Questions from the Richmond Conservation Commission concerning proposed subdivision SUB21-02 on Hillview Rd, by Hillview Heights LLC.

1. Have all the data layers on the ANR interactive map been examined in reference to this subdivision?
2. What Smart Growth principles have been incorporated into the project design? This is specified in the Town Plan Land Use Section, Goal 1: Encourage Smart Growth as defined in Vermont statutes…”; Technical Energy Plan, Goal 1: “Adopt and maintain a zoning ordinance based on Smart Growth principles…” and Technical Plan Future Land Use Goal 1: “Encourage “smart growth” as defined in Vermont statutes, which allows development while preserving Richmond’s rural character.”
3. What efforts have been made to conserve this farmland for farming uses? This as specified in the Town Plan Technical Economic Development Plan, “Goal 2: Support Richmond’s agricultural and forest industry”; Goal 2, Action 1:” Update Richmond’s land use necessary to protect those industries by incorporating strategies to reduce forest and farm fragmentation” and in Technical Plan Land Use, Land Use Areas #7, Agricultural and Residential, Future Use “Development that occurs on agricultural and forested land should be clustered and should minimize fragmentation of forest lands and prime agricultural soils”.
4. What efforts have been made to utilize prime agricultural soils found in the planned subdivision, including soil type HnA?
5. When the initial 120 acre parcel at 2427 Hillview Rd (east side of Hillview Rd) was offered for sale, the Richmond Conservation Commission contacted the Vermont Land Trust and asked about the possibility of acquiring this land for resale to a farmer. We were advised that the acreage was probably too small to sustain a farm. It appears that land across the road has been sold to the same party that purchased the Atwood parcel on the east side. Access to that land would make a farm viable. Is there any possibility that this land could be utilized as a farm?