WILLIS DESIGN ASSOCIATES, INC.

P.O. Box 1001 (802) 858-9228
Jericho, Vermont 05465 willisdesignvt@gmail.com

June 3, 2021

Keith Oborne
Zoning Administrator
Town of Richmond
203 Bridge Street
Richmond, Vermont 05477

Re: Dowd Subdivision

Dear Keith:

It's my understanding that the Dowd's subdivided the O'Brien and Frantz lot around the fall of 1984. Other than a state wastewater permit, I have no other information regarding its approval by the Planning Commission at the time. Leon and Blanche Dowd have since passed away so I am unable to ascertain what process they went through.

The landowner proposes to subdivide a 207 +/- acre parcel into two parcels. Lot 1 would contain an existing single-family home on 205.9 +/- acres with an onsite water supply and wastewater system. Lot 2 is proposed for construction of a single-family home on 1.1 acres within the area of an existing borrow pit. The new home will utilize an onsite water supply and off-site wastewater system within an easement that encumbers Lot 1. The wastewater system serving Lot 2 will be sized to accommodate a potential connection from Lot 1 should their system fail. Lot 2 will share a portion of the existing driveway that serves Lot 1. The existing road to Lot 2 will be improved per plans and draft deed language has been provided to address maintenance. The driveway width and grades will comply with the Richmond Public Works Specifications. Lot 2 will be conveyed to Kevin Dowd following approval(s) and will commence construction shortly thereafter.

No master development plan has been prepared for this parcel due to significant development limitations. Site constraints include steep slopes, wetlands and the inability to comply with the Vermont Environmental Protection Rules for placement of wastewater systems. Furthermore, following a discussion with the applicant/landowner it's my understanding that they plan to retain the remaining lands for silviculture (forestry and sugaring).

Feel free to call if you have any questions regarding this matter.

Sincerely,

Justin Willis
Licensed Designer