Planning & Zoning Office
Town of Richmond P.O. Box 285
Richmond, VT 05477
(802) 434-2430
koborne@richmondvt.gov
www.richmondvt.gov

APPLICATION: Dowd Subdivision 2021-05 Preliminary Stage

APPLICANT: Cheryl and Brian Dowd

REQUESTED ACTION: Preliminary Subdivision Review

LOCATION: 2540 Hinesburg Road

EXISTING ZONING: Agricultural / Residential District-AR-1A
Special Flood Hazard Overlay-SFHO

Act 250 STATUS: Not Applicable

PARCEL HISTORY: Subdivision 1980 (Lands of O'Brien and Frantz)
Current Single family dwelling on Parent Lot
Current Use - Silviculture and Sugaring

PROJECT DESCRIPTION: Applicant proposes subdivision of a 207 acre parcel into 2 new lots of 1.1 and 205.9 acres respectively.

LIST OF SUBMISSIONS:

- Pre- Final Subdivision Application
- Narrative
- Subdivision Plat
- Draft Warranty Deed and Conveyance
- KAS Site Plan Final 1
- KAS Site Plan Final 2
- List of abutters
- Wastewater 1
- Wastewater 2

STAFF COMMENTS

Soils

The predominant soils on the development site are Stetson (StA) gravelly fine sandy loam, 2 to 5 percent slopes. According to the Soil Survey of Chittenden County, these soils are generally not conducive for absorption fields as these soils are poorly drained, hydric soils. Other soils complexes are present in varying degrees of dispersal and include Marlow (Ma) fine sandy loam, Lyman (Ly) rocky loams and Cabot (Cb) silt loam.

Wastewater

Soil testing and engineering for a wastewater mound systems have been submitted. The system is to potentially service both lots with a common sewage easement. The plan has a wastewater easement for

Lot 2 on Lot 1 to utilize appropriate soils for the proposed mound systems and to meet required setbacks. Lot 2 will have a force main associated with affluent delivery to the designed wastewater system (see narrative and WW-1 and WW-2 for additional information).

Access

At Sketch Plan, the applicant proposes a single access for Lot 2 through the wetland buffer located on the parent parcel and proposed parcel. The preliminary proposal calls for the existing roadbed to be crowned and stabilized with additional drainage upgrades including inlet and outlet protection proposed at the front end of the access (see KAS SP-1 and SP-2)

E&S and Stormwater

Both Erosion & Sediment Control as well as Stormwater Controls have been designed for the access road and Lot 2 access (see KAS SP-1 and SP-2).

Plan Review:

Application (both prelim. and final)

- No immediate issues

Narrative

- An apparent subdivision resulting in the lands of O'Brien and Frantz took place in the early 80's. and there has been no subsequent subdivision of the parent parcel since then.

Dowd Subdivision (Plat)

- Sugarhouse and outbuilding locations should be placed on final plat

Draft Warranty Deed and Conveyances

- No immediate issues

KAS SP-1

- The board may wish to ascertain the extent of any wetland disturbance proposed.

KAS SP-2

- No immediate issues

WW-1

- The installation of silt fencing on both sides of the access road has been denoted
- Pathway location for lot 1 force main to wastewater easement should be denoted in full and remain outside of the 50 foot wetland buffer.

WW-2

- No immediate issues

Additional Notes:

1. Lot coverage, setback requirements and building height will be reviewed when the applicant applies for zoning permits on the proposed lots.
2. Any proposed construction on land with a slope of over 20% shall be required to submit engineering plans for adequate erosion control and safe construction methods.
3. At the discretion of the DRB, letters from the Chittenden East School District Superintendent, the Richmond Police Chief, the head of Richmond Rescue, and the Richmond Fire Chief indicating their assessment of the impact of the proposed SUBDIVISION on the provision of school, police, rescue or fire protection services, or letters from others on relevant issues.
4. In accordance with the ACT (§4464), all decisions of the DRB shall be issued within 45 days after the date of the hearing adjournment. Failure to issue a decision within this period shall be deemed approval and shall be effective on the 46th day, provided, however, that for a "deemed approval" to be effective, the SUBDIVIDER must seek court affirmation of the applicability of this remedy by direct appeal of the DRB's decision or lack Richmond Subdivision Regulations Effective Date: April 27, 2009 21 thereof to the Environmental Court.