



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

---

APPLICATION: Randall Farm Subdivision 1-2021 - Final Stage

APPLICANT: Peggy Farr Revocable Trust, LLC

REQUESTED ACTION: Final Subdivision Review

LOCATION: 180 East Hill Road, Fays Corner

EXISTING ZONING: Agricultural / Residential District AR-1A

Act 250 STATUS: Not Applicable

PARCEL HISTORY: Currently in Silviculture use

PROJECT DESCRIPTION: Applicant proposes subdivision of a 220.9 acre parcel into 6 new lots consisting of 5 residential lots ranging in size from 2.2 acres to 9.1 acres with a remaining silviculture lot of +/-193 acres.

LIST OF SUBMISSIONS:

- Stormwater Narrative
- Conformance with Article V Planning Standards
- Conformance with Article VI Required Improvements & Design Standards
- DRB Preliminary Subdivision Approval #2020-111
- B-1 Preliminary Plat
- C-2.0 Overall Parcel Plan/Abutters
- C-3.0 Overall Site Plan
- C-4.0 Site Plan
- C-4.1 Road Profile
- C-5.0 Lot 3 Driveway Plan
- C-5.1 Lot 3 Driveway Profile
- C-7.0 Wastewater Disposal Plan
- C-8.0 Wastewater Disposal Plan
- C-9.0 Wastewater Disposal Profile Plan
- CD-1 Road & Driveway Details
- CD-2 Stormwater Details
- CD-3 Stormwater & EPSC Details
- CD-4 Wastewater Disposal Details
- CD-5 Wastewater Disposal Details
- CD-6 Wastewater Disposal Details
- CD-7 Wastewater Disposal Details
- State of Vermont Low Risk Site Handbook for Erosion Prevention and Sediment Control

## **STAFF COMMENTS/STATEMENT OF FACT**

- Final Subdivision application submitted on June 23, 2021
- Preliminary Subdivision approval was obtained from the DRB on April 25, 2021 with the following conditions (staff comments in italics):
  1. Waiver for Master Plan for remaining lands denied.
  2. Remaining lands use description to be presented at final subdivision review following the criteria of section 610.1. *Addressed in Covenant language.*
  3. Remaining lands use description to be placed on final plat and described in subdivision covenants. *The applicant has placed language concerning the remaining lands in the Declaration of Restrictive Covenants. The Final Plat, when submitted to the Town Clerk, should have a statement directing where this language is located or place said language on the final plat. The DRB may wish to condition this at final approval.*
  4. Denote paved road apron on plat. *Addressed*
- Correspondence with Mount Mansfield School District, Richmond Rescue and Richmond Fire submitted
- Noticing was accomplished on June 24 at three (3) locations in the Town of Richmond as well as on the TOR website.
- Agenda was posted in the local publication of 7 Days on July 7, 2021 with copies posted at three (3) locations in the TOR as well as on the TOR website
- Due to a lack of quorum for the July 14, 2021 DRB meeting, a continuation to July 28, 2021 was accomplished on July 14, 2021.
- **Soils**

The predominant soils on site are Lyman-Marlow Complex (LyD, LyE), ranging from 5 to 60 percent slopes and Marlow (MeE) fine sandy loam ranging from 20 to 60 percent slopes. According to the Soil Survey of Chittenden County, these soils are generally not conducive for absorption fields as the soil is shallow, rocky to very rocky and are situated on moderate to steep slopes. Soils of this class are poor filters due to the lack of minerals and microbes in the soil. Other soils are present in varying degrees of dispersal, see provided soils map.
- **Wastewater**

Soil testing and engineering for wastewater system design for both in-ground and mound systems have been submitted. The plan has provisions for a wastewater easement for Lots 1, 2 and 3 to utilize appropriate soils for the in-ground trench systems and mound systems. Lots 1, 2 and 3 all have pump stations associated with affluent delivery to the designed wastewater systems. Wastewater associated with Lots 4 and 5 are serviced on-site to differing degrees. Lot 4 is serviced by a typical in-ground trench system delivered by force-main to denoted fields and Lot 5 is similarly designed with wastewater serviced by force main upslope to a designed wastewater system. It should be noted that the Lot 5 affluent line has a linear distance from the pump station to the field of approximately 1,000 feet. Note: Pump sizing is critical for all proposed system operations.
- **Access**

At Sketch Plan, the applicant proposes a single shared access for 3 lots through the wetland buffer located on proposed Lot 1. This has been abandoned in favor of a single shared access located to the east of the initial proposal for the 6 lots. This has eliminated the need for a wetland buffer variance and has the added benefit of utilizing an existing road access that services the silviculture lot. There is a hammerhead designed at the 6+50 mark for fire apparatus and Lot 4 utilizes said design for access.
- **E&S and Stormwater**

Both Erosion & Sediment Control as well as Stormwater Controls have been designed for the access road and Lot 4 access.

## **Plan Review:**

### Page B-1

- No immediate concerns

### Page C-2.0

- No immediate concerns

### Page C-3.0

- Lot 5 access is located to the east of the access road at marker 2+00. This is mentioned as access to this lot is not on East Hill Road.

### Page C-4.0

- Some form of physical marker delineating the location of the force-mains in the access road R.O.W should be considered. **Not addressed**

### Page C-4.1

- Any blasting associated with cut and fill activities for access road should be denoted. **Addressed**
- Any proposal to utilize on-site clast and/or rubble for fill operations should be denoted. If clast from on-site blasting to be utilized, please denote. **Addressed**

### Page C-5.0

- Driveway for Lot 4 appears to meet the standards of 6.2.1 with the drive not exceeding 12% slopes with the exception of the upper drive which exceeds 12%. As there is no proposed house-site associated with this lot the building envelope should be delineated within 200 feet of denoted 15% driveway slopes as per §6.2.1(f) of the driveway standards. **Addressed**

### Page C-5.1

- Any blasting associated with cut and fill activities for Lot 4 driveway should be denoted.
- Any proposal to utilize on-site clast and/or rubble for fill operations should be denoted. If clast from on-site blasting is to be utilized, please denote. **Addressed**

### Page C-7.0

- Septic tank size for a 4-bedroom house should be verified; 1,000 gal appears undersized. **Addressed**

### Page C-7.1

- Septic tank size for a 4-bedroom house with 1-bedroom ADU should be verified; 1,000 gal appears undersized. **Addressed**

### Page CD-1

- No immediate concerns

### Page CD-2

- No immediate concerns

### Page CD-3

- If slope compaction to be performed by tracked equipment, resulting track movement should be perpendicular and not parallel to slope. Please note on plan. **Addressed**

**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. The DRB shall, within forty-five (45) days after the date the public hearing is closed, act to approve or deny the FINAL SUBDIVISION, in accordance with Section 800.3. The DRB shall describe the grounds for any required conditions of approval or detail the reasons for denial in a written notice of decision.
4. Upon final approval of a FINAL SUBDIVISION application by the DRB, the SUBDIVIDER shall prepare a copy of the FINAL SUBDIVISION PLAT for recording in the Town Land Records in accordance with the requirements of 27 V.S.A., Chapter 17 and Chapter 117, Section 4463 of the ACT, plus all other associated materials required by the DRB for inclusion in the DRB's records. No plat shall be recorded in the Town Land Records until it has received final approval by the DRB, as endorsed in writing on the plat. The wording on the plat shall be:

***“Approved for recording in the Town of Richmond Land Records by decision of the Richmond Development Review Board on [add date], with permit number [add permit number] and signed this [add date].”***

The plat shall be recorded within 180 days of the date of DRB approval, or, as extended by Section 4463(b)(1) of the ACT, the approval shall expire. In accordance with the Act (§4463), after an approved plat or certification by the clerk is filed, the approval or certification shall not expire. It shall be the SUBDIVIDER's responsibility to timely record the plat.

5. No changes, modifications, or revisions shall be made on any FINAL SUBDIVISION after final approval, unless said FINAL SUBDIVISION is first resubmitted to the DRB and the DRB has approved the modifications, except as provided in Section 800.1.
6. In granting FINAL SUBDIVISION approval, the DRB may attach reasonable conditions and safeguards as it deems necessary to implement the purposes of these Subdivision Regulations, the ZONING REGULATIONS, or any other Town bylaws or standards and to mitigate any UNDUE ADVERSE EFFECT associated with the SUBDIVISION. In addition to required modifications or improvements, such conditions may include but are not limited to SUBDIVISION general standards, project phasing, and Security options.
7. This decision shall not relieve the applicant from any obligation to obtain all other applicable required federal, state and local permits.