

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

Project Description Narrative

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. Section 5.12.2 a) of the zoning regulations states that a PUD is required for developments in which multiple primary structures are proposed on a single lot. We are seeking approval for a PUD that does just that: creating a second primary structure (garage with apartment). As we do not intend to subdivide the property, we are applying for review under conditional use (as specified in 5.12.7). Note: we cannot achieve this with an accessory dwelling unit over the garage as our primary structure includes an ADU (167a and 167b).

Section 3.11.7 of the zoning regulations state that “Planned Unit Developments that consist entirely of residential units (Residential PUD’s) and that satisfy the provisions of §5.12 of these regulations are allowed in the VRNN District.” What follows is an outline of how this project satisfies the provisions of 5.12:

- 5.12.1: Coordination of Review: We are applying for conditional use review as specified (no subdivision is proposed)
- 5.12.2: General Conditions
 - a) We are proposing multiple dwelling units on 1 lot, an allowed use of a PUD.
 - b) A residential PUD is allowed in the VRNN district.
 - c) As specified, this PUD will include only dwelling units. As allowed, it will contain dwelling units of different types, one duplex and one apartment.
 - d) The total number of dwelling units will not exceed the number allowed if the property was subdivided into lots. This property is within the Village Residential Neighborhood North district that has a maximum density of 8,712 ft² per dwelling. This property is approximately 19,975 ft², providing enough area for the two dwellings proposed.
 - e) Greater concentration of dwelling units is not proposed.
 - f) Residential use is permitted within the VRNN!
 - g) N/A
 - h) We are not aware of any unreasonable burden the proposed PUD would place on the Town of Richmond to provide services. We have spoken with Steve Cote at the Water Department. He has indicated that plenty of water and sewer allocation is available. We are aware of the need to apply for an allocation.
 - i) The proposed PUD is consistent with the Town Plan. One of the strong themes running through the Town Plan is the goal of ‘smart growth’: concentrating growth in the village area and developing affordable housing. This project furthers these goals. In addition, it is worth noting that the need for housing region-wide has only increased in the 8 years since the Town Plan was written.
 - j) N/A
 - k) The proposed PUD will be serviced by the town sewer and water system.
- 5.12.3: Additional Standards: we do not believe these additional standards apply to this PUD proposal
- 5.12.4: Application Procedures: In process
- 5.12.5: Common Land: no common land is proposed
- 5.12.6: Roads and other Facilities: no roads or other facilities are proposed in the PUD

Section 5.6 Conditional Use Review states “A use requiring conditional use approval by the DRB shall comply with the following general standards and specific standards”. We have read the general and specific standards outlined in 5.6.1 and 5.6.2. The proposed PUD does not impose any undue adverse effect as outlined in 5.6.1. In addition, the proposed PUD complies with the specific standards outlined in 5.6.2.

As part of the PUD proposal we are requesting a modification to the setback requirements. Our proposal is to build the new primary structure with the northwest side of the structure approximately 5 feet from the property line with our western neighbor (same as the current garage). This is consistent with zoning regulations related to non-conforming structures and the PUD process.

4.7.10 Setback Modifications - Subject to Conditional Use Review, the Development Review Board may allow for the expansion of any nonconforming structure built prior to April 1, 1969 no closer than five (5) feet to any lot line or edge of a public or private right of way and an increase in building footprint as a result of the expansion by no more than 10% of the total ground area of the lot. For example, if the lot is 8,000 square feet, the Development Review Board could allow an increase of 800 square feet in lot coverage.

5.12 Purpose - For purposes of these Zoning Regulations, Residential PUDs shall be considered a type of Planned Unit Development. The modification of the dimensional requirements governing lot area, lot dimension, lot frontage and lot coverage and the dimensional limitations for structures governing front, side and rear yard setback requirements of these Zoning Regulations may be permitted.

Setback requirements within the VRNN would necessitate building the new structure 10 feet from the property line. This creates several challenges on our narrow lot: 1) The new structure would complicate any needed future work on the sewer line that runs from the current primary residence. The structure would sit approximately 2-3 feet to the west of the sewer line. This is significantly closer than the town's sewer easement allows for the sewer lines it owns (20 foot wide easement). 2) The new structure (if following 10' setback), in conjunction with a 30-40 foot tall evergreen, would block access to the back yard. In this neighborhood structures are commonly within prescribed setbacks. Finally, the neighbors whose property line this building would grace have acknowledged, verbally, that they have no complaint with the new structure remaining in its current location. Our proposal is to build the new primary structure approximately 5 feet from the western property line.

With our eyes on beginning construction this fall, we ask the board to consider scheduling our final PUD application for the August DRB meeting.

In support of our PUD application please find the following:

1. Conditional Use Review Application
2. Site Plan Application
3. Site Plan prepared by professional surveyor (11' x17")
4. Architectural elevations of proposed building (11' x17")
5. Stamped addressed envelopes for all abutters
6. Application fees

Thank you for your consideration.

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