



TOWN OF RICHMOND

RICHMOND TOWN CENTER

203 Bridge Street, P.O. Box 285

Richmond, Vermont 05477



Town of Richmond Policy for Palmer Lane (Town Highway 20)

In October of 1995 the Richmond Selectboard approved improvements to the Class 4 road that was later referred to as Palmer Lane for use as a driveway for those residents currently living there. The Selectboard at that time retained public ownership of the Class 4 Right of Way but required permission from the Selectboard prior to any further improvement to the road, and prohibited anyone from blocking the road.

In light of the approved subdivision of Donald Palmer in 2008 and the pending subdivision of Patricia Gilbert in 2015, and recognizing the probability of additional subdivisions and access requests in the future, the Richmond Selectboard hereby updates and enacts the following policy for Palmer Lane:

- 1) The Town of Richmond has not surveyed this road and relies on recent private owner surveys and the Vermont Agency of Transportation General Highway Map (aka the town's official highway map) for the location of the existing right of way. The town recognizes a 49.5 foot Right of Way width for the entire length of the Class 4 road, improved or not.
- 2) The Town of Richmond will not maintain the road during the Winter months, but recognizes that the Town of Hinesburg has plowed snow through the existing 300 feet or so of improved road in the Town of Richmond, utilizing a "turn around" provided on Palmer Lane. The Town of Richmond will negotiate with Hinesburg to convert this practice into a formal agreement.
- 3) The Town of Richmond will not provide normal or routine maintenance during the Summer months. However, in the event of a catastrophic event, such as a major flood, the town will restore access across the improved portion of the road. Maintenance of the improved portion of the road shall be the responsibility of all lots utilizing the Class 4 road for access. Lack of a shared agreement on maintenance shall not compel the Town of Richmond to provide maintenance.
- 4) Patricia Gilbert is hereby granted permission to improve and utilize an additional 200 feet of the road, more or less, as shown on her plan for a four-lot subdivision granted preliminary approval by the Development Review Board in July of 2015. This new section shall be built with a 24 foot width but otherwise in accordance with the plan dated 4.15.2015 from Lamoureux and Dickinson. This in no way restricts the public Right of Way from travel by others, and no one shall block or restrict the public Right of Way at any point.
- 5) Patricia Gilbert shall, where practicable, improve the travel width of the existing improved section of the road to a uniform 24 foot width from the town boundary with Hinesburg to the new section as shown on the plan dated 4.15.2015 from Lamoureux and Dickinson. The Town of Richmond has no short-term plans to

convert this Class 4 road into a Class 3 road, but cannot ignore the increasing traffic levels which require more width than exists currently. Conversion to a Class 3 roadway shall not, in any event, take place until the section of improved Class 4 meets the town's Rural Road specifications including appropriate width of Right of Way and travel lanes.

- 6) Tree removal within the Class 4 Right of Way is approved for this work, however, decisions on whether widening is impracticable or not shall be made by the Town Highway Foreman and Town Manager, appealable to the Selectboard. Failure to complete the required road improvements shall result in withholding of Certificates of Occupancy for any structures on the new lots from the aforementioned subdivision.
- 7) Decisions on the formal name of the road are made by the Richmond Selectboard.
- 8) This policy shall be recorded in the Highway records by the Town Clerk.

Approved September 2015

Richmond Selectboard

