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**RE: Randall Farm Site Visit (Fay's Corner, Richmond)**

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**Heath, Tina** <Tina.Heath@vermont.gov>

Mon, Jun 8, 2020 at 12:04 PM

To: Jay Renshaw &lt;jay.renshaw@krebsandlansing.com&gt;, Terry Farr &lt;terryfarr@gmavt.net&gt;

Good morning,

Thanks for meeting me last week on 6/3 to review the delineated wetlands and discuss the subdivision project. I wanted to follow up with a brief summary of my findings for your records. Attached is a classification report for the delineated wetland.

The wetland delineation was accepted based on a field review. Based on the site plans, there will be some minimal impact to the managed buffer, and is eligible for a wetlands general permit. It appears no other impacts will be associated with the subdivision project. I wanted to point out that Lot 3 has the most wetlands, and the building envelope is against the buffer zone- the BZ should be permanently demarcated so that the future landowner understands the limitations of the building envelope.

Let me know if you have any questions.

Best,

Tina

Due to the coronavirus (COVID-19) we are taking additional safety measures to protect our employees and customers and are now working remotely while focusing on keeping our normal business processes fully functional. Please communicate with our staff electronically or via phone to the greatest extent possible since our processing of postal mail may be slowed during this period.

**You may now submit permit applications, compliance reports and fee payments through our new online form to expedite its receipt and review:** [https://anronline.vermont.gov/?formtag=WSMD\\_Intake](https://anronline.vermont.gov/?formtag=WSMD_Intake).

Division staff contact information can be found online here: <https://dec.vermont.gov/watershed/contacts>.

Thank you for your patience during this challenging time. We wish you and your family the best.



Tina Heath, *District Wetland Ecologist*

Chittenden County

802-490-6202

[tina.heath@vermont.gov](mailto:tina.heath@vermont.gov)

Vermont Department of Environmental Conservation  
111 West St  
Essex Junction, Vermont 05452

[www.watershedmanagement.vt.gov](http://www.watershedmanagement.vt.gov)

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**From:** Heath, Tina  
**Sent:** Tuesday, June 2, 2020 6:36 AM  
**To:** Jay Renshaw <[jay.renshaw@krebsandlansing.com](mailto:jay.renshaw@krebsandlansing.com)>; Terry Farr <[terryfarr@gmavt.net](mailto:terryfarr@gmavt.net)>  
**Subject:** RE: Randall Farm Site Visit (Fay's Corner, Richmond)

Sounds good. See you then.

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**From:** Jay Renshaw <[jay.renshaw@krebsandlansing.com](mailto:jay.renshaw@krebsandlansing.com)>  
**Sent:** Monday, June 1, 2020 4:01 PM  
**To:** Heath, Tina <[Tina.Heath@vermont.gov](mailto:Tina.Heath@vermont.gov)>; Terry Farr <[terryfarr@gmavt.net](mailto:terryfarr@gmavt.net)>  
**Subject:** Re: Randall Farm Site Visit (Fay's Corner, Richmond)

**EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.**

Hi Tina,

Perfect that sounds great! I will coordinate with Chuck, if he is not available it will be myself. There is a little spot to pull off and park from East Hill Road see attached map.

Thank -You,

Jay Renshaw

Krebs & Lansing Consulting Engineers, Inc.

[164 Main Street](#)

[Colchester, Vermont 05446](#)

802-878-0375

On Mon, Jun 1, 2020 at 3:36 PM Heath, Tina <[Tina.Heath@vermont.gov](mailto:Tina.Heath@vermont.gov)> wrote:

Hi Jay,

Thanks for the additional information. I could meet this Wednesday, the 3<sup>rd</sup>, to review the delineation around 11:30. Let me know if this works.

Best,

Tina

Due to the coronavirus (COVID-19) we are taking additional safety measures to protect our employees and customers and are now working remotely while focusing on keeping our normal business processes fully functional. Please communicate with our staff electronically or via phone to the greatest extent possible since our processing of postal mail may be slowed during this period. **You may now submit permit applications, compliance reports and fee payments through our new online form to expedite its receipt and review:** [https://anonline.vermont.gov/?formtag=WSMD\\_Intake](https://anonline.vermont.gov/?formtag=WSMD_Intake).

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**From:** Jay Renshaw <[jay.renshaw@krebsandlansing.com](mailto:jay.renshaw@krebsandlansing.com)>  
**Sent:** Friday, May 29, 2020 4:32 PM  
**To:** Heath, Tina <[Tina.Heath@vermont.gov](mailto:Tina.Heath@vermont.gov)>  
**Cc:** Terry Farr <[terryfarr@gmavt.net](mailto:terryfarr@gmavt.net)>  
**Subject:** Re: Randall Farm Site Visit (Fay's Corner, Richmond)

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Hi Tina,

The meadow is certainly mowed every year, I think with a brush hog. It was historically farmed, but I don't think it's currently in active agricultural production. Ironically, I can't get a hold of Chuck Farr to verify because he is currently on a tractor, farming on another parcel. In regards to force mains serving the wastewater fields, we are not proposing any more disturbances to the buffer or the wetland.

Best to you and yours,

Jay

Jay Renshaw

Krebs & Lansing Consulting Engineers, Inc.

164 Main Street

Colchester, Vermont 05446

On Fri, May 29, 2020 at 12:28 PM Heath, Tina <[Tina.Heath@vermont.gov](mailto:Tina.Heath@vermont.gov)> wrote:

Hi Jay,

Thanks for the full scope of the project and all the details. A few questions to help me move forward- is the wetland in current ag use and will continued to be managed for ag? And, will there be any encroachments into the wetland and/or buffer zone with forcemains to the wastewater area?

Best,

Tina

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**From:** Jay Renshaw <[jay.renshaw@krebsandlansing.com](mailto:jay.renshaw@krebsandlansing.com)>  
**Sent:** Thursday, May 28, 2020 2:08 PM

**To:** Heath, Tina <[Tina.Heath@vermont.gov](mailto:Tina.Heath@vermont.gov)>  
**Cc:** Terry Farr <[terryfarr@gmavt.net](mailto:terryfarr@gmavt.net)>; Art Gilman <[avgilman@together.net](mailto:avgilman@together.net)>  
**Subject:** Randall Farm Site Visit (Fay's Corner, Richmond)

**EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.**

Hi Tina,

We are following up on your request for the big picture associated with a proposed 3 lot subdivision in Richmond for Chuck Farr. We are proposing to access the lots via a 15ft shared gravel driveway off East Hill Road. Last fall, we had Art Gilman delineate wetlands inside the potential project perimeter, and we immediately located the flags before the freeze up. Please feel free to inquire with Art regarding the wetland delineation. He had such a good time there last fall. I don't remember getting the data sheets from him, but I am sure he has them in his files. The flags are still visible, but the grass is growing fast, especially in the meadow. We are proposing to clip just a corner of the 50ft wetland buffer to access the project. All of the remaining infrastructure associated with the project would be out of the buffer, and certainly no wetland disturbance is proposed at this time.

Chuck may be interested in submitting a sketch plan application to the Town of Richmond for review with an anticipated deadline of Friday, June 10. We realize that you may need to do a site visit, during which Chuck or myself would like to be on site to show you the extent of the project. The wetland delineation in the woods can be hard to follow, especially now with the blooms in full blossom. We certainly are practicing social distancing as recommended by the CDC and monitoring our temperatures regularly.

Hopefully your summer season is off to a nice start and all is well.

Best,

Jay Renshaw

Krebs & Lansing Consulting Engineers, Inc.

[164 Main Street](#)

[Colchester, Vermont 05446](#)

802-878-0375

# #2019-679 Wetland Classification Report

Monday, June 8, 2020 11:49 AM

[Please add this document to your land records for reference](#)

**Wetland is Class II:** Please be advised that I have confirmed that one or more wetlands on your property has characteristics that make it a Class II significant wetland. Class II significant wetlands and their 50 ft buffers are protected under the Vermont Wetland Rules (VWR). This report outlines the reasons for this decision, and serves as notice that any activity in the wetland or 50ft buffer zone may need a Vermont wetland permit before you start work. If you disagree with this decision you can petition for a formal wetland classification determination of Class III as outlined under the petition section of this report. The following table(s) document the reasons for this decision.

Wetland Name:	A
Wetland Location:	Intersection of Kenyon Road and East Hill Road, Richmond
Desktop Review Only?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Site Visit Date:	6/3/2020
People Present:	Tina Heath; Terry Farr
Wetland is Mapped:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Wetland is contiguous to mapped wetland:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Wetland was found to meet the following presumption(s) of significance:	<input type="checkbox"/> Presumptions have not been assessed. Wetland meets classification by other means. <input checked="" type="checkbox"/> §4.6(a) over half an acre in size; <input type="checkbox"/> §4.6(b) contains woody vegetation and is adjacent to a stream, river, or open body of water; <input type="checkbox"/> §4.6(c) contains dense, persistent non-woody vegetation and is adjacent to a stream, river, or open body of water; <input type="checkbox"/> §4.6(d) is a vernal pool that provides amphibian breeding habitat; <input type="checkbox"/> §4.6(e) is a headwater wetland; <input type="checkbox"/> §4.6(f) adjacent to impaired waters and the impairment is related to wetland water quality functions; <input type="checkbox"/> §4.6(g) the wetland contains a species that appears in the NNHP database as rare, threatened, endangered or uncommon; or is a natural community type that is rare or uncommon; <input type="checkbox"/> §4.6(h) has been previously designated as a significant wetland.
Presumption Description:	Wetland is over a half acre in size, and is likely contiguous to wetlands on the eastern side of Kenyon Road associated with Johnnie Brook.

Sketch Map of general wetland area (not a delineation):

[Mapped wetland in teal, hydric soils in orange, advisory wetlands in green, wetland sketch in light blue, area reviewed in yellow]

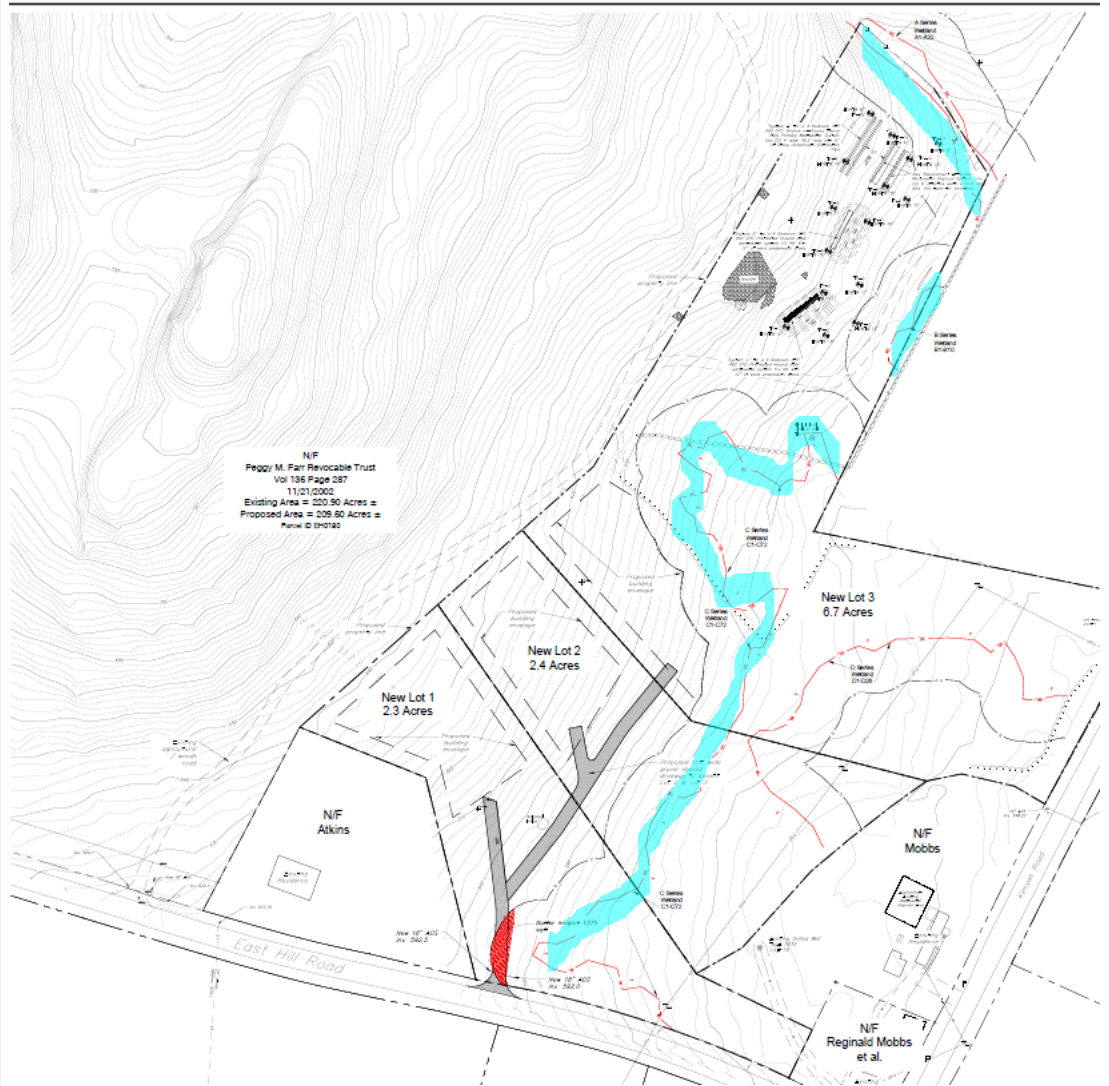


Photo:

Preliminary Classification:

- Class II
- Class III

Class III justification:

## Wetlands Determination Petition Process

If you disagree with this report, you may request a formal determination of wetland classification, pursuant to Section 8 of the VWR. To request a §8 formal determination of wetland classification, please fill out and submit the petition form located on the Vermont Wetlands Program’s website “Permit Information” page. Formal determinations are appealable pursuant to 10 V.S.A. § 917.

Pursuant to 10 V.S.A. chapter 220, any appeal of a formal wetland determination decision must be filed with the



clerk of the Environmental Division of the Superior Court within 30 days of the date of the decision. The Notice of Appeal must specify the parties taking the appeal and the statutory provision under which each party claims party status; must designate the act or decision appealed from; must name the Environmental Division; and must be signed by the appellant or their attorney.

In addition, the appeal must give the address or location and description of the property, project, or facility with which the appeal is concerned; the name of the permittee; and any permit involved in the appeal. The appellant must also serve a copy of the Notice of Appeal in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings. For further information, see the Vermont Rules for Environmental Court Proceedings, available on line at [www.vermontjudiciary.org](http://www.vermontjudiciary.org). The address for the Environmental Division is: 32 Cherry Street, 2nd Floor, Suite 303, Burlington, VT 05401 (Tel. # 802-951-1740).



## More Information is Available on the Wetlands Program Website

For more on state wetland permitting and how to apply for a permit visit the [Wetlands Permit Information Page](http://dec.vermont.gov/watershed/wetlands/jurisdictional/permit-info), at <http://dec.vermont.gov/watershed/wetlands/jurisdictional/permit-info>

For more on wetland classifications visit the [Jurisdictional Wetland Page](http://dec.vermont.gov/watershed/wetlands/jurisdictional) at <http://dec.vermont.gov/watershed/wetlands/jurisdictional>

For more about Allowed Uses visit the [Allowed Uses Page](http://dec.vermont.gov/watershed/wetlands/bmps) at <http://dec.vermont.gov/watershed/wetlands/bmps>

For more on wetland classification petitions and forms visit the [Wetlands Permit Information Page](http://dec.vermont.gov/watershed/wetlands/jurisdictional/permit-info), at <http://dec.vermont.gov/watershed/wetlands/jurisdictional/permit-info>

To find a wetland consultant to help with applying for a permit or petitioning see our [Wetland Consultant List Page](http://dec.vermont.gov/watershed/wetlands/what/id/wetland-consultant-list) at <http://dec.vermont.gov/watershed/wetlands/what/id/wetland-consultant-list>

## Other Wetland Permit Obligations

In addition, the U.S. Army Corps of Engineers ([Corps](#)) regulates the discharge of dredged and/or fill material, including mechanized land clearing and grading, in all waters of the United States, including inland rivers, lakes, streams and wetlands. For detailed information on Corps permits and regulations call (802) 872-2893. It is the applicants responsibility to determine if your project also requires an Corps permit. In addition, your town may have local regulations regarding wetland protection. Please call your town clerk to verify any local regulations.

[Please add this document to your land records for reference](#)