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APPLICATION: Dawson Sketch Plan Review

APPLICANT: Emily Dawson

REQUESTED ACTION: Sketch Plan Review

LOCATION: 1027 Snipe Ireland Road

EXISTING ZONING: Agricultural/Residential District

Act 250 STATUS: Not Applicable

PARCEL HISTORY: Application 12-134 Preliminary Subdivision Approved  
Permit 10-054 Request Curb Cut Approval for New Subdivision  
Permit 02-218 Access Permit  
Permit 02-192 Enlargement of Existing Deck  
Permit 75-59 Permit to Build Home

PROJECT DESCRIPTION: Applicant proposes subdivision of a 14.94 acre residential lot into 2 new lots of 2.32 and 12.62 acres respectively.

LIST OF SUBMISSIONS:

- F-Town of Richmond- Sketch Plan Application
- G-Cover Letter/Narrative
- H-Names and addresses of all Adjoining Landowners
- I-State of Vermont ANR- Natural Resource Maps
- J-Sketch Plan Drawing SK-1

STAFF COMMENTS

Richmond Subdivision Regulations  
Article V General Planning Standards

(1) Whether SUBDIVISION or development would be harmful to the safety, health and general welfare of the present or future inhabitants of the SUBDIVISION and/or its surrounding areas, due to flooding, improper drainage, steep slopes, rock formations, topography, utility easements or other features;

**Proposed lot 2 located in area with steep slopes of >20%. In conformance with section 6.11 of the Richmond Zoning Regulations an engineered plan for erosion control and safe construction methods must be submitted for all future zoning permit applications.**

(2) Whether the proposed SUBDIVISION has an UNDUE ADVERSE IMPACT on existing historical resources or natural features, trees, brooks, rock outcroppings, water bodies, ground

water, or other natural and/or historical resources; **No present concerns have been raised. In 2012 concern was raised for bobcat and “Rich Northern Hardwood” natural communities.**

(3) Whether the proposed SUBDIVISION includes adequate provision for the control of runoff and erosion during and after construction; **Proposed lot 2 located in area with steep slopes of >20%. In conformance with section 6.11 of the Richmond Zoning Regulations an engineered plan for erosion control and safe construction methods must be submitted for all future zoning permit applications.**

(4) Whether the proposed SUBDIVISION is in compliance with the ACT, the ZONING REGULATIONS and any other bylaws or town ordinances in effect;

**Meets requirements of applicable zoning regulations and bylaws.**

(5) Whether the proposed design and configuration of parcel boundaries and location of associated improvements achieve the desired settlement pattern for the zoning district and neighborhood in which the SUBDIVISION is located; **Meets requirements**

(6) Whether the site is suitable for the proposed density; **Meets requirements**

(7) Whether the proposed SUBDIVISION, when reviewed in the context of the Town’s adopted capital budget and program, and other developments in the Town, will place an unreasonable burden on the ability of the local governmental units to provide municipal or governmental services or facilities; **Meets requirements**

(8) Whether there is a sufficient potable water supply and adequate area for wastewater disposal; **Potable Water and Wastewater Permit must be filed before construction of any future zoning permit applications commences.**

(9) That the wastewater disposal system(s) and potable water supply will not impair or pollute surface water and groundwater; **Potable Water and Wastewater Permit must be filed before construction of any future zoning permit applications commences.**

(10) Whether the proposed SUBDIVISION will cause unreasonable highway congestion or unsafe conditions with respect to the use of roads and highways in the Town; **Proposed two lot subdivision with one added single-family dwelling, not adding unreasonable traffic.**

(11) Whether the proposed development avoids UNDUE ADVERSE IMPACT on established LARGE ANIMAL HABITAT and prevents UNDUE ADVERSE IMPACT to, or provides adequate protection for, such habitat, and retains unrestricted animal access to the identified habitat; and, **Vermont Natural resource maps demonstrate plans to build outside of deer wintering areas on the site.**

(12) Whether the proposed development would cause undue air, water, noise or light pollution. **Meets requirements**

## **Article VI**

600 Roads and Other Facilities: **Meets requirements Proposed facilities will remain private unless otherwise offered with the final subdivision approval and accepted by the select board.**

600.1 Construction: **Meets requirements. Driveways meet requirements of Richmond Zoning Regulations as listed below in section 6.2. No new roads are being proposed.**

600.8 Accessibility: **Meets requirements. Each proposed lot served by improved existing driveways to meet public works specifications.**

600.13 Construction of structures in the absence of security: **Meets requirements. All facilities must be in place before issuing future zoning permits.**

600.14 Sidewalks: **Meets requirements. If DRB requires sidewalks, bike paths, or recreation paths to connect to the subdivision they must comply with Public Works Specifications.**

610.1 Zoning Regulations: **Meets set back and frontage requirements of Richmond Zoning Regulations as listed below in sections 3.1.3 and 4.3.**

610.2 Other Considerations: **Meets requirements. Lots and building envelopes consistent with topography, existing vegetation, drainage, soil conditions, and aesthetic considerations.**

620 Pedestrian and Bicycle Access: **Meets requirements. No easement for recreational access considered.**

630 Outdoor Lighting: **Meets requirements. No outdoor lighting plan submitted.**

640 New Trees or Shrubs: **Meets requirements. DRB may require permanent plantings of new trees and shrubs if substantial loss of trees or shrubs will result from development.**

640.2 Landscaping: **Meets requirements. DRB may request a detailed landscaping plan.**

650.1 Design of Drainage system: **Drainage system design required for 30' right of way serving proposed lot 2.**

650.2 Accommodation of Anticipated Flows: **Applicant must demonstrate that existing draining facilities below the grade of subdivision will accommodate the anticipated additional run-off.**

650.4 Twenty-Five Year Storm: **Drainage system must be designed to accommodate water from a twenty-five year storm.**

650.5 Erosion Control: **The SUBDIVIDER shall not use stumps, wood, roots or other fibrous materials or refuse as fill, except in areas stipulated for no development. The DRB shall require the SUBDIVIDER to submit evidence of boring and/or other soil investigations to determine the depth, composition and stability of the subgrade within road sections or on the site of structures.**

660 Water Supply and Wastewater Disposal Systems: **Applicant must receive all required state or federal permits including Wastewater and Potable Water Supply Permits before any zoning permit is granted.**

670.1 General: **Final plat must show all current and proposed utility systems.**

670.2 Underground Installation: **Meets requirements, all utility systems to be located underground including but not limited to electric, gas, telephone and cable television.**

670.3 Easements: **Meets requirements. Final subdivision plat must show all easements.**

680 Phasing: **Two lot subdivision, no phasing needed.**

### **Richmond Zoning Regulations**

#### **§ 3.1.3 Dimensional Requirement For lots in the A/R District**

a) Lot Area - No lot shall be less than one (1) acre.

**Proposed lot 1 is 2.32 acres and proposed lot 2 is 12.62 acres**

b) Lot Dimensions - Each lot must contain a point from which a circle with a radius of fifty (50) feet can be inscribed within the boundary of the lot.

#### **Meets requirement**

c) Lot Frontage - No lot having frontage on a public or private road shall have less than one hundred (100) feet of continuous uninterrupted length of said frontage or the lot must have access to a public or private road with approval by the DRB pursuant to Sections 4.2, Required Frontage, and 4.3, Approval for Interior Lots with No Frontage.

**Proposed lot 1 has a frontage of 385ft. Proposed lot 2 does not have any frontage and it must meet the requirements of §4.3**

d) Lot Coverage - The total amount of ground on a lot that can be covered by any structure or impervious material shall not exceed 30%.

**Lot coverage will be reviewed when applicant applies for a zoning permit prior to any construction or site work.**

### **§ 4.3 Approval for Interior Lots with No Frontage**

4.3.3 Easement Dimensions - An easement or right-of-way shall be at least thirty (30) feet in width if serving less than four (4) lots. Easements or rights-of-way serving four or more lots shall be at least sixty (60) feet in width and meet the standards in Section 6.2.1 and the current Public Works Specifications.

**Proposed ROW is 30'. The proposed right of way will serve one lot, proposed lot 2.**

### **§ 6.2 Driveway Requirements**

6.2.1 Standards - The following standards for driveways and their intersections with public Roads or Highways shall apply:

a) Unless specifically approved by the DRB there shall be a maximum of one driveway per lot accessing a public Road or Highway. This provision shall not disallow a shared driveway between two or more lots, or dual driveways where one lane is marked for entering traffic and one lane for exiting traffic.

**Proposed Lot 1 and proposed lot 2 each to have one access each.**

b) Driveways shall meet the following standards unless a different size is required by the DRB due to special circumstances: Residential - 12 feet minimum width, 36 feet maximum width; Commercial - 20 feet minimum width, 36 feet maximum width.

**Proposed lot 2 (residential) to be served by proposed 30' right of way**

c) The DRB may require installation of acceleration and/or deceleration lanes on the adjacent public Road or Highway if it deems necessary.

**Not necessary due to average traffic flow of road.**

d) Driveways shall be located more than 100 feet from signalized Road or Highway intersections (measured between the near edges of the driveway and intersection). Greater distances may be required on Roads or Highways with high traffic volumes.

**Driveways not within 100 ft of signalized road or highway intersections.**

e) The intersection of the driveway to the public or private road shall conform to the standards in the Public Works Specifications. The driveway shall meet the Vermont Agency of Transportation's B71 Standards for construction.

**Meets requirements**

f) For the length of the driveway, the driveway grade shall not exceed twelve (12) percent except that the last 200 feet from the foundation of the primary structure being served shall not exceed fifteen (15) percent. In measuring the compliance of a driveway, the maximum grade may not be exceeded along the driveway center-line. **Meets requirements. Gravel drive serving proposed lot two has portion which is 14.2% grade and is within 200 ft of foundation.**

### **§ 6.11 Steep Slopes**

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 as part of a complete application for the proposed use, activity or structure.

**Proposed Lot 2 is located at the foot of the hill at the field forest edge including areas with slope >20%. In accordance with section 6.11 engineering plans for adequate erosion control and safe construction methods will be submitted as part of future permit applications.**

### **Wastewater**

Lot 1 will include the existing single-family residence and continue to be served by the existing in-ground wastewater system. A new in-ground wastewater system will serve the proposed four-bedroom single family residence on lot 2. Both permitted under WW-4-3726.

**Access**

Lot 2 to be accessed by existing field road that will be improved to a 12' wide gravel drive. Lot 1 to be accessed by existing gravel access to be improved to a gravel drive.

**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.