



Planning & Zoning Office
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APPLICATION: SKSUB2022-06

APPLICANT: Ian Rand

REQUESTED ACTION: Sketch Plan Review

LOCATION: 1949 West Main Street

EXISTING ZONING: Agricultural Residential/ Commercial

PROJECT DESCRIPTION: The Vermont Youth Conservation Corp (VYCC) is requesting Sketch Plan Review for a redevelopment of their campus. The redevelopment is intended to help VYCC support programming growth.

PARCEL HISTORY:

- Conditional Use Application 04-231, approved by the DRB November 30, 2004
- Zoning permit for new sign, June 10, 2005
- Boundary Line Adjustment August 17, 2005
- Site Plan Amendment application, approved by the DRB April 20, 2006
- Zoning permit for a greenhouse and composting toilet, April 11, 2008
- Conditional Use Application 13-026, approved by the DRB June 18, 2013
- Zoning Permit for two metal storage containers March 7, 2022

LIST OF SUBMISSIONS:

- A. Narrative, Submitted on 9/19/ 2022
- B. West Monitor Floor Plan, Submitted on 9/19/ 2022
- C. East Monitor Floor Plan, Submitted on 9/19/ 2022
- D. Tractor Barn Floor Plan, Submitted on 9/19/ 2022
- E. Bunk House Floor Plans, Submitted on 9/19/ 2022
- F. Site Map, Submitted on 9/19/ 2022
- G. Main Campus Map, Submitted on 9/19/ 2022
- H. Sketch plan Application, Submitted on 9/19/ 2022

PROCEDURAL INFORMATION:

1. Application submitted on 10/18/2022
2. Agenda sent to Seven Days sent 10/24/2022
3. Agenda posted in four locations in town 10/24/2022
4. Abutters letters sent 10/24/2022
5. Notice sent to applicant 10/24/2022

STAFF COMMENTS (In Bold):

1. The Vermont Youth Conservation Corp (VYCC) is requesting Sketch Plan Review for a redevelopment of their campus. The redevelopment is intended to help VYCC support programming growth. The proposed project would include the following:
 - a. Converting the West Monitor barn
 - b. Repurposing the East Monitor barn
 - c. Restoring the Carriage barn
 - d. Construction of a new food center
 - e. Construction of a breezeway that would connect the Food Center and East Monitor Barn
 - f. Build a new farm barn for vehicles and equipment
 - g. Enhance the current lean-to area
 - h. Renovate the farmhouse for housing
 - i. Move the current wash pack station from the east campus to the west campus
 - j. Demolition of existing farm barn (not historical)
2. The Parcel is located in both the Agricultural Residential and Commercial Zoning district. **Will need to determine which parts are within each zoning district.**
3. Section 3.1 of the Richmond Zoning Regulations deals with regulations for the Agricultural Residential District.
4. Section 3.6 of the Richmond Zoning Regulations deals with regulations for the Commercial Zoning District.
5. Project will be subject to Section 4 of the Richmond Zoning Regulations.
6. Project will contain a mix of uses.
7. Section 7 of the Richmond Subdivision regulations notes that development of a single property with a mix of uses meets the definition of a Planned Unit Development.
8. Planned Unit Developments are regulated under Section 5.12 of the Richmond Zoning Regulations.
9. Per Section 5.12 of Richmond Zoning Regulations Planned Unit Developments are considered subdivisions and are subject to the Richmond Subdivision regulations.
10. Subdivisions have to go through a preliminary and final subdivision review.
11. Preliminary subdivision review is governed by Article 3 of the Richmond Subdivision Regulations.
12. Final Subdivision review is governed by Article 4 of the Richmond Subdivision Regulations.
13. Parking is regulated under Section 6.1 of the Richmond Zoning Regulations.
14. The Driveway will be Regulated under Section 6.2 of the Richmond Zoning Regulations.