



January 19, 2021

Town of Richmond Water and Sewer Commission  
Bard Hill, Chair  
P.O. Box 285  
Richmond, VT 05477  
[bard.hill@richmondvt.org](mailto:bard.hill@richmondvt.org)

BOARD OF TRUSTEES  
Jeremy Hoff, CHAIR  
Brad Elliott, VICE CHAIR  
Wright Preston, TREASURER  
Ted Lyman, SECRETARY

RE. Gateway District Water and Sewer Line Extension

Dear Bard,

Thank you for attending the Richmond Land Trust's ("RLT") Board Meeting on January 7 and taking the time to provide our Board with the background and information necessary to allow it to consider the various questions and issues raised by the potential sewer line extension to the Gateway District as they pertain to RLT's Willis Hill Preserve. With the benefit of the information provided and time for deliberation and discussion, the RLT Board has adopted the following position in response to the Town's inquiry regarding the two potential routes for the sewer line extension:

Lou Borie  
Gary Bressor  
Jim Feinson  
Bryce Gilmer  
John Hildebeitel  
Fritz Martin  
Dan Martin  
Jess Robinson  
Jonathan Smith  
Jon Stebbins  
Ethan Tapper

The Richmond Land Trust recognizes the important role that the extension of municipal sewer service plays in development of the Gateway District and that centralized sewage treatment has environmental benefits over numerous on-site septic systems. The responsible future development of the Gateway District northeasterly of Route 2, as envisioned in the current Richmond Town Plan, can provide numerous benefits to Town residents.

Given the availability of two viable alternatives for extending municipal sewer service to the Gateway District, the Richmond Land Trust prefers that the Town extend the sewer line along Route 2 within the existing highway Right of Way rather than through RLT's Willis Hill Preserve. The Route 2 alternative avoids any potential negative impacts to the natural resource attributes and functions of the Willis Hill Preserve, including mapped wetlands, mitigation of impacts from the large volume of stormwater generated by nearby I-89 and the RES/CHMS campuses, and it avoids steep slopes and



January 19, 2021  
Page 2

significant preexisting erosion concerns. RLT also understands that the Town may prefer the Route 2 alternative for ease of access and maintenance and that preliminary estimates for the Route 2 alternative have demonstrated it may be less expensive.

RLT fully recognizes the existing easement rights benefitting the Reap property and is ready and willing to help facilitate the Reaps' connection to the municipal system if and when it is permitted by the Town.

To the extent the Town determines the Route 2 alternative is not viable or is not preferred, RLT is willing to expand the scope of the existing easement through the Willis Hill Preserve to accommodate the Town's sewer expansion to serve Phases 1 through 3 of the proposed extension, to and including Riverview Commons, serving properties only on the north side of Route 2 consistent with the current Town Plan, and upon such other terms and conditions that RLT may require following its review of a specific plan for any proposed sewer line extension.

We look forward to working with you and the other interested parties as the sewer line extension proceeds in one manner or another. If you have any additional questions for RLT or we can be of further assistance, please do not hesitate to let me know.

Sincerely,  
THE RICHMOND LAND TRUST, INC.

---

Jeremy D. Hoff, Board Chair

cc.  
David Sander  
Kendall Chamberlain  
Tyler Billingsly  
Josh Arneson  
Bob & Joy Reap  
Rod West