

Conformance with Article V Planning Standards
Richmond Subdivision Regulations
Peggy M. Farr Revocable Trust - Five Lot Subdivision
East Hill Road, Richmond, Vermont
June 11, 2021

- (1) *Whether SUBDIVISION or development would be harmful to the safety, health and general welfare of the present or future inhabitants of the SUBDIVISION and/or its surrounding areas, due to flooding, improper drainage, steep slopes, rock formations, topography, utility easements or other features;*

The subdivision is based on a comprehensive evaluation of the site including topographic survey, soil testing, and a boundary survey. The proposed subdivision avoids flood hazards, wetlands, steep slopes, rock formations, topography and other features that could be harmful to the safety, health or general welfare of present or future inhabitants.

- (2) *Whether the proposed SUBDIVISION has an UNDUE ADVERSE IMPACT on existing historical resources or natural features, trees, brooks, rock outcroppings, water bodies, ground water, or other natural and/or historical resources;*

No historical resources on the site have been identified. The location and size of building envelopes in the subdivision provide substantial avoidance of natural features, trees, brooks, rock outcroppings, water bodies, groundwater and other natural resources.

- (3) *Whether the proposed SUBDIVISION includes adequate provision for the control of runoff and erosion during and after construction;*

The subdivision improvements will be constructed in conformance with the Low Risk Site Handbook for Erosion Prevention and Sediment Control Measures including, but not limited to:

- **Install and maintain silt fence along the downslope side of all earth disturbances to remain in place until permanent vegetation or stabilization is achieved.**
 - **Stabilization of soil at final grade.**
 - **Divert upland runoff from construction site.**
 - **Permanent stabilization of all disturbed soils.**
 - **Construct stabilized construction entrance to prevent vehicle wheels from tracking onto street.**
- (4) *Whether the proposed SUBDIVISION is in compliance with the ACT, the ZONING REGULATIONS and any other bylaws or town ordinances in effect;*

The proposed subdivision is an allowed use in the zoning district and has obtained preliminary plan approval from the Richmond Development Review Board for the proposed use.

- (5) *Whether the proposed design and configuration of parcel boundaries and location of associated improvements achieve the desired settlement pattern for the zoning district and neighborhood in which the SUBDIVISION is located;*

The proposed subdivision is at a small scale consistent with the rural development patterns of Richmond and the neighborhoods along East Hill Road. The lots have been sized to allow setback and screening from road and between lots.

- (6) *Whether the site is suitable for the proposed density;*

The parcel has an area of 220.9± acres before subdivision. Lots are proposed to have the following acreage:

- Lot 1: 3.69 acres**
- Lot 2: 7.34 acres**
- Lot 3: 6.37 acres**
- Lot 4: 9.06 acres**
- Lot 5: 194.4± acres**

Utilizing the minimum lot acreage per dwelling unit for the A/R District, the parcel has a potential density of many more units. The subdivision proposes four new lots, which is much less than the theoretical maximum density. The lots meet the dimensional requirements of the district.

- (7) *Whether the proposed SUBDIVISION, when reviewed in the context of the Town's adopted capital budget and program, and other developments in the Town, will place an unreasonable burden on the ability of the local governmental units to provide municipal or governmental services or facilities;*

Driveway access to each lot in the proposed subdivision will be constructed to be accessible to emergency vehicles. The proposed subdivision is of a small scale, consistent with the rural development pattern of Richmond. The new lots will each likely generate a new residence valued at \$350,000 to \$450,000; which should generate adequate tax resources to mitigate the additional burden on the ability of local government to provide municipal or governmental services.

- (8) *Whether there is a sufficient potable water supply and adequate area for wastewater disposal;*

The proposed subdivision will have adequate area for wastewater disposal systems and drilled wells for potable water supply. An application for a Potable Water Supply and Wastewater Disposal Permit has been submitted to the State of Vermont Drinking Water and Groundwater Protection Division.

- (9) *That the wastewater disposal system(s) and potable water supply will not impair or pollute surface water and groundwater;*

The wastewater disposal systems and potable water systems have been designed to comply with the State of Vermont Environmental Protection Rules for Wastewater System and Potable Water Supply. The wastewater disposal system for Lot 1 will be a mound style system, Lot 2 will be a shallow, in-ground trench style system, and Lots 3 and 4 will be in-ground trench style systems. Potable water supply for Lots 1-4 will be via bedrock wells. See attached plans.

- (10) *Whether the proposed SUBDIVISION will cause unreasonable highway congestion or unsafe conditions with respect to the use of roads and highways in the Town;*

According to the ITE Trip Generation Manual, 10th Edition, the proposed subdivision is projected to generate an average rate of four vehicle trip ends during the peak evening hour, which is in accordance with the Richmond Zoning Regulations. According to Note 7, Table 1 Summary of Roadway Design Standards in the Public Improvements Standards and Specifications, the proposed subdivision will generate 40 vehicle trips per day and will not cause unreasonable congestion on East Hill Road. Sight distances at the proposed East Hill Road intersection meet the Zoning Regulations.

- (11) *Whether the proposed development avoids UNDUE ADVERSE IMPACT on established LARGE ANIMAL HABITAT and prevents UNDUE ADVERSE IMPACT to, or provides adequate protection for, such habitat, and retains unrestricted animal access to the identified habitat.*

A large animal habitat identified from VCGI mapping extends from the north onto portions of the proposed subdivision. The portion affected is a small fraction of a several hundred acre large animal habitat and because it occurs at the edge of the habitat, does not fragment the large animal habitat.

- (12) *Whether the proposed development would cause undue air, water, noise or light pollution.*

The subdivision proposes two new single family residences and two new single family residences with one bedroom accessory dwelling units, uses that will be regulated to be in conformance with Section 4 of the Richmond Zoning Regulations that are written to prevent undue water, noise or light pollution. Air emissions from the residential units are primarily limited to heating systems and will not cause undue air pollution.