



# SITE PLAN APPLICATION

Permit # SP2026-003  
Parcel ID: EM0010

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: 4/14/26 Physical Address of Property: 10 East Main St, Richmond, VT 05477

Applicant Name: Peter Cahill Property Owner Name: Ben Kinnaman

Applicant Mailing Address: 206 Beaver Pond Hill  
Richmond, VT 05477 Owner Mailing Address: \_\_\_\_\_

Phone: 802-881-2503 Phone: 802-999-3476

Email: peter@cahillmountainproperties.com Email: Bkinnaman@greenevt.com

Brief description of Project: Remove old concrete stand and reset space back to a deck

Please review Section 5.5 of the Richmond Zoning Regulations and provide the follow information. Information may be presented within the form of a cover letter with associated plans and technical information.

- Narrative description of the project
- Names and addresses of all abutters, including those across contiguous roads or highways
- Stamped addressed envelopes for all abutters.
- A site plan prepared by a registered surveyor, professional planner, engineer, architect, or landscape planner. The site plan shall be drawn to scale, and submitted with written supporting data, showing the following:
  - Existing features: contours, structures, utility easements, rights-of-way, deed restrictions, significant landscape features, roads or highways, surveyed boundaries, dimensions, total lot size; and
  - Proposed land development: land use areas, structures, driveways, curb cuts, parking and loading areas, traffic circulation, pedestrian walkways, outside display areas, signs, site grading, landscaping, plantings and screening, setbacks and buffer strips, outside lighting, equipment and waste storage areas and sewage disposal areas.
- Information as to the time period or phasing for completion of the project.
- Three copies of the application packet (no larger than 11"x17"), one large format copy of all plans, one digital copy of all materials.
- Site Plan Application Fee— \$150.00 (An additional \$500 Technical Review Fee may apply—Staff shall determine) and \$60.00 Recording Fee

Please note, upon review of the application the DRB may also require the following submittals: > Security as provided in Section 8.2.5 > Formal traffic study if a substantial alteration in public traffic flow is anticipated or a large-scale parking area is planned. This may include analyses of traffic volumes, average daily trips, turning movements, patterns of ingress and egress, levels of service on roadways and at intersections, and modes of traffic control.

Signatures: The undersigned hereby certifies this information to be complete and true.

[Signature] 4/9/26  
Applicant Signature Date

[Signature] 2026/04/01  
Property Owner Signature Date

**NOTE:** Upon application review, the Zoning Administrative Officer shall issue a Development Review Board referral letter to the applicant confirming the date and time of the upcoming hearing before the Board as per 5.2.1. The referral letter shall also include a Notice Poster which will be required to be posted on the subject property within view of a public right of way, as per section 8.2.3. This information shall be sent directly to the Applicant unless otherwise directed.

— DO NOT WRITE BELOW THIS LINE—OFFICE USE ONLY—DO NOT WRITE BELOW THIS LINE—OFFICE USE ONLY—DO NOT WRITE BELOW THIS LINE—OFFICE USE ONLY—

Application Complete Date: 4/24/26 DRB Referral Letter Issued (date): 4/24/26 DRB Hearing Date: 5/13/26

Comments: For Facade Change in VD District. Zoning Fee: \$210 (\$150 + \$60) Check #: 172

Zoning Administrative Officer signature: Dante Desautels Date: 4/24/26

## Site Plan Application

10 East Main St. Richmond, VT 05477

### **Scope of Work**

#### *Demolition and Refinish Façade*

Remove old creemee stand addition/enclosure from the deck on the northwest corner of the building at the corner of Main and Bridge Streets. Repair the façade covered by enclosure back to the original finish to match the existing building.

Note: We do not know the condition on the original finish, so this may have to be redone. This will either be done in Brick to match the West Wall, Clapboards to match the North wall, or another material that fits the look and feel of the façade of the original building. Final material is TBD and rendering is for look and feel of the deck and railings with the absence of the creemee stand.

Potential Material Inspiration:





### *New Deck Railings*

Remove old worn out railings on existing deck and replace with black metal railings depicted in the renderings.

### *General Repair and Touch Up*

Address any rot and repair needs around the building. Touch up with caulk and paint where needed. Improve the overall appearance of the building and ensure future longevity.

### **Abutters**

Psalm 16:11 LLC, 5 Tiffany Lane, Essex Junction, VT 05452

Obsidian ML 4 LLC, 11995 El Camino Real, San Diego, CA 92130

Robert and Erica Hintze, 931 Southview Drive, Richmond, VT 05477

Kyle Silliman & Deborah Krugipudi, 35 East Main St, Apt 2, Richmond, VT 05477

Colmes Property Management LLC, PO Box 9205, South Burlington, VT 05407

Nakatomi Plaza LLC, 1450 Johnnie Brook Rd, Richmond, VT 05477

Triple Double LLC, 1064 Williams Hill Rd, Richmond, VT 05477

*Time Frame: April 21 - July 1.*



# GREENSEA -SYSTEMS

Creative Unmanned Technologies

10 EAST MAIN STREET, RICHMOND, VT

DEFI

PHOTOGRAPHY  
BY  
JAMES  
MCCARTHY

Richmond, Vermont



