

June 16, 2021

Keith Osborne  
Zoning Administrative Officer  
Town of Richmond  
230 Bridge Street | PO Box 285  
Richmond, VT 05477  
[koborne@richmondvt.gov](mailto:koborne@richmondvt.gov)

Re: Randall Farm Subdivision, 180 East Hill Road  
Final Subdivision Application  
Peggy M. Farr Revocable Trust

Dear Keith,

On behalf of the Peggy M. Farr Revocable Trust, represented by Chuck and Terry Farr, we are submitting the enclosed Final Subdivision Application for the proposed Randall Farm Subdivision on East Hill Road in Richmond, Vermont. The current parcel consists of one  $\pm 220.9$ -acre lot at 180 East Hill Road.

The Applicants propose to subdivide the existing parcel to create five lots: the existing Randall Farm Lot of  $\pm 194.4$  acres, which will continue to be managed as a silviculture operation, and four new lots (see enclosed plans). The proposed subdivision is in general compliance with the Town of Richmond Subdivision Regulations and Standards. The Richmond Development Review Board approved the proposed Preliminary Subdivision Application #2020-111 on May 12, 2021. The paved road apron has been denoted on the final plans, and the remaining lands (Lot 5) are intended to remain in agriculture and silviculture use. Any further changes to the use of Lot 5 would need to be approved by the Town of Richmond.

As part of the Final Subdivision Application, we have enclosed the following:

- Final Subdivision Application form
- Stormwater Narrative
- Conformance with Article V Planning Standards
- Conformance with Article VI Required Improvements & Design Standards
- DRB Preliminary Subdivision Approval #2020-111
- 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 3 Driveway Plan

- C-5.1 Lot 3 Driveway Profile
- C-7.0 Wastewater Disposal Plan
- C-8.0 Wastewater Disposal Plan
- C-9.0 Wastewater Disposal Profile Plan
- CD-1 Road & Driveway Details
- CD-2 Stormwater Details
- CD-3 Stormwater & EPSC Details
- CD-4 Wastewater Disposal Details
- CD-5 Wastewater Disposal Details
- CD-6 Wastewater Disposal Details
- CD-7 Wastewater Disposal Details
- State of Vermont Low Risk Site Handbook for Erosion Prevention and Sediment Control

Please do not hesitate to contact us with any questions or comments you may have. Thank you for your assistance with this project.

Sincerely,



Jay Renshaw



Scott Homsted, P.E.

19327\Town Applications\Final Plat – 5 Lot\Final Subdivision Cover Letter