

September 17, 2024

Town of Richmond
Development Review Board (DRB)
203 Bridge Street
Richmond, VT 05477

RE: Site Plan Application Narrative for
LED Price Panel for Freestanding Sign
1436 West Main Street
Town of Richmond

Dear Members of the Richmond DRB:

Greenman-Pedersen, Inc. (GPI), on behalf of the project applicant, Summit Distributing, LLC, is submitting this Site Plan Application for the construction of an LED price panel on the proposed freestanding sign at the Mobil Gas Station at 1436 West Main Street.

As you are aware, this site is currently under construction and will have an externally illuminated freestanding sign as approved by the DRB at the location shown on the approved Site Plan (Sheet 4 of 12). The owner would like to install an LED price panel on the proposed externally illuminated sign. The substitution of an LED price sign would safely allow the prices to be changed remotely from within the store and will eliminate the significant safety concerns for employees manually changing the fuel prices in the main driveway entrance of the site.

Per Section 5.7.2 of the Richmond Zoning Regulations, signs are not permitted to be internally illuminated. We believe there is no benefit from strict conformance of this regulation in this case, as the site is located adjacent to the Interstate 89 off-ramp and U.S. Route 2, so there would be no impact to adjacent properties from this light source.

A copy of the revised Site Plan and a detail of the proposed LED sign are included with this submittal.

If you have any questions or need additional information, please feel free to contact me at (603) 525-7488 or by email to hsevincgil@gpinet.com.

Sincerely,
Greenman-Pedersen, Inc.



Huseyin Sevincgil, P.E.

Fuel Systems Engineering Department Head

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