

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

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April 18, 2024

Town of Richmond
Attn: Tyler Machia, Zoning Administrator
PO Box 285
Richmond, VT 05477

Subject: Bradley Jay LaRose & Karin C. LaRose, Two-Lot Subdivision, 156 Wortheim Road,
Richmond, VT –Subdivision Amendment Application and Required Information

Dear Tyler:

I am writing on behalf of Bradley Jay LaRose & Karin C. LaRose to formally request a subdivision amendment hearing for their previously approved two-lot subdivision located at 156 Wortheim Road, Richmond. As you are aware, the two-lot subdivision was approved by the Town of Richmond Development Review Board in 2023. After it was realized that the parcel is subject to Act 250 Land Use Permit 4C0370, an amendment to the permit was applied for and is currently in the Agency of Natural Resources (ANR) comment period. In order to protect a small unnamed stream on the east side of the parcel as well as potential Class II wetlands (to be delineated in mid-April), Mr. and Mrs. Larose have relocated the proposed Lot 2 drive on the west side of the drive. In order to make this new location work, it will be necessary to reconstruct a portion of the garage and the garage and a small portion of the house will be located within the 30-foot easement/right-of-way for the Lot 2 drive. Unfortunately, this seems like the most reasonable approach to minimize/eliminate impacts to natural resources and expedite improvement of the new parcel, so that Mr. and Mrs. Larose's daughter can construct her house and have her own place to live. It is important to realize that other than relocating the drive on the west side of the garage and rotating the house 180-degrees so that the garage access works, there are no other significant changes from the originally approved subdivision.

The maximum proposed driveway slope is 12%, which is consistent for a length of 192' from the 809' elevation contour at the start of the proposed drive down to the 786' contour just across the stream.

In accordance with Section 2.5 Land Capability of the Town of Richmond Zoning Regulations, the proposed subdivision is designed to meet the following criteria:

Section 2.5.1 Areas for Special Guidelines for Development:

- a) Flood Hazard Overlay – N/A, the project is not located within a Flood Hazard Area.
- b) Water Source Protection Areas – N/A, the project is not located within a Water Source Protection Area.
- c) Slopes >20% - The proposed development areas do not include terrain that is greater than 20% slope. The subject parcel includes steep slopes only at the northeasterly end of the lot. This area will not be impacted by the proposed development.
- d) Shoreline Protection – N/A, the project is not located within 50 feet of a shoreline.

Section 2.5.2 Non-Developable Portions:

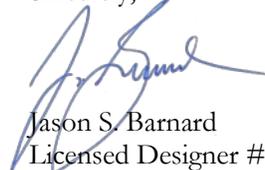
The proposed subdivision provides both lots areas larger than 10,000 SF of developable area within the proposed building envelopes. The proposed development area has not changed from the originally approved subdivision.

In accordance with Section 210 of the Town of Richmond Subdivision Regulations, the following items are respectfully submitted:

1. Town of Richmond – Subdivision Application.
2. Names and Addresses of All Adjoining Landowners.
3. State of Vermont ANR – Natural Resources Maps:
 - a. VSWI & Advisory Wetlands.
 - b. River Corridors & SFHAs.
 - c. Primary Agricultural Soils.
 - d. Slopes.
 - e. Wildlife Habitat & Rare/Threatened/Endangered Species.
4. Site Plan Drawing S-1 dated 03-23-2023, and revised on 08-28-2023, 01-18-2024, 03-07-2024, 03-12-2024 & 04-03-2024 (1 full size & 4 reduced-size).
5. Two-Lot Subdivision Survey Plat dated 03-15-2023 and revised on 04-03-2024 (1 full size & 4 reduced-size).
6. Stamped Addressed Envelopes of All Adjoining Landowners.
7. Preliminary Subdivision Application Fee of \$260.00 (under separate cover).

Please review the included information and let me know if there are any other items that are required for the preliminary subdivision review. In the meantime, should you have any questions or comments, please do not hesitate to give me a call at (802) 482-2597.

Sincerely,



Jason S. Barnard
Licensed Designer #126179

c: Bradley Jay LaRose & Karin C. LaRose