

CONDITIONAL USE REVIEW

Permit # _____

APPLICATION

Parcel ID: _____



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: **June 30, 2022**

Physical Address of Property: **22 Depot Street, Richmond, Vermont**

Applicant Name: **Jameson Partners LLC**

Property Owner Name: **Jameson Partners LLC**

Applicant Mailing Address:

Owner Mailing Address:

**734 Pitt Street
Mount Pleasant,
South Carolina 29464**

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Mount Pleasant,
South Carolina 29464**

Phone: C/O Rabideau Architects 802-863-0222

Phone: 802-522-5959

Email: Nicholas Donahue nicholasmdonahue@gmail.com

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Brief description of Project:

Mixed use addition to existing commercial building to add four apartments and roughly 1800 square feet of commercial rental space. Single story garages to be removed, and improved surface parking for 12 cars constructed.

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.

Compliance with the General Standards is detailed in the attached narrative

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.

The proposed uses do not produce process noise or emit prohibited particulates. All proposed lighting will have dark sky compliant photometrics. Paving the proposed parking lot improvements will control dust.

- 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.

The commercial space tenants are unknown as of the date of application. Language regulating outdoor displays will be added to the Lease Agreement(s)

- Outside storage of goods, parts, supplies, vehicles machinery and other personal property shall be appropriate to the neighborhood and shall not impair safety.

The commercial space tenants are unknown as of the date of application. Language regulating outdoor storage will be added to the Lease Agreement(s)

- Applicable state permits for water supply and sewage disposal shall have been obtained, and any other applicable state permits, before the use commences.

All required State Environmental Permits shall be obtained prior to commencement of construction.

- The development is proposed over a reasonable time period in order that the general and specific standards for conditional uses may be met.

Once fully permitted, the construction phase of the project would last for up to eight months.

- 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.

Once fully re-developed, the property at 22 Depot Street would add 6 apartments and expand commercial lease space by 1800 square feet. The mortuary will remain in place, but various functions and outbuildings will be removed. The principal feature of the Village Downtown is the compact block of multi-story mixed use buildings with ground floor store fronts on Bridge Street. This proposal continues that pattern in form and materials, extending the established pattern westward on Depot Street. The scale of this proposal is modest, and the proposed form is consistent with existing patterns.

- 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.

Only heating and residential appliances are proposed for this project. When constructed in compliance with approved plans, the project will meet all statutes and ordinances governing fire safety as an ordinary hazard.

- The development shall not result in an Undue Adverse Effect on state or community-owned and operated institutions and facilities.

The proposed project will make use of community water supply, waste water treatment, and public parking. The modest scale of the proposal assures that any impacts on public facilities will be incremental and therefore not adverse. (Calculations are included in the attached narrative.)

- Existing water supplies and the quality of ground and surface water resources shall not be adversely affected.

The proposed project will use Town utilities for water supply and wastewater treatment. Direct withdrawal of ground water is not proposed. On site waste water disposal is not proposed.

- The proposed Land Development shall not have an undue adverse effect on an Historic Site or rare or irreplaceable natural areas.

The site is currently developed and has no natural areas within its boundaries. The Village Downtown is historic, and 22 Depot Street includes a historic structure that contributes to the district. The proposed addition is designed to be compatible with the form and treatment of the adjacent historic structures. (Additional analysis included in the attached narrative.)

- Proposed structures should take advantage of existing slopes and vegetation to provide screening for the project.

The project site is essentially flat. The proposed building is aligned with the existing structure. The site layout is meant to conceal the new parking behind the building line. Additional landscaping is proposed to screen the parking from adjoining properties and shade the parking surface.

- Any other standards, such as natural landscape and "character of the neighborhood" standards, as indicated for specific districts shall also be applied.

(Additional analysis included in the attached narrative.)

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.

A site Plan is attached herewith.

- Information as to the time period or phasing for completion of the project.

The project will be constructed in a single continuous phase. The duration of construction is estimated to be eight months.

- 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.

Three Copies or reduced Plans and supporting documents as well as one full sized copy of same are transmitted herewith.

- 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

Fee attached.

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.



7/7/22



7/7/22

Applicant Signature

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 ooster 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: _____ DRB Referral Letter Issued (date): _____ DRB Hearing Date: _____

Comments: _____ Zoning Fee: _____ Check #: _____

Zoning Administrative Officer signature: _____

Date: _____