



O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

October 3, 2019

Suzanne Mantegna
Zoning Administrator
Town of Richmond
203 Bridge Street, Richmond, VT

RE: Railroad Street, Richmond
Noyes Properties, LLC
Sketch Plan Application

Dear Suzanne:

We are writing on behalf of Noyes Properties, LLC to apply for Sketch Plan Review of a proposed 3 lot commercial subdivision and creation of a 30' wide right-of-way to access the lots off the end of Railroad Street in Richmond, VT. The proposed lots are located within the Village Commercial Zoning District and are just outside of the Designated Village Center. The proposed lots range in size from 0.69 acres to 2.10 acres.

The proposed building lots are located on top of a 25-30 foot high plateau with floodplain (100-year) and class II wetlands to the north/west. Any development on the proposed lots will not be located within the mapped floodplain. A site visit was conducted with the State Wetlands Program on September 25th, 2019 regarding the wetlands located at the base of the plateau and it was determined any development located on top of the plateau would not encroach on the 50' buffer associated with the class II wetlands.

The building lots are being proposed with municipal water and sewer connections. The existing sewer and water mains on Railroad Street will be extended along the access road to the proposed lots. Natural gas and power will also be extended from Railroad Street to the proposed lots. The proposed access drive is 20' wide and has a maximum grade of 10%. The overall site plan provided with the Sketch Plan Application shows three building and parking lot layouts on each of the three lots. These layouts are shown only for planning purposes and would require future site plan approval prior to construction.

Please find the following information attached

- 1) Signed Sketch Plan Application
- 2) Sketch Plan Application Fee \$85
- 3) Abutters List
- 4) Stamped addressed envelopes for all abutters
- 5) 4 sets of the overall site plan
 - a. One (1) full size copy
 - b. Three (3) 11x17 copies
 - c. PDF versions of the plan

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Currier". The signature is fluid and cursive, with a large initial "B" and "C".

Bryan Currier, PE