



Fitzgerald Environmental Associates, LLC.

Applied Watershed Science & Ecology

January 9, 2026

Dante DeNault, Zoning Administrator
Town of Richmond
203 Bridge Street
Richmond, VT 05477

Re: Conditional Use Review Application for 88 Rogers Lane – Expansion of Storage/Laydown Areas
Trew Stone LLC

Dear Dante:

Please find the attached Site Plans, Conditional Use Review application, and supporting documentation for the above-referenced project. We are requesting a hearing at an upcoming DRB meeting on February 11th, 2026. A brief description of the history of Town approvals in the last 20 (20) years is provided below, as well as a project narrative addressing relevant criteria of sections 5.6.1 and 5.6.2 of the Richmond Zoning Regulation.

Town Approval History (Last 20 years)

- 2007 Site Plan (and/or Conditional Use) Application approved by the Town for two (2) new storage areas east of the original office building. Plans prepared by Civil Engineering Associates.
- 2015 Site Plan (and/or Conditional Use) Application to the Town for two (2) additions on the north and south side to the original office building. Plans prepared by Civil Engineering Associates.
- 2022 Conditional Use Application for an addition to the original office building. Plans prepared by Fitzgerald Environmental Associates. The Town approved the application but the project was never completed. The current owner does not plan to complete the building addition in the near future.

General Standards (Section 5.6.1)

A proposed use shall not result in an undue adverse effect upon:

- *The capacity of existing or planned community facilities*
 - The proposed expansion of the laydown and storage areas on the property will not change the use or have an effect on local resources or infrastructure, and therefore will not impact the capacity of existing or planned community facilities.
- *The character of the area affected, as defined by the purposes of the zoning district in which the project is located and with specifically stated policies and standards of the Richmond Town Plan*
 - The proposed development is an expansion of the laydown/storage areas at an industrial/commercial site within an area zoned industrial/commercial. Since the proposed use is consistent with other adjacent uses on the property, the character of the area will not be changed.

- The expanded storage area is within FEMA's Special Flood Hazard Area. It is situated within the 100-year floodplain. There are no proposed structures or buildings that would displace floodwater storage. A grading plan is provided for proposed minor grading in the southern extents of the expanded storage area. The purpose of the grading is to facilitate positive drainage of stormwater runoff in a northerly direction toward the existing stormwater pond. The grading plan has balanced cut/fill with no loss of floodwater storage, and no material will be imported onto the site except for gravel for the surface. Therefore, the proposed use is not expected to have an adverse impact with respect to flood hazards.
- *Traffic on roads and highways in the vicinity*
 - The proposed use is not expected to result in increased traffic.
- *Bylaws and ordinances then in effect*
 - The proposed use is not expected to result in an undue adverse effect with respect to bylaws and ordinances in effect.
- *The utilization of renewable energy resources*
 - The site does not currently utilize renewable energy resources and none are proposed.

Specific Standards (Section 5.6.2)

Conditional uses shall comply with the following specific standards

- *Obnoxious or excessive noise, smoke, vibration, dust, glare, odors, electrical interference or heat that is detectable at the boundaries of the lot shall not be generated*
 - The storage areas will not significantly increase noise, smoke, or odors at the boundaries of the lot. The proposed storage area expansion to the south is over 130ft from the adjoining dwellings to the east. The southern edge of the proposed storage area is over 100ft from the nearest dwelling to the southwest
 - The areas formerly used for materials storage on the northeastern area of the site, which are visible from the adjoining Rosovsky property (shown in red on the site plan), will be decommissioned and left to revegetate. In addition, supplemental screening will be added along the berm to screen visibility from the Rosovsky property to the Applicants buildings and storage areas. This additional screening will serve to meet an Act 250 permit condition for maintaining screening in this area of the property.
- *There shall be no outside displays except those that are brought indoors at the end of business hours and are the actual product of the business*
 - The site does not currently have outside displays and the proposed development will not change this.
- *Outside storage of goods, parts, supplies, vehicles, machinery, and other personal property shall be appropriate to the neighborhood and shall not impair safety*
 - The stored materials will include common construction materials such as pipes and fittings. They will be consistent with other stored materials on other portions of the subject property, and are consistent with the use in the industrial/commercial district.
- *Applicable state permits for water supply and sewage disposal shall have been obtained, and any other applicable state permits before the use commences*



- The applicant will be applying to VTDEC for an amendment to the operational stormwater permit (5485-9050.1T) to account for the additional impervious surfaces. The applicant will also be applying for a Construction General Permit for erosion and sediment control during the construction phase.
 - The proposed development is a storage area and will not require an increase water usage or wastewater disposal.
 - Wetlands in the project area were delineated in 2025 and there are no proposed impacts to wetlands and their associated buffer zones.
- *The development is proposed over a reasonable time period in order that the general and specific standards for conditional uses may be met*
 - Once all local and state approvals have been received, the improvements will be implemented in a matter of weeks which is reasonable for a change of this scale.
- *In determining the appropriateness of the use in the Zoning District, the DRB shall consider the scale of the proposal in relation to the scale of existing uses and structures*
 - The proposed development is consistent with the scale of existing uses and structures on the property.
- *No fire, explosive, or safety hazard shall be permitted that, in the judgement of the DRB, after consideration of the advice of Richmond fire fighting officials, significantly endangers other property owners or emergency personnel*
 - Additional storage areas will not result in any fire, explosive, or safety hazard.
- *The development shall not result in an Undue Adverse Effect on state or community-owned and operated institutions and facilities*
 - The proposed expansion of the storage areas on the property will not change the use or have an effect on local or State resources or infrastructure, and therefore will not impact the community institutions and facilities.
- *Existing water supplies and the quality of ground and surface water resources shall not be adversely affected*
 - The expansion of the storage areas will not result in an increased need for water. There are no streams in the vicinity of the proposed development. Wetlands in the project area were delineated in 2025 and there are no proposed impacts to wetlands and their associated 50-foot buffer zones.
- *The proposed Land Development shall not have an undue adverse effect on a Historic Site or rare or irreplaceable natural areas*
 - There are no historic sites or rare or irreplaceable natural areas in the vicinity of the proposed development.
- *Proposed structures should take advantage of existing slopes and vegetation to provide screening for the projects.*
 - No structures are proposed.
- *Any other standards, such as natural landscape and “character of the neighborhood” standards, as indicated for specific districts shall also be applied*
 - The character of the neighborhood will be maintained.



If you have any questions about the attached Conditional Use submittal, please don't hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Evan P. Fitzgerald', with a stylized flourish at the end.

Evan P. Fitzgerald, PE, CPESC, CFM
Principal Hydrologist/Civil Engineer

Enc.

cc: Adam Feldman (via email)



Fitzgerald
Environmental