

**Town of Richmond
Development Review Board
Preliminary Subdivision Decision
May 12, 2021**

IN RE: Peggy Farr Revocable Trust aka Randall Farm Subdivision - Application 2020-111. Public hearing continued from April 14, 2021. Preliminary Subdivision Review for a 5-lot subdivision (creation of 4 new lots) at 180 East Hill Rd, Parcel ID EH0180, in the Agricultural/Residential (AR5A) Zoning District.

SUBMITTALS:

- Preliminary Subdivision Application form
- Stormwater Narrative
- B-1 Preliminary Plat
- C-2.0 Overall Parcel Plan/Abutters
- C-3.0 Overall Site Plan
- C-4.0 Site Plan
- C-4.1 Road Profile
- C-5.0 Lot 4 Driveway Plan
- C-5.1 Lot 4 Driveway Profile
- C-7.0 Wastewater Disposal Plan Lot 1-3
- C-7.1 Wastewater Disposal Plan Lots 4-5
- CD-1 Road & Driveway Details
- CD-2 Stormwater Details
- CD-3 Stormwater & EPSC Details
- One set of stamped envelopes addressed to adjoining landowners.

PROCEDURAL INFORMATION:

As per the Notice Requirements, a Notice for Public Hearing appeared in Seven Days on March 24, 2021 and Front Porch Forum, Richmond on May 6, 2021. The Notice was also posted at three locations within the Town. Notice to the adjoining landowners was sent on March 24, 2021.

FINDINGS OF FACT:

Based upon the application, testimony, submission materials and other evidence the DRB makes the following findings:

DRB Grants Preliminary Subdivision approval with the following conditions:

- 1. Waiver for Master Plan for remaining lands denied.**
- 2. Remaining lands use description to be presented at final subdivision review following the criteria of section 610.1.**
- 3. Remaining lands use description to be placed on final plat and described in subdivision covenants.**
- 4. Denote paved road apron on plat.**

(continued)

DECISION:

The Richmond Development Review Board approves Application # 2020-111, Randall Farm Subdivision as conditioned under Findings of Fact above.

Any other applicable zoning regulations not expressly waived in this decision must be complied with.

This decision shall not relieve the applicant from any obligation to obtain all other applicable required federal, state and local permits, including wastewater permits.

The application as approved shall be in conformance with the decision, referenced items, the findings of facts, and conditions. The applicants and interested parties are hereby notified that if they disagree with this decision, they have the right, under 24 V.S.A. 4471, to appeal to the Vermont Superior Court – Environmental Division.

The appeal must be filed within thirty days of the date of this decision, and be in accordance with the governing rules of procedure and rules of the Vermont Superior Court - Environmental Division. Title 24 Vermont Statutes Annotated, Section 4471 provides that "An interested person who has participated in a municipal regulatory proceeding authorized under this title may appeal a decision rendered in that proceeding by an appropriate municipal panel to the environmental court. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding.

DRB VOTING ON THIS MATTER (circle one for each member):

David Sunshine, Chair	in FAVOR	AGAINST	ABSTAINING	RECUSED	ABSENT
Mathew Dyer, Vice-Chair	in FAVOR	AGAINST	ABSTAINING	RECUSED	ABSENT
Padraic Monks, Member	in FAVOR	AGAINST	ABSTAINING	RECUSED	ABSENT
Roger Pedersen, Member	in FAVOR	AGAINST	ABSTAINING	RECUSED	ABSENT
David Schnackenberg, Member	in FAVOR	AGAINST	ABSTAINING	RECUSED	ABSENT

The above votes occurred at a DRB meeting on the 12 day of May, 2021.



DATED

5/25/21

David Sunshine
Richmond Development Review Board Chair