



# TOWN OF RICHMOND

## RICHMOND TOWN CENTER

203 Bridge Street, P.O. Box 285

Richmond, Vermont 05477



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TO: Richmond Selectboard

FROM: Keith Osborne, Director of Planning and Zoning

DATE: April 27, 2023

SUBJECT: Village R/C District – Pros and Cons of including Jericho Road parcels

### **Planning Commission comments:**

#### **Pros**

- Walkable downtown has limited commercial space available
- Location on arterial suitable for business
- Multifamily housing would help housing crisis
- More options for property owners

#### **Cons**

- Very limited room for further development of any kind
- Business traffic could endanger pedestrians (especially children) on sidewalk, especially backing out into traffic
- More traffic in general on Jericho Rd
- Commercial conversions (including to short-term rentals) might reduce residential uses and worsen efforts to resolve housing crisis
- Neighbors (1 set) don't think commercial is suitable here, ok with multifamily

### **Director comments:**

#### **Pros**

- Increased uses
- Housing relief
- Select parcels to the east, that abut the I-89, have some potential for development

#### **Cons**

- The location along Jericho Road, due to sight lines, slopes and water courses appear to be limiting for commercial uses and development in general
- Most parcels to the west, especially closer to Main Street are problematic for ingress and egress movements