

August 14, 2020

Suzanne Mantegna
Zoning Administrative Officer
Town of Richmond
230 Bridge Street | PO Box 285
Richmond, VT 05477
smantegna@richmondvt.gov

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

Dear Suzanne,

On behalf of the Peggy M. Farr Revocable Trust, represented by Chuck and Terry Farr, we are submitting the enclosed Preliminary Subdivision Application for the proposed Randall Farm Subdivision on East Hill Road in Richmond, Vermont. This project was originally presented to the Development Review Board during the July 8, 2020 meeting as Sketch Plan Application #2020-068. The current parcel consists of one ±220.9-acre lot at 180 East Hill Road. The Applicants propose to subdivide the existing parcel to create four lots: the existing Randall Farm Lot of ±209.6 acres, which will continue to be managed as a silviculture operation, and three new lots (see plan).

The proposed subdivision is in general compliance with the Town of Richmond Subdivision Regulations and Standards, but our clients are seeking a variance to Section 6.9 of the Richmond Zoning Regulations, "*No building, roadway or septic system shall be constructed within 100 feet of a Class I wetland and within 50 feet of a Class II wetland.*" The parcel contains Class II wetlands, which were delineated by Gilman and Briggs in November of 2019 and field located by Krebs & Lansing. This project proposes no impact to the wetlands, and minimal impact to the wetland buffer. The proposed access driveway would impact a small corner of buffer (1375 sq. ft.). The district wetland ecologist, Tina Heath, visited the site on June 3, 2020 to review the delineated wetlands and discuss the subdivision project. We have enclosed both her classification report and her email communication as part of our application. Based on her field review, Ms. Heath accepted the wetland delineation completed by Gilman and Briggs, and determined that there will be minimal impact to the managed buffer and that the project is eligible for a Vermont Wetland General Permit #3-9025. Wetland General Permit #3-9025 was developed by the Secretary of Vermont Agency of Natural Resources for certain specified activities, including driveways, within certain wetlands and buffers in order to more effectively and efficiently regulate and protect Vermont's wetlands. The Secretary has determined that activities eligible for authorization under this general permit will comply with the Vermont Wetland Rules and will have no undue adverse effect on protected functions and values. Potential impacts to wetlands, wetland buffers and associated waters are limited by activity-specific Best Management Practices required by this permit. The applicants intend to apply for VT Wetland General Permit #3-9025 once we have completed preliminary plat proceedings with the Town. Both Arthur Gilman, field ecologist, and Tina Heath, DEC ecologist, have been updated throughout the sketch plan application and review process. Ms. Heath has indicated that the proposed project is in harmony with the General Permit, and our clients feel that the State's approval and required Best Management Practices will ensure that the project has no undue adverse effect on the wetland buffer functions and values.


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Randall Farm Preliminary Subdivision Application
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As part of the Preliminary Subdivision Application, we have enclosed the following:

- Preliminary Subdivision Application form
- Preliminary Overall Plan
- Preliminary Subdivision Plan
- Preliminary Subdivision Plat
- One set of stamped envelopes addressed to adjoining landowners.

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

19327\Town Applications\Preliminary Subdivision Cover Letter