.5.3.a.i-vii.
11. The Applicants landscaping changes will be subject to Section 5.5.3.b.i-xii of the Richmond Zoning Regulations.
12. The Applicants are required by ACT 250 to put plantings on a small hill between route 2 and Interstate 89.
13. Section 5.5.3 b.iii notes that vegetation needs to be indigenous to the area.
14. The Applicants Site Plan indicates the following plantings on the Hill
  - a. 6 Silky Dogwood trees
  - b. 3 Red Maples
  - c. 3 Elderberry
  - d. 3 Arrowood Viburnum (**The Applicant landscaping plan does not state that all of these new plants are native to new England or Vermont. However, in a letter with their application for zoning permit 2024-01 the applicants indicated that all landscaping will be indigenous to Vermont or new England. The Applicants should provide a revised letter with their new zoning permit application indicating that all landscaping will still be indigenous to Vermont or New England.**)
15. Number vi. of Section 5.5.3.b notes that the applicants need to have a plan to care for and maintain the landscaping.
16. The Applicants landscaping plan notes plans for the maintenance of the landscaping over time.
17. Number vii. of Section 5.5.3.b notes the minimum landscaping cost for any project ( **The applicants have not provided a final construction cost for the project. The applicants will need to show final construction and landscaping cost to insure compliance with this subsection.**)

RECOMMENDATIONS FOR DRB CONSIDERATION:

1. The Development Review Board approves the Applicants site plan amendment with the following conditions.
  - a. Applicants shall submit an updated letter with their zoning permit application indicating that all new landscaping will be indigenous to Vermont or New England
  - b. Prior to apply for a Certificate of Occupancy the applicants shall provide final construction and landscaping cost to ensure compliance with the minimum landscaping cost notes in section 5.5.3.vii.

