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## **Town of Richmond Development Review Board Staff Notes, 5/14/2025**

RE: SP2025-02- The Town of Richmond is seeking site plan review to amend the site plan for the preexisting outdoor recreation facility located at Browns Court. The Applicants are looking to update the landscaping plan for the project. The Applicants are also providing an updated phasing plan for the project.

LOCATION: 58 Browns Court

EXISTING ZONING: High Density Residential

PARCEL HISTORY:

1. Zoning Permit 07-03, Approved 4/10/2007
2. Site Plan Review 2020-016, Approved 3/19/2020
3. Zoning Permit 2020-021, Approved 4/1/2020
4. Site Plan Review SP2025-01, Approved 1/17/2025
5. Zoning Permit 2025-10, Approved 4/7/2025

LIST OF SUBMISSIONS:

- A. Existing Conditions
- B. Boundary Survey
- C. Phasing Plan
- D. Rec Field Design
- E. Adjacent Properties
- F. Parking Kiosk Sign
- G. Sign Dimensions
- H. Narrative
- I. Application

PROCEDURAL INFORMATION:

1. Application received 4/25/2025
2. Warning and agenda sent to Seven Days 4/29/2025
3. Hearing notice sent to applicant 4/29/2025
4. Abutters letter sent 4/29/2025

STAFF NOTES (In Bold):

1. The Applicants are proposing an expansion of an existing Outdoor Recreation Facility or Park. The Applicants are seeking to update the landscaping plan for the project. The Applicants are also looking to provide a phasing plan for the project.

2. The project is located in the High-Density Residential district and is subject to Section 3.2 of the Richmond Zoning Regulations.
3. Section 3.2.5.c notes that no zoning permit may be issued for uses that generate more than 10 vehicle trip ends for the first 40,000 square feet of land development area.
4. The Applicants traffic report notes that they are allowed 106 PM trip ends. The report notes that the expansion of the use will only generate 38 PM trip ends and will comply with Section 3.2.5.c.
5. This project is subject to the regulations applying to all lots noted in Section 4 of the Richmond Zoning Regulations.
6. The project is in compliance with sections 4.2,4.3, 4.4, 4.5, 4.6,4.7,4.8,4.10, 4.1, 4.12
7. The project is required to comply with the Richmond Public Work Specifications noted in Section 4.1 of the Richmond Zoning Regulations.
8. Section 1.3 of the Richmond Public Work Specifications notes that “ A property owner must apply for an access permit (or amendment) for any new access on to a road or street, such as for a new road or driveway (or for any new uses that increase the ADT for the driveway”. As noted in Section 1.3 expanding the use at Browns Court will require an updated access permit approved by the Selectboard.
9. The Applicant’s Project is subject to the noise restriction noted in Section 4.9 of the Richmond Zoning Regulations.
10. Section 4.9.1 notes that noises in the High Density Residential District Shall not exceed an average of 70 decibel per hour on average or an instantaneous noise of 80 decibels from 7:00 am- 11:00PM.
11. The Applicants indicated in their narrative that the decibel range for pickleball court varies but is on average 70 decibels an hour. **(Sheet C1.00 indicates that there will be trees screening the pickleball court to help reduce the noise. However, the applicants have not submitted site specific data showing what the levels of noise will be from the pickleball courts. The applicants also cite a source that says that pickleball paddles can be as loud as 71.8 decibels which would be in excess of the max average allowed. The board should consider whether or not the courts are located far enough away from the property boundary to not exceed the required noise levels. The board should also consider requiring site specific data on the anticipated noise levels of these courts.**
12. A Recreation Facility or Park, as defined in Section 7 of the zoning regulations is a Conditional Use per Section 3.2.2 m. of the Richmond Zoning Regulations.
13. An outdoor recreation facility or park is conditional and is subject to Conditional Use Review as noted in Section 5.6.
14. Conditional Use Review is Subject to the Site Plan Review Regulations noted in Section 5.5.3.
15. Amendments to site plans are regulated by Section 5.5.5.
16. Section 5.5.5. notes that any changes to landscaping or pedestrian circulation patterns require site plan approval by the Development Review Board. **(The applicants are proposing changes to the approved landscaping plan which requires approval by the DRB.)**
17. Section 5.5.2 notes the requirements for a site plan.
  - a. Names of the owner of the parcel **(This is only included in the boundary survey not on the site plan itself)**
  - b. Names of all the abutters **(Abutters list provided)**
  - c. Professionally prepared site plan unless a waiver from this requirement is requested by the applicant. Shows the following **(The Applicants did not formally request a**

**waiver from this requirement in their cover letter. The Applicant will need to clarify if they wish to request this waiver.)**

- i. Existing Features (**The Applicants site plan page does not note the acreage. However, the boundary survey in the site plan notes the lot size is 3.13 acres. Diagram C1.01 does note contours of the new site. The Boundary Survey shows an area of unclear title by the front entrance.**)
  - ii. Proposed land development (**The Applicants have provided documentation of the proposed land development.**)
  - d. Phasing plan for the project (**The Applicants have submitted an updated phasing plan for the project. Phase 1 is scheduled for the Spring/Summer of 2025 and consists of 60 plantings and the 4 pickleball courts. The Applicants have already received a zoning permit for Phase 1 of this project. A condition of that permit was that the Applicants had to supply an updated landscaping plan to the Board. The plan for phase one needs to match the plans submitted with zoning permit 2025-10. Phase 2 is scheduled for Summer/ Fall of 2025 and deals with previously approved changes to the parking area. Phase 3, scheduled for the summer of 2026 deals with the bocce courts and associated landscaping. Phase 4, scheduled for the summer of 2026 consists of changes to the existing baseball field.**)
18. The Board may impose conditions on any of the items noted in Section 5.5.3a.i.-vii.
  19. Section 5.5.3.b i-xi notes the various requirements for landscaping.
  20. The Applicants noted that the pickleball court will be screened by 60 arborvitae trees, the bocce court will be screened by an additional 20 cedar trees and the porta potties will be screened by an additional 4 cedar trees. This is for a total of 84 cedar trees. The Applicants indicated that they plan to spend \$100 per tree. There is an existing tree line that screens the property. (**The Applicants note in their maintenance plan that they intended to plant 84 arborvitae trees. The Phasing plan shows the number and locations of trees.**)
  21. Changes to the parking are regulated by Section 6.1.2 of the Richmond Zoning Regulations.
  22. The Applicants are not proposing any changes to the parking plan that was approved by the DRB in application SP2025-01.

ITEMS FOR DRB CONSIDERATION:

1. Do the plantings provide enough sound mitigation for the pickleball courts?

## RECOMMENDATIONS FOR DRB CONSIDERATION:

1. Approve the application as presented.