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Town of Richmond Development Review Board Staff Notes, 12/04/2024

RE: SKP2024-06

LOCATION: 1949 East Main Street

EXISTING ZONING: Commercial / Ag Res

PROCEDURAL INFORMATION:

1. Application received 11/20/2024
2. Warning and agenda sent to Seven Days 11/22/2024
3. Hearing notice sent to applicant 11/25/2024
4. Abutters letter sent 11/25/2024

POINTS OF INTEREST:

1. Does VYCC meet the definition of Educational Facility as noted in Section 7 of the Zoning Regulation?
 - a. Education Facilities are defined as “ Any establishment certified by the Vermont Department of Education, including parochial, private, public and nursery schools, colleges, universities and accessory uses, but specifically excluding commercially operated schools of beauty culture, business, dancing, driving, music and other similar establishments.
 - b. The DRB approved VYCC as an educational facility in 2013 despite the fact that they did not have a certification from the Vermont Department of Education.
 - c. Should the applicants be required to submit certification by the Vermont Department of Education as noted in Section 7?
2. The Applicants are proposing up to 6 cabins with 8 bunks each. In addition, they are proposing a 16 bed year round dormitory.
 - a. Richmond does not have a dormitory use in its regulations.
 - b. It is unclear whether they would count as dwelling units or should be covered under the definition of Educational Facility.
3. The project is located inside of the Commercial Zoning District. Currently residential uses are generally prohibited inside of this district with the exception of a PUD. However, dwellings inside of a PUD are restricted to the second floor and above of any structure. The cabins and proposed dorms would all have beds on the ground floor.