

CONDITIONAL USE REVIEW APPLICATION



Please review the Richmond Zoning Regulations and provide all the information requested in this application. Additional local permits and approvals may also be required (such as access permits, water & sewer allocations, E911 address assignments.) For information contact the Zoning Administrative Officer at 434-2430. Other federal, state and local permits or approvals may additionally be required, it is the duty of the applicant to obtain all relevant and applicable approvals. To inquire about State permits contact the State Permit Specialist at 802-477-2241.

Application Date: 2/25/26 Physical Address of Property: 168 River Road, Richmond, VT 05477

Applicant Name: Jason Harvey Property Owner Name: 168 River Road LLC

Applicant Mailing Address: 616 Guinea Road Owner Mailing Address: 616 Guinea Road
Charlotte, VT 05445 Charlotte, VT 05445

Phone: (802)-316-1169 Phone: (802)-316-1169

Email: jason@pattersonfuels.com Email: jason@pattersonfuels.com

Brief description of Project: Existing shop building to be converted from an accessory use to an independent mechanic shop for vehicle repair. The existing parking areas will be used for customer vehicle parking and seasonal camper storage.

All projects which require Conditional Use approval are subject to Site Plan Review standards. Please review Section 5.5 and Section 5.6 of the Richmond Zoning Regulations. A use requiring conditional use approval by the DRB is required, at a minimum, to comply with the following general standards and specific standards:

- General Standards - A proposed use shall not result in an undue adverse effect upon:
 - The capacity of existing or planned community facilities;
 - The character of the area affected, as defined by the purpose or purposes of the zoning district in which the project is located and with specifically stated policies and standards of the Richmond Town Plan;
 - Traffic on roads and highways in the vicinity;
 - Bylaws and ordinances then in effect; and,
 - The utilization of renewable energy sources.
- Specific Standards - 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.
 - There shall be no outside displays except those that are brought indoors at the end of the business hours and are the actual product of the business.
 - Outside storage of goods, parts, supplies, vehicles machinery and other personal property shall be appropriate to the neighborhood and shall not impair safety.
 - Applicable state permits for water supply and sewage disposal shall have been obtained, and any other applicable state permits, before the use commences.
 - The development is proposed over a reasonable time period in order that the general and specific standards for conditional uses may be met.
 - 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.
 - No fire, explosive, or safety hazard shall be permitted that, in the judgment of the DRB, after consideration of the advice of Richmond fire fighting officials, significantly endangers other property owners or emergency personnel.

PATTERSON FUELS – CHANGE OF USE NARRATIVE

168 River Road

February 24, 2026

Prepared by:

Krebs & Lansing Consulting Engineers, Inc.

Project Description

The applicant is proposing a change of use for the Patterson Fuels facility at 168 River Road in Richmond. The building is currently in use as a mechanic shop, as an accessory-use to the Patterson Fuels business. The site is being used to park and store the company's fleet vehicles. The change involves using the existing facility as a commercial business for vehicle repair. The outdoor gravel storage area will be used to store seasonal rental campers and for customer trucks that are being serviced by the mechanic shop. It is anticipated that a maximum of 25 vehicles could be stored on the site.

The site will look similar to its present condition. There are no proposed building changes and no changes to the pavement or gravel areas. A section of existing fence will be relocated and a sliding gate will be constructed as a security measure for the vehicle storage area at the south end of the site. A couple of existing above ground tanks will also be removed from the site. Based on the requirements of a Conditional Use review we offer the following responses:

Application for Zoning Permit:

- The actual shape, proportion and dimensions of the lot to be built upon and satisfactory evidence that actual corners of the lot are known and are established on the ground. **Please refer to the Site Plan.**
- The shape, size and location of all buildings or other structures already existing on the lot. **Please refer to the Site Plan.**
- The existing and intended uses and areas of use of the lot and all buildings and other structures. **The site is currently used by Patterson Fuels for their business operations. The proposed change involves using the existing facility as a commercial business for vehicle repair. The outdoor gravel storage area will be used for seasonal rental camper storage and for trucks that are being serviced by the mechanic shop.**
- The dimensions of all yards and such other information concerning the parcel or adjoining parcels as may be essential for determining whether the provisions of these Zoning Regulations are being observed regarding yards, areas, off-Roads or Highways parking and other such requirements or standards. **The limits of the outdoor storage area are delineated by an existing fence, the property line, jersey barriers, and a portion of relocated fence with a sliding gate. Please refer to the Site Plan.**
- Any other information as may be required by the Administrative Officer. **A pre-application meeting was conducted to discuss application material. We will provide supplemental information as requested.**
- The location of the house, septic area, driveway and well, when specified in the subdivision approval, must be flagged and inspected as part of the permit application. **This is not a subdivision request.**

- For an application in which any portion of the parcel is within the Flood Hazard Overlay District, the following additional information must be provided, per Section 6.8.
 - A site plan that depicts the proposed development, all water bodies, FEMA Special Flood Hazard Areas, floodways, Fluvial Erosion Hazard Zone, Base Flood Elevation information, the shortest horizontal distance from the proposed development to the top of bank of any stream, any existing and proposed drainage, any proposed fill, and pre and post development grades, and the elevation of the proposed lowest floor, as referenced to the same vertical datum as the elevation on the current Flood Insurance Rate Maps; **The project is located in a Special Flood Hazard Area. The line is shown on the Site Plan. The nearest stream is on the south side of Governor Peck Highway, approximately 475 feet south of the nearest part of the developed portion of the site. No new buildings or expanded development is proposed and the pre and post development grades are unchanged.**
- A Vermont Agency of Natural Resources Project Review Sheet for the proposal. The Project Review Sheet shall identify all State and Federal agencies from which permit approval is required for the proposal and shall be filed as a required attachment to the Town of Richmond permit application. The identified permits, or letters indicating that such permits are not required, shall be submitted to the Administrative Officer prior to the issuance of a Certificate of Occupancy. **A Permit Navigator document was completed for the site. The online document is intended to provide guidance for possible state-related permits. Below is an outline of the potential permits that were identified.**
 - Construction/Modification of Source – **This permit was highlighted because the Permit Navigator asks, among other things, if there will be metal cutting, welding, and grinding. A small part of the vehicle repair work does involve metal cutting, welding, and grinding so a “yes” answer is required. However, this facility is not a metal fabrication business that could have required an air quality control permit.**
 - Hazardous Waste Handler Site ID – **The facility does, and will continue to handle used oil, so this permit is required. The existing facility has a Handler Site EPA ID (VTR000512731).**
 - Floodplain and River Corridor – **As described above, the site as it exists today is located in a 100-year floodplain (Special Flood Hazard Area). The Town of Richmond issues the local development permit to review this criterion.**
 - Industrial User Pretreatment Program – **This permit was highlighted because the Permit Navigator asks if the project involves metal working or metal painting, which requires a “yes” answer, even though the amount is very minimal. This permit is not required because the Industrial User Pretreatment Program regulates the discharge of high strength and toxic pollutants from industrial and commercial activities to municipal collection and treatment systems.**
 - Wetlands – **The Permit Navigator indicates that a wetland permit may be required because the project is adjacent to a Class II wetland that was registered on the Vermont Significant Wetland Inventory mapping. The limits of the mapping are shown on the site plans. The Permit Explanation from the Permit Navigator states: *Permits are required for most activities within a wetland or its buffer zone (50-feet for Class II wetlands,***

100+feet for Class I wetlands). Activities in wetlands and buffers likely needing a permit include filling, draining, cutting or removing vegetation, removing soil, or grading. The project is not proposing any filling, draining, cutting or removal of vegetation, soil removal, or grading so a wetland permit would clearly not be required.

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

- The capacity of existing or planned community facilities; **This project is a stand-alone private business that will maintain its existing size. It will not impact the existing or planned community facilities.**
- The character of the area affected, as defined by the purpose or purposes of the zoning district in which the project is located. **The project will continue to look very similar to its current use. The garage will continue to be used for mechanical repairs and the areas around the site will continue to be used for temporary vehicle parking.**
- Traffic on roads and highways in the vicinity. **The project will not increase traffic on roads and highways in the vicinity. There will be less employees arriving and departing from the site during am and pm peak hours.**
- Bylaws and ordinances then in effect. **The project will follow existing town bylaws and ordinances.**
- The utilization of renewable energy sources. **The energy source for the building will not change from the existing source.**

Specific Standards - 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. **This will not increase from the existing property use.**
- There shall be no outside displays except those that are brought indoors at the end of the business hours and are the actual product of the business. **A wall mounted sign is proposed on the side of the existing garage. It will identify the company name as described in section 5.7.3 of the Zoning Regulations.**
- Outside storage of goods, parts, supplies, vehicles machinery and other personal property shall be appropriate to the neighborhood and shall not impair safety. **Vehicles are currently parked or stored outside around the parcel for the use of Patterson Fuels. This project proposes continuing outside parking and storage except the use will now be for customer parking and rental vehicle storage. The rental camper vehicle storage area will be contained in a secure fenced location.**
- Applicable state permits for water supply and sewage disposal shall have been obtained, and any other applicable state permits, before the use commences. **The project does not require a state Wastewater System and Potable Water Supply Permit. Permit Navigator results are attached to this application.**
- The development is proposed over a reasonable time period in order that the general and specific standards for conditional uses may be met. **The only construction involved in this Conditional Use application is a small section of security fence and a sliding gate.**
- 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 project does not propose to expand the uses or structures.**
- No fire, explosive, or safety hazard shall be permitted that, in the judgment of the DRB, after

consideration of the advice of Richmond fire fighting officials, significantly endangers other property owners or emergency personnel. **There is no change to the actual use of the garage or site activities that will significantly endanger other property owners or emergency personnel.**

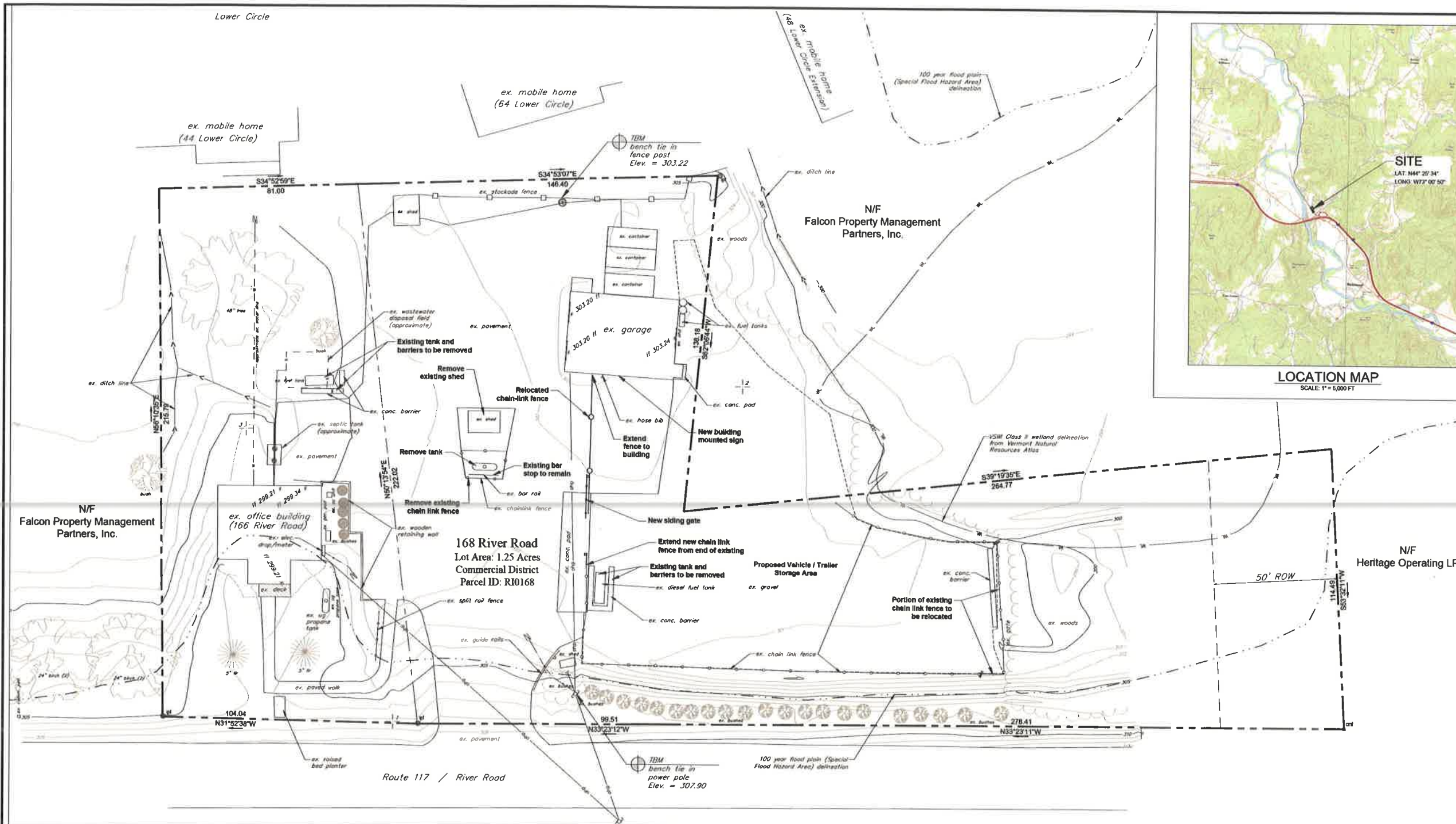
- The development shall not result in an Undue Adverse Effect on state or community-owned and operated institutions and facilities. **This project will not have an undue adverse effect on state or community-owned and operated institutions and facilities.**
- Existing water supplies and the quality of ground and surface water resources shall not be adversely affected. **The property will continue to be operated to protect the quality of ground and surface water resources. According to the Vermont Natural Resources Atlas the project is located in the flood hazard zone and adjacent to a wetland. Refer to the wetland and floodplain narrative description above.**
- The proposed Land Development shall not have an undue adverse effect on an Historic Site or rare or irreplaceable natural areas. **No expansion of the site area or building is proposed so there will be no undue adverse effect on a historic site or rare or irreplaceable natural areas.**
- Proposed structures should take advantage of existing slopes and vegetation to provide screening for the project. **This project does not include any new structures.**
- Any other standards, such as natural landscape and “character of the neighborhood” standards, as indicated for specific districts shall also be applied. **The area includes significant vegetative screening around the perimeter of the site. Stockade fencing has also been installed to supplement screening between the property and the residential community to the northeast.**

Patterson Fuels

Adjoining Property Owners

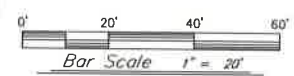
K&L Project 25314

Parcel Number	Property/Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zipcode
RI0166.	166 River Road	166 River Road LLC	PO Box 253	Richmond	VT	05477
RI0168.	168 River Road	168 River Road LLC	166 River Road	Richmond	VT	05477
FL0068	68 Field Lane	Falcon Property Management Partners Inc	4801 Linton Blvd Ste 11A Box 67	Del Ray	FL	33445
GP0009	9 Governor Peck Hwy	Heritage Operating LP c/o Amerigas Propane	PO Box 965	Valley Forge	PA	19482
CL0150.	150 Cat Lane	Milton Real Properties of Mass LLC	100 Quarry Drive	Milford	MA	01757
WM1840	1840 West Main Street	Kitchen Table Property LLC	55 McClellan Road	Underhill	VT	05489



KREBS & LANSING
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Colchester, Vermont 05446
P: (802) 878-0375
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STAMP:



Project:
PATTERSON FUELS

168 River Road
Richmond, Vermont

Project No. 25314
Scale 1" = 20'
Drawn by TJB
Checked by
Date 02/24/2025

Revisions	
No.	Description

Drawing Title
Site Plan

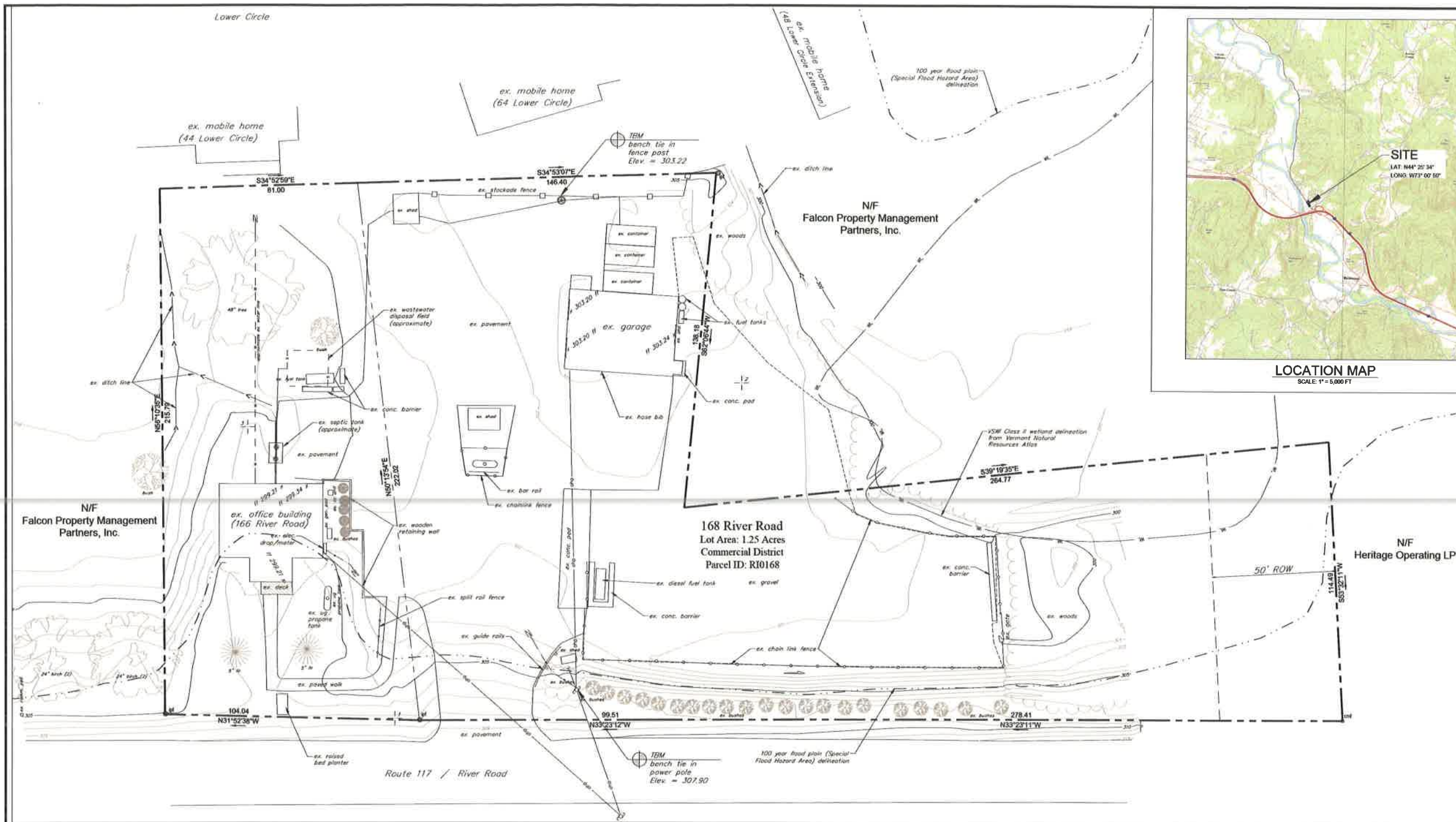
Drawing No.
C-1.0

LEGEND

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| <ul style="list-style-type: none"> 112 Survey Control Point ip Existing iron pipe found Existing Sign Existing Light Pole Existing Deciduous Tree Existing Evergreen Tree Existing Spot Grade Elevation Existing Contour Existing Gas Line/Valve Existing Sewer Line/Manhole Existing Sewer Forcemain Existing Storm Line/Manhole/Basin Existing Overhead Electric Line/Power Pole | <ul style="list-style-type: none"> Existing Overhead Utility Existing Communications Line Existing Underground Electric & Telephone Line Existing Guardrail Existing Tree Line Existing Chain Link Fence Existing Barbed Wire Fence Existing Stockade Fence Existing Underground Power Existing Water Line/Hydrant/Valve/Shutoff Approximate Property Line Existing Setback Special Flood Hazard Area Limit VSW wetland delineation line extracted from Vermont Natural Resources Atlas Proposed Chain Link Fence |
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NOTES

- This plan is not intended to be a boundary survey. Property lines are based on a "Site Plan" by Engineering and Environmental Services, dated 4/21/2005, physical evidence and tax map information from the Town of Richmond.
- The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on NAVD83 datum (US Survey Feet).
- Existing conditions are based on a topographic survey completed by Krebs & Lansing in December 2025.
- Utilities are based on visible structures located during the topographic survey and are not warranted to exact or complete. Contractor shall contact Dig Safe and other non-member utilities prior to beginning any excavation.

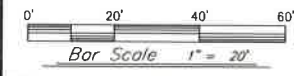


LOCATION MAP
SCALE 1" = 5,000 FT



KREBS & LANSING
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STAMP:



Project:
PATTERSON FUELS

168 River Road
Richmond, Vermont

Project No. 25314
Scale 1" = 20'
Drawn by TJB
Checked by
Date 02/24/2026

Revisions

No.	Date	Description

Drawing Title
Overall Existing Conditions Plan

Drawing No.
C-2.0

LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> —+12— Survey Control Point ●— Existing iron pipe found — Existing Sign ☆— Existing Light Pole ⊙— Existing Deciduous Tree ⊙— Existing Evergreen Tree — Existing Spot Grade Elevation — Existing Contour — Existing Gas Line/Valve — Existing Sewer Line/Manhole — Existing Sewer Forcemain — Existing Storm Line/Manhole/Basin — Existing Overhead Electric Line/Power Pole | <ul style="list-style-type: none"> — Existing Overhead Utility — Existing Communications Line — Existing Underground Electric & Telephone Line — Existing Guardrail — Existing Tree Line — Existing Chain Link Fence — Existing Barbed Wire Fence — Existing Stockade Fence — Existing Underground Power — Existing Water Line/Hydrant/Valve/Shutoff — Approximate Property Line — Existing Setback — Special Flood Hazard Area Limit — VSM wetland delineation line extracted from Vermont Natural Resources Atlas |
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