

Lisa and John-Paul Lavoie
PUD Application
167 West Main Street, Richmond, Vermont
June 18, 2025

Project Description

Our proposed project involves a Planned Unit Development (PUD) at 167 West Main Street with the primary goal of replacing a dilapidated garage with a new larger garage with an apartment on the second floor. We are seeking approval for a PUD that creates a second primary structure (garage with apartment) on our property. We do not intend to divide the property into two parcels.

Town of Richmond Subdivision Regulations

The following outline identifies how we have met the Preliminary Subdivision Application Requirements (as well as Conditional Use and Site Plan Review).

310.1 The PRELIMINARY SUBDIVISION plat includes the following information:

- (1) proposed SUBDIVISION name or identifying title, tax map number and the name of the Town;
- (2) name and address of the owner of record of the property
- (3) a location map showing the relationship of the proposed SUBDIVISION to adjacent property and surrounding areas within two thousand (2,000) feet of any property line of the proposed project.
- (4) boundaries of the proposed SUBDIVISION and the names of the owners of record of all adjoining properties, to the proposed SUBDIVISION;
- (5) existing easements within the proposed SUBDIVISION;
- (6) the zoning district, including overlay districts, in which the property is located and the relevant ZONING REGULATION provisions applicable to the site;
- (7) the location, names and widths of existing roads, easements, and building setbacks;
- (8) No bridges, drains, drainage ways or culverts are proposed in the SUBDIVISION;
- (9) proposed LOT lines with dimensions and planned locations and uses for buildings, any stream and wetland buffer zones, and any overlay district(s) applicable to the proposed SUBDIVISION;
- (10) No roads, pedestrian ways, recreational trails, utilities, or proposed access points are proposed for the SUBDIVISION; and
- (11) date, true north arrow and scale

310.2 The PRELIMINARY SUBDIVISION plat and supporting documents include the following information (or clarification is included below):

- (1) name of the designer of the SUBDIVISION;
- (2) number of acres within the proposed SUBDIVISION, buildings, water courses and other noteworthy physical features;
- (3) the location of all natural features or resources on the site such as streams, ponds, wetlands, flood plain, floodway, forest stands, established LARGE ANIMAL HABITAT;
- (4) designation of each segment of adjoining property boundaries of all adjoining properties common with the proposed SUBDIVISION ;
- (5) No known archaeological sites exist on the property;

- (6) the location and dimensions of any existing wastewater disposal systems, water supplies, culverts, drains, drainage ways, or underground cables on the site;
- (7) the location, names and widths of parks, public open space, trails, etc. on the site as well as similar information regarding adjacent properties;
- (8) contour lines, at intervals of twenty (20) feet, of existing grades;
- (9) water supply to the proposed SUBDIVISION will be provided by Richmond Water Dept.;
- (10) The wastewater system will entail connecting to the town maintained sewer line immediately behind the proposed building and potable water supply will entail a new 'stub' from the West Main Street water main;
- (11) the proposed PUD would not appreciably change the open spaces, natural features and resources on the site;
- (12) Due to the challenges presented by the narrow lot and the location of sewer infrastructure, the proposed building does not meet setback requirements. We seek the modification of setback requirements on the Western boundary to 5' (reduced from 10'). No master plan is included as the portion of the lot not proposed for development does not include future roads, future stormwater infrastructure, future building areas, or future uses;
 - Other Zoning Regulation requirements:
 - Landscaping Plan (5.5.3b): No landscaping is planned for the west and north sides of the building. The north side is parking and the west is access road to back of neighbors property. The east and south sides of the building will be landscaped as they currently are with perennial flower beds. Landscaping will largely only be visible by residents of 167 W. Main St.
 - Lighting Plan (5.5.3.b.xi): The only exterior lighting will consist of downward facing spot lights to illuminate garage entrances and parking area (as exist on current garage).
- (13) As stated above we seek the modification of setback requirements on the Western boundary to 5' (reduced from 10').

500 Planning Standards

- (1) This subdivision would **NOT** be harmful to the safety, health and general welfare of the present or future inhabitants of the SUBDIVISION and/or its surrounding areas, due to flooding, improper drainage, steep slopes, rock formations, topography, utility easements or other features;
- (2) The proposed subdivision **DOES NOT** have an undue adverse impact on existing historical resources or natural features, trees, brooks, rock outcroppings, water bodies, ground water, or other natural and/or historical resources;
- (3) The proposed subdivision qualifies as a Low Risk construction activity in relation to stormwater runoff, according to ANR's evaluation tool. No permit is necessary.
- (3b) the proposed subdivision **IS** in compliance with the ACT, the ZONING REGULATIONS and any other bylaws or town ordinances in effect;
- (4) The proposed design and configuration of parcel boundaries and location of associated improvements are **consistent** with the desired settlement pattern for the Village Residential Neighborhood North zoning district and neighborhood. Section 3.11.1 of the Richmond zoning regulations state that in Village

Residential Neighborhood North “dwellings may be closely spaced”. In addition, it is very much in the character of the neighborhood for dwellings to not meet current setback regulations;

- (5) The site is **suitable** for the proposed density. The maximum density within the Village Residential Neighborhood North is 8,712 ft² per dwelling. This proposed subdivision includes two dwelling units on 19,975ft².;
- (6) The proposed subdivision, will NOT place an unreasonable burden on the ability of the local governmental units to provide municipal or governmental services;
- (7) There is a sufficient potable water supply and adequate area for wastewater disposal. The submission will be serviced by the Richmond Water Dept. They have confirmed that the system has more than enough allocation for this project;
- (8) The wastewater disposal system(s) and potable water supply will not impair or pollute surface water and groundwater. Both of these services will be provided by Richmond Water Department;
- (9) The proposed subdivision will NOT cause unreasonable highway congestion or unsafe conditions with respect to the use of roads and highways in the Town. Representatives at VTrans have confirmed that no permits are required in relation to Route 2 access;
- (10) The proposed subdivision will not have any impact on any large animal habitat. The location in the center of town is not adjacent to large animal habitat.,
- (11) The proposed development would NOT cause undue air, water, noise or light pollution. This subdivision is adding a residential unit to a residential neighborhood. No unusual pollution is anticipated.