



Planning & Zoning Office
Town of Richmond P.O. Box 285
Richmond, VT 05477
(802) 434-2430
koborne@richmondvt.gov
www.richmondvt.gov

DATE: June 1, 2023
TO: Richmond Selectboard
CC: Josh Arneson, Town Richmond Town Manager
FROM: Keith Osborne, Director of Planning and Zoning
RE: Gateway and Village Residential Commercial Zoning District Amendments

Below is a synopsis of the pathway, to date, for the Gateway and Village Residential Commercial District Amendments before the Selectboard as well as a motion for approval if the Selectboard is so inclined:

On February 1, 2023 the Richmond Planning Commission finalized the draft amendments for the Village Residential Commercial (VRC) and Gateway Residential Commercial (GRC) Zoning Districts and the required Municipal Bylaw Amendments Report per 24 V.S.A.§4441. The proposed Zoning Map was approved on February 1, 2023, then amended and re-approved by the Planning Commission on February 15, 2023. On March 13, 2023 the Selectboard voted to warn the amendments for a public hearing on April 18, 2023. At the end of the April 18 public hearing, the selectboard closed the public hearing and scheduled further discussion for May 1, 2023.

At the May 1, 2023 Selectboard meeting, the Planning Commission was directed to make changes to the proposed plan and re-submit the newest draft to the legislative body (selectboard). The required changes were focused on removing parcels abutting Jericho Road from the proposed amended VRC District and having them remain in the High-Density Residential District (HDR), as well as adopting new language associated with the “Multiple Structures on a Lot” amendment. The amended documents were scheduled for review at the May 15, 2023 Selectboard meeting, with the goal of setting a final hearing date.

At the May 15, 2023, the Planning Commission Chair requested that changes related to the “Multiple Structures on a Lot” language, that had been approved at the May 1, 2023 meeting, be vacated due to procedural inadequacies; this request was subsequently approved. Please see Planning Commission Chair’s memo dated May 15, 2023 for additional clarification. The Final public hearing for the approval of the zoning amendments was subsequently set for June 5, 2023.

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DRAFT MOTION

“Per 24 V.S.A. §4442, I move that the Selectboard approve the Amended Gateway and Village Residential/Commercial Zoning Districts and associated updates to the Town of Richmond Zoning Regulations. This motion amends the following sections of the Richmond Zoning Regulations: sections 2.5.2, 3.1.1, 3.1.2, 3.2.1, 3.2.2, 3.3, 3.4, 3.5.1, 3.5.2, 3.6.1, 3.6.2, 3.7.1, 3.7.2, 3.8.1, 3.8.2, 3.9.1, 3.9.2, 3.10.1, 3.10.2, 4.5, 5.5, 6.1.2, 6.13, 7 and the Official Zoning District Map. Minor references related to the district name changes have been amended in the following additional sections: Table of Contents, 2.1, 5.7.3, 5.7.4, 5.12.2, and Index. In addition, the documents are accompanied by the required Bylaw Amendment Reports and Final Noticing was accomplished on May 21, 2023, in the Burlington Free Press and posted per statute. These amendments shall be effective 21 days after adoption or June 26, 2023.”