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Narrative for Site Plan Review: Vermont Land Trust (VLT) 226 Bridge Street, Richmond VT.

The Vermont Land Trust (VLT), a non-profit organization dedicated to conserving land for the public good, respectfully seeks Site Plan Review approval for the limited adaptive reuse of a small existing space above our current garage structure on the property at 226 Bridge Street, Richmond Vermont.

The proposed change is minimal in scope and impact. We plan a very light restoration of this existing space—no expansion of the building footprint or significant structural changes are intended. The goal is to create a modest, functional conference room.

This space will **not** be used as a general office, residential unit, or retail location. Its utilization will be strictly limited to occasional organizational meetings, estimated at **8 to 12 times per year**. These infrequent uses will involve a small number of VLT staff and/or board members.

Impact on the community and town infrastructure will be negligible. Given the nature of the use. This light restoration represents an approach to utilizing existing resources on the property, supporting VLT's mission. We believe this proposal is consistent with the spirit and text of the Richmond Zoning Regulations and poses no adverse impact on neighboring properties or the public good.

- **Traffic and Parking:** There will be no material increase in daily traffic. Any required parking can be accommodated within the existing, approved parking areas during these few scheduled events. Installation of one additional parking space has been included in the site plan.
- **Utilities:** The demands on water, sewer, and electrical services will remain well within the current system's capacity.
- **Aesthetics:** The exterior appearance of the building will remain consistent with its current, approved presentation.
- **Stormwater-** No appreciable effects on stormwater requirements are anticipated for this project. The existing driveway will be re-surfaced with permeable gravel aggregate, and a stone lined detention swale designed and constructed in accordance with Public Works Specifications.
- **Landscaping-** No significant alteration of landscaping is being undertaken in the course of this project.

Timeline: We anticipate completing all necessary work for this project by June 28th, 2026 at the latest. Ideally by Mid-March, 2025. No planned phasing is taking place, some simple construction and HVAC work as outlined should be completed in a timely manner.

Regional Offices:

226 Bridge Street
P.O. Box 850
Richmond, VT 05477
P (802) 434-3079

Bluffside Farm
171 Scott Farm Road
Newport, VT 05855
P (802) 748-6089

The King Farm
128 King Farm Road
Woodstock, VT 05091
P (802) 457-2369

Abutting Parcel owners:

1. 208 Bridge Street

VAN DUYN JAMES

VAN DUYN MAGGIE

Bx. 814 Richmond, VT. 05477

2. 242 Bridge St.

LANDRIGAN NICHOLAS

242 BRIDGE ST

APT #2

RICHMOND VT. 05477

3. 40 Esplanade St.

KIM ZENAIDA M

40 ESPLANADE

Richmond, VT. 05477

4. 62 Esplanade

DEBAY JAMES & MARY ANN DONNELLY

62 ESPLANADE

RICHMOND VT. 05477

5. 75 Church Street

MILAZZO JILL C

PO BOX 832

Richmond, VT. 05477

CONNELY DOUG

PALCHAK ELIZABETH

251 BRIDGE ST, Richmond, VT. 05477