

Matthew Parisi
114 East Main St.
Richmond, VT 05477

Re: PUD of EM0012

Tyler,

Please see attached legal Planned Unit Development (PUD) docs, as well as an updated site plan, related to 112 East Main Street PUD in Richmond, VT.

EM0012 is located in the Village Residential / Commercial zoning District. This district allows for two primary structures on the lot. There was one existing structure converted into a duplex in 2021 (110 and 112 East Main Street). In 2023/2024, there was construction of a second primary building on the same lot. Please see Town permit number 2023-59 for reference. In 2024, there was a Certificate of Occupancy issued by the town for this building, now complete with an official address of 114 East Main St.

This application seeks to only change the ownership of the property so the two buildings can be owned separately, while a common shared lot is also established. The buildings and properties meet all of the setback and parking requirements necessary for this, except for two items. First, the original front home is only 5.5 feet from the front setback and the required setback is 10 feet. The original building was built in the 1800's and was not part of any zoning when constructed. The applicant seeks to have this front setback requirement waived for the original building, as it has been waived in previous applications for construction. And two, the property is only about 72.6 feet wide and the required lot width is 75 feet. Again, the applicant seeks to have the lot frontage requirement waived, as it is pre-existing condition and has been waived in previous applications.

The establishment of the PUD will create 3 units on EM0012; Unit 1, a duplex (with units A (112 East Main Street) and B (110 East Main Street) with a total of 3,285 square feet), Unit 2, a single family home (114 East Main Street) with a total of 3,398 square feet, and Unit 3, the shared common land, consisting of 9,014 square feet. Ownership of Unit 1 will be the same as the original property (Blair Knowles, Matthew Parisi, and the Allen Knowles III Irrevocable Trust). Unit 2 will be owned solely by Matthew Parisi and Blair Knowles and Unit 3 will be shared by all of the owners of Units 1 and 2. This application does not seek to separate the individual units in Unit 1, which shall remain a duplex.

Please see application, draft site plans, and PUD legal paperwork for further information. Please let us know if you have any questions.

Regards,

Matthew Parisi