

**Browns Court Project Permit Cover Letter & Application Narrative**  
**Town of Richmond – 58 Browns Court**

1/3/2025

To: Richmond Development Review Board  
Fr: Town of Richmond, Vermont  
Josh Arneson, Town Manager  
Duncan Wardwell, Assistant to the Town Manager

The Town of Richmond is applying for a Browns Court Project permit application in conjunction with the Volunteers Green and Browns Court Project (VGBC) Committee. The VGBC developed plans for improved recreational facilities at 58 Browns Court and received Selectboard approval on October 7, 2024 (<https://www.richmondvt.gov/calendar/meeting/selectboard-10-7-24>) for the construction of a Pickleball Court.

*Hill moved to approve entering into an agreement with Vermont Recreational Surfacing & Fencing for the installation of Four Pickleball Courts at Browns Court at a cost not to exceed \$144,911. Wood seconded.*

*Roll Call Vote: Furr, Sander, Wood in favor. Miller nay. Hill abstains. Motion approved.*

*Wood moved to allocate \$30,911 from the unallocated ARPA funds (from the canceled sidewalk project) to cover the difference in the bid cost to the Parks committee for installation of pickleball courts. Hill seconded.*

*Roll Call Vote: Furr, Sander, Hill, Wood in favor. Miller abstains. Motion approved.*

The following forms are submitted for approval of Zoning Permits at 58 Browns Court. The Town of Richmond seeks waivers for Parking Requirements. The narrative sections below highlight the different aspects of the Browns Court site plan:

**BROWNS COURT SITE PLAN SUMMARY**

**FORMS for DESIGN PLANS, ADJACENT PROPERTIES, and EXISTING STRUCTURES**

**HIGH DENSITY RESIDENTIAL- OUTDOOR RECREATIONAL FACILITY OR PARK**

**TRAFFIC, NOISE, & SIGNS**

**PARKING REQUIREMENTS**

Please inform us if you need any other information to consider for an upcoming DRB agenda.

Sincerely,

Duncan E. Wardwell



Assistant to the Town Manager

Town of Richmond

(802) 556-4779, [dwardwell@richmondvt.gov](mailto:dwardwell@richmondvt.gov)

## **BROWNS COURT SITE PLAN SUMMARY**

### **Parking Area** (timeframe Summer 2025)

- Gravel Parking with 28 unmarked spots plus 2 accessible parking spot (159' x 63' = 0.23 acres) w/signage
- 10' side yard setback, 20' front yard setback
- 16' wide access road appx 81' from Browns Court entrance to start of parking area
- Bike rack on 4' x 8' (0.0007 acres) pad
- Water spigot and hose
- Portable toilet with screening (4 **Emerald Green Arborvitae**)
- Bollards and rope/chain to define parking boundary area
- 46" Square Picnic table on 8' x 8' (0.0014 acres) pad
- 2 x 6' Benches on 3' x 8' (0.00055 acres) pad
- DRB Waiver requested for GRAVEL surface and 30 spaces
- Kiosk sign at Southeast corner
- 20 **Emerald Green Arborvitae** provide screening along South-West section (see **Bocce Court**)

### **Storage Shed** (timeframe Summer 2025)

- Shed for Bocce, Pickleball, and General Maintenance appx 9' by 6' (0.0012 acres)
- 20' front yard setback

### **Bocce Court** (timeframe TBD)

- Double bocce court 24' x 80' (0.044 acres)
- Existing ballfield storage shed to be relocated
- 2 6' Benches on 3' x 8' (0.00055 acres) pad on long ends of court
- 10' side yard setback
- 20 **Emerald Green Arborvitae** to provide screening if Bocce Courts approved

### **Improvements for Existing Ballfield** (timeframe Fall 2025)

- Distance from Home Plate to Right and Left Field Lines at 180'
- 4 8' benches, 2 each on 1<sup>st</sup> and 3<sup>rd</sup> Base lines
- 10' side yard setback
- Relocated ballfield storage shed on 3<sup>rd</sup> Base line appx 8' by 8' (0.0015 acres)
- 15' rear yard setback (left field line)

### **Pickleball Court** (Selectboard approved on 10/7/24 <https://www.richmondvt.gov/calendar/meeting/selectboard-10-7-24>, timeframe Spring 2025)

- 4 Pickle courts 60' x 120' (0.165 acres) total size
- 55 **Emerald Green Arborvitae Tree** screening: 15 trees on North, 30 trees on East, 10 trees on South, 0 trees on West
- 30' setback distance from cedar treeline to pickleball courts
- 15' rear yard setback
- 2 Entrance gates at mid-point of courts along West fence
- Signs at gates for usage and rules of park

### **Emerald Green Arborvitae Trees**

- \$100 per tree
- Watered twice/week for first 3 months
- Tree warden evaluates every 2 years

***The signed contract from VT Recreation Surfacing & Fencing Inc listed Pickleball Court construction at \$144,911***

## **FORMS for DESIGN PLANS, ADJACENT PROPERTIES, and EXISTING STRUCTURES**

View the following designs and plans in the attached files:

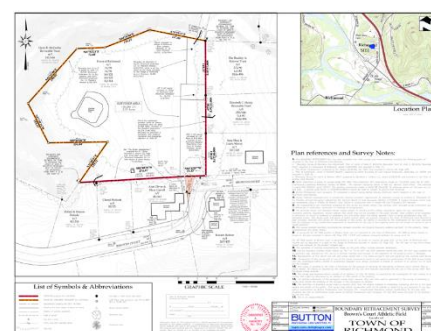
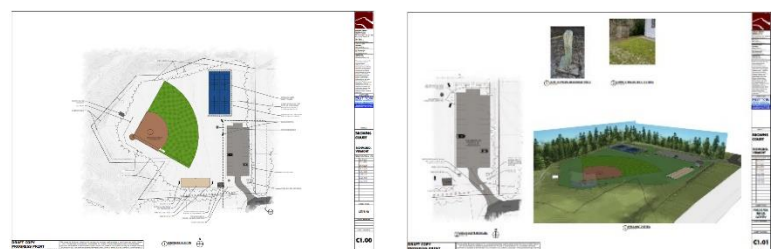
**Figure 1: Fig1 BC Rec Field Designs.pdf**

**Figure 2: Fig2 RICM0253-BROWNS COURT ATHLETIC FIELD.jpg**

**Figure 3: Fig3 Adjacent Properties.pdf**

Current shape, size, and location of existing buildings/structures

- Currently a storage shed and softball field and temp Port-O-Let on existing lot:
- Storage Shed is 8' x 8' x 10'
- Softball Field Fence is 20' on 1<sup>st</sup> base side, 20' behind home plate, 20' on 3<sup>rd</sup> base side



## **HIGH DENSITY RESIDENTIAL- OUTDOOR RECREATIONAL FACILITY OR PARK**

The lot is not less than 2/3 acre, satisfies the conditions of 3.2.3 a, b, c, d with the approximate total impervious surfaces at 0.4449 acres.

The total lot is 4 acres with the maximum impervious materials at 1.6 acres (40% of 4 acres).

The structures satisfy the dimensional limitations for the HDR District as listed in 3.2.4 a, b, c, d, e

## **TRAFFIC, NOISE, & SIGNS**

The Town of Richmond confirmed with David Marshall of Civil Engineering Associates, Inc ([dmarshall@cea-vt.com](mailto:dmarshall@cea-vt.com)) that the proposed designs would not *generate more than 10 vehicle trip ends during the P.M. peak hour for the first 40,000 square feet of lot area or fraction thereof, plus 1 vehicle trip end for each additional 1,000 square feet of lot area* (via Trip Generation - Seventh Edition – 2003, Institute of Traffic Engineers).

The noise of the activity shall not exceed the levels listed in 4.9.1 based on current research:

-*Although noise levels vary, the average pickleball sound ranks at about 70 dBA. A-weighted decibel measures the relative loudness of sounds perceived by the human ear*

(<https://productiveparks.com/solutions-noisy-pickleball-courts#:~:text=Although%20noise%20levels%20vary%2C%20the,perceived%20by%20the%20human%20ear>)

-*Some people living close to courts claim it is a noisy sport and is a nuisance. A sharp “pop” sound is made when the paddle hits the hard plastic ball. On a sound meter, this noise registers about 64.2-71.8 decibels. The sound is louder than the softer “thwack” sound made in tennis*

([https://acoustiblok.com/pickleblok-quiets-pickleball-noise/?gad\\_source=1&gclid=EAlalQobChMIIZ3mkaSniQMVREtHAR0T7yb6EAAYAAEgKMEPD\\_BwE0](https://acoustiblok.com/pickleblok-quiets-pickleball-noise/?gad_source=1&gclid=EAlalQobChMIIZ3mkaSniQMVREtHAR0T7yb6EAAYAAEgKMEPD_BwE0))

The court hours of operations will be adjusted to address noise for the neighbors and cedar trees will outline three sides of the pickleball courts that face adjacent properties.

The VGBC is proposing the following SIGNS:

### **Figure 4 Parking Area Kiosk: Fig4 ParkingKioskSign.pdf**

-The Kiosk sign has a proposed height of 8.25'

-AREA OF THE SIGN: 2'10" by 3'6" = 2.83' x 3.5' = 9.905 ft<sup>2</sup> which does not exceed the 12 ft<sup>2</sup> on each of the two faces

-The kiosk sign is part Welcome to the park and bulletin board.

-There could be a Welcome to Brown's Court poster with maybe a brief history of the park.

-There would be space town information such park ordinance, the dog on a leash sign policy, etc.

-There could be notices of park events, maybe the softball schedule, etc.

### **Figure 5 Pickleball Court Sign: Fig5 PBSignDimensions.pdf**

Pickleball Signs at West gates

-Signs for usage and rules of park

-Two signs, at the entrance gates on the West side

-The surface area of the sign is a little less than 16" x 18" = 288 in<sup>2</sup> = 2 ft<sup>2</sup>

-The actual text will provide details for court hours, no portable floodlights, limiting play time if others are waiting to play, no rollerblading, skateboarding, bicycling, etc. Details will be confirmed by the Volunteers Green Browns Court Project Committee at the 1/23/25 meeting.

No signs will prevent a clear and unobstructed view of official signs or vehicular traffic.

No signs will be lighted or illuminated.

No signs will be located within the right-of-way of a public or private Road or Highway

## **PARKING REQUIREMENTS**

The Town of Richmond is seeking a PARKING REQUIREMENT waiver for Total Parking Spaces, Stormwater Detention and Gravel Parking Lot

Parking Lot Spots

-The area of the parking lot would be 159' x 63' = 0.23 acres

-If Total Area of BC lot = 4 acres = 174,240 ft<sup>2</sup> then Total Spaces = 2 + 0.25\*174,240/1000 = 45.56

-If Total Usable Area of BC lot = 3.13 acres = 136342.8 ft<sup>2</sup> then Total Spaces = 2 + 0.25\*136342.8/1000 = 36.08

-If Total Area of actual recreation facilities (.17 acres for pickleball, .86 acres for baseball and .12 acres for bocce) is 1.15 acres = 50,094 ft<sup>2</sup> then Total Spaces = 2 + 0.25\*50,095/1000 = 14.5

Parking Lot Drainage and Stormwater Detention

-Waiver requested for the stormwater detention design to confirm the *peak flow stormwater volumes from such parking areas and roadways do not exceed the predevelopment quantities based on the run-off from a twenty-five year, twenty-four hour storm event*

-CEA-VT (<http://www.cea-vt.com/>) provided an estimate for a stormwater capture plan:

\*Drafting to import dwg file and bring to CEA standards, 4 hours x 136 = \$544

\*Stormwater Report/memo, 4 hours x 168 = \$1,008

\*Stormwater parking lot Grading plan, design, details, 10 hours x 168 = \$1,344

-Stormwater Modeling, 6 hours x 168 = \$1,008

Gravel Parking Lot

-Permission requested for gravel parking lot with 30 spaces that include 2 ADA spots with appropriate signs

-Parking lot will be partially screened by cedar trees along the front section of the property line when the Bocce Courts are installed

-No pedestrian paths are included in the parking lot design

-A 4' x 8' bicycle rack pad will be beside the parking lot.