



Mark Hall <markphall@gmail.com>

Review Strategic Housing Plan

Keith Osborne <koborne@richmondvt.gov>

Wed, Sep 17, 2025 at 12:35 PM

To: "markphall@gmail.com" <markphall@gmail.com>, "vclarke@gmavt.net" <vclarke@gmavt.net>

Hi Mark,

I have conferred with Virginia and provided some thoughts on "streamlining" the zoning application process by adding additional language on specific uses such as the need for floor plans and elevation drawing for residential structures. Without concrete examples of what streamlining entails, its hard to understand what is being asked of us without specificity. Better nomenclature than 'streamlining' would be "clarification" as streamlining infers reduction of requirements, something that often cannot take place due to statutory zoning requirements.

My office continuously updates the Planning and Zoning website to clarify information and process; this is a first impression site that certainly needs work so I offer that as one solution point.

With concern to the RZR, yes it's a mess and a work in progress. Taylor and I agree its a hard document to navigate, relies way to much on Conditional Review as opposed to Site Plan Review, but I've seen much worse. It takes a full 3 years for a ZA to understand the ins and outs of a zoning regulation regardless of how many regulations one has administered (5 in my career). Juxtapose that with a lay person with no experience administering a zoning regulation, along with ZA turnover and here we are. This is a systemic issue in Vermont as ZA's are considered expendable based on the salary offered and the lack of requirements needed for the position. One major solution is to demand competency in the position and fund accordingly, this should also be added to any Strategic Housing Plan and Town Plan update.

Please find attached my comments along with Virginia's edits for revision consideration of the RHC Strategic Housing Plan.

Thank you,

Keith Osborne
Director of Planning and Zoning
Town of Richmond
[203 Bridge Street](#)
Richmond, VT 05477
office: 802 336-2289

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"It's better to have something to remember than anything to regret." F. Zappa

From: Mark Hall <markphall@gmail.com>

Sent: Tuesday, September 16, 2025 10:12 PM

To: vclarke@gmavt.net <vclarke@gmavt.net>

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