



CONDITIONAL USE REVIEW

Original

Permit #

BC4 2026-004

Parcel ID:

BR0052

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: 6/17/26 Physical Address of Property: 6 Depot St. Richmond
Applicant Name: Lisa Bresler & Kerry Walker Property Owner Name: Mike Parent
Applicant Mailing Address: 1232 Huntington Rd. Owner Mailing Address: P.O. Box 285
Richmond, VT 191 Hardy Rd Richmond VT
Huntington VT 05442
Phone: 802-310-9539 802-578-0950 Phone: 802-310-7307
Email: wildatheartvt@gmail.com Email: michael.parent@gmail.com

Brief description of Project: See attached paperwork.

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.

- The development shall not result in 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 proposed Land Development shall not have an undue adverse effect on an Historic Site or rare or irreplaceable natural areas.
- Proposed structures should take advantage of existing slopes and vegetation to provide screening for the project.
- Any other standards, such as natural landscape and "character of the neighborhood" standards, as indicated for specific districts shall also be applied.

Application requirements: Please provide the following information as specified within Section 5.5 and Section 5.6 of the Richmond Zoning Regulations. Information may be presented within the form of a cover letter with associated plans and technical information.

- ☐ Narrative description of the project, including how the project does or does not meet any of the general standards and specific standards listed on page 1.
- ☐ 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 plans materials
- ☐ Conditional Use Application Fee— \$300.00 (An additional \$500 Technical Review Fee maybe applied to some projects—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 in-

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


Applicant Signature

7-1-2026
Date


Property Owner Signature

Date

NOTE: Upon review of the application, 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: 7/24/26 DRB Referral Letter Issued (date): 7/29/26 DRB Hearing Date: 8/12/26

Comments: Commercial Multi-use Zoning Fee: \$360 Check #: 233

Zoning Administrative Officer signature: Damir DeMault Date: 7/24/26

Brief Description of Project

We are looking for permission to continue use of the existing commercial building located at 6 Depot Street by two independent businesses. Historically there were three independent commercial spaces with their own doors but now there is only one door into the entire space. Richmond Home Interiors occupied the space before us and offered interior design services and had a flooring and cabinet showroom/retail space. We are asking for a multiuse permit that would allow two independent businesses to share the large space. Wild at heART operates a retail store featuring artwork, handmade goods, and creative materials and offers occasional art workshops and classes. Balance Yoga operates a yoga and wellness studio offering private yoga therapy, group yoga instruction and massage therapy.

No expansion of the building footprint, changes to parking, or significant site modifications are proposed. The building has historically accommodated multiple commercial and community uses, including municipal offices, the town library, and multiple business tenants. Existing utilities, access, and parking facilities will continue to be utilized.

The project supports the continued use of a historic village building as a community-serving commercial space and preserves the productive use of a long-standing community asset without requiring expansion, new infrastructure, or significant site modifications.

Narrative Description of Project

The proposed project consists of the continued use of the existing commercial building located at 6 Depot Street by two independent locally owned businesses: Wild at heART and Balance Yoga. Together, the businesses create a multi-use building featuring a retail business, community art room and wellness facility.

Wild at heART is a small retail shop featuring artwork, handmade goods, creative materials, and products created by local and regional artists. The business also offers occasional art workshops and creative programming for adults, families, and children.

Balance Yoga operates a yoga and wellness studio providing yoga one-on-one yoga therapy, group yoga classes and massage therapy for the community.

The building has a long history of serving the Richmond community through a variety of civic and commercial uses. Historically, the property housed the Richmond Town Library and municipal offices. More recently, the building accommodated multiple businesses

operating within the same structure. The proposed use continues this established pattern of community-serving activity within the Village Downtown District.

Character of the Area

The proposed use is consistent with the character of downtown Richmond and supports a vibrant village center. Both businesses are locally owned and provide services, experiences, and gathering opportunities for residents and visitors. The project contributes to the walkability, economic vitality, and community-centered nature of the downtown area while maintaining the scale and character of the existing building.

Community Benefit

The businesses provide services and programming that support community wellness, creativity, and local economic activity.

Balance Yoga serves approximately 50 participants each week through regularly scheduled yoga classes. Many participants are older adults and local residents who value having wellness opportunities within walking distance of downtown Richmond.

Wild at heART supports more than 50 local artists through the sale of their work and products. The business has partnered with local arts organizations to host artists and creative programming and intends to continue building opportunities for community engagement through workshops, family activities, and arts-based events.

Since opening, the businesses have supported local community initiatives through donations to local fundraising efforts and community organizations. Planned participation includes providing free public art activities during Richmond's Fourth of July celebration and collaborating with local organizations on additional community projects.

Traffic and Parking

The proposed use generates limited traffic and utilizes existing parking resources. Yoga classes generally occur outside of normal downtown business hours, reducing overlap with peak commercial parking demand. Since opening, neither business has received complaints regarding parking, traffic, or congestion.

The scale of both businesses is modest and consistent with the capacity of the existing site and surrounding area.

Noise and Neighborhood Impacts

The proposed uses are low-impact in nature. Activities occur entirely within the building and do not generate excessive noise, vibration, dust, glare, odors, or other impacts on neighboring properties.

Neither business hosts late-night activities. Wild at heART typically closes by 5:30 p.m. on weekdays and 3:30 p.m. on weekends. Balance Yoga classes are generally completed by 8:00 p.m.

Community Facilities and Utilities

The project will continue to utilize existing utilities, access, and infrastructure. No increased demand on community facilities is anticipated. Existing services are adequate to support the proposed use.

Building Layout

The existing building is occupied by two independent businesses. Wild at heART occupies the retail and creative programming areas of the building and includes retail display space, workshop space, and supporting storage areas. Balance Yoga occupies dedicated studio space used for yoga and wellness programming.

The amended floor plan submitted with this application reflects the current layout and use of the building. No expansion of the building footprint or significant exterior alterations are proposed.

Safety

The proposed use does not create unusual fire, safety, or environmental hazards. The businesses operate within an existing commercial structure and involve activities that are compatible with neighboring uses and the surrounding area.

Project Timeline

Both businesses are currently operating within the existing building. No additional construction or phased development is proposed at this time.

Compliance with Conditional Use Standards

The proposed use will not result in an undue adverse effect on the capacity of existing or planned community facilities. Existing utilities, roads, parking, and municipal services are adequate to support the current use of the property.

The proposed use will not result in an undue adverse effect on the character of the area. The building has historically served a variety of civic and commercial functions

and has accommodated multiple users. The continued operation of Wild at heART and Balance Yoga is consistent with the scale, character, and community-oriented nature of downtown Richmond.

The proposed use will not result in an undue adverse effect on traffic on nearby roads and highways. Business activity occurs at a modest scale and utilizes existing parking resources. Yoga classes are generally scheduled outside of peak downtown business hours.

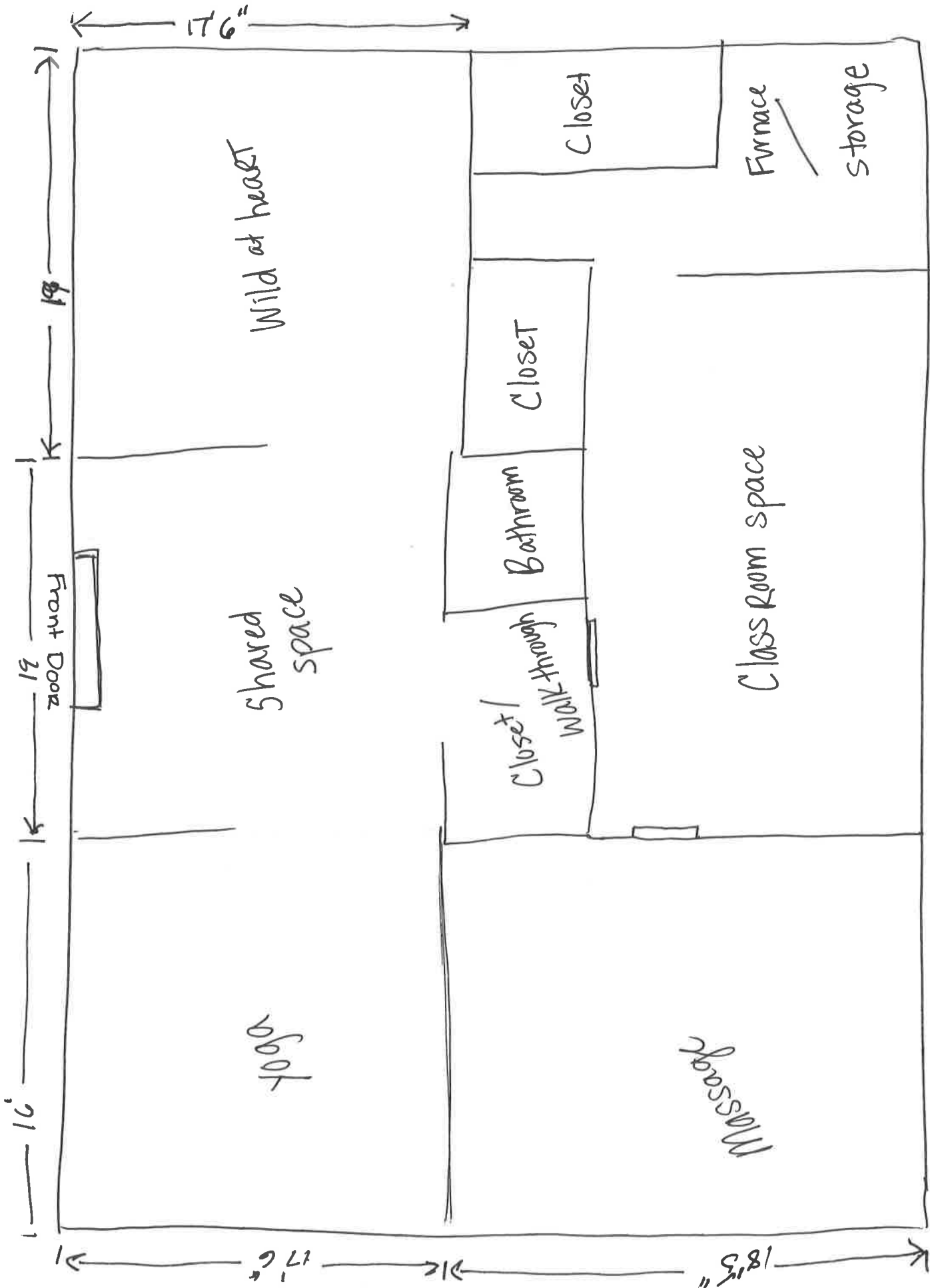
The proposed use complies with applicable local bylaws and ordinances and will continue to obtain any required permits and approvals.

The proposed use does not generate excessive noise, smoke, vibration, dust, glare, odors, electrical interference, or heat detectable at neighboring properties. Activities occur primarily within the existing building and are compatible with surrounding uses.

No outdoor storage, hazardous materials, or unsafe conditions are proposed. The use does not create fire, explosive, environmental, or public safety hazards.

The project will continue to utilize the existing building and site infrastructure. No changes to access, parking, utilities, grading, landscaping, or the building footprint are proposed.

The project will not adversely affect existing water supplies, groundwater resources, surface water resources, historic resources, or natural areas.



Abutters

① 22 Depot Street :

Jameson Partners LLC
PO Box 1126
Aspen, CO 81612

② 72 Bridge Street:

Novak Real Estate LLC
223 Heartstone Lane
Williston, VT 05495

③ 14 Pleasant Street:

NOFA of VT
PO Box 697
Richmond, VT 05477

④ 23 Pleasant St. :

23 Pleasant LLC
688 Pine Street 2D
Burlington, VT 05401

⑤ 48 Bridge St. :

In the Block LLC
127 Jonesville Estates
Richmond, VT 05477

BREAKDOWN OF FEES

ZONING FEES:

ACCESS PERMIT:

DRB:

\$ 300

R.O.W. FEES

FIRE IMPACT

WATER EXCAVATION:

\$ 60

RECORDING FEES:

TOTAL:

\$ 360

CHECK NUMBER:

233

NOTES:

For CU 2026-004

6 re: BR0052

for 6 Depot St.

