



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

APPLICATION: DeGraaf Sketch Plan

DATE: December 8, 2021

APPLICANT: Harold and Anje DeGraaf

REQUESTED ACTION: Sketch Plan Review

LOCATION: 365 Verburg Lane

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

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 requests Subdivision Sketch Plan Review for a +/-284.66 acre lot into 2 lots of +/-280.40 and 4.26 acres respectively. Proposed smaller lot fronts West Main Street and is not within the FHOD. Sketch Plan requirements as per §200 and §210 of the Town of Richmond Subdivision Regulations. Proposal located in the Agricultural/Residential (A/R) Zoning District and Flood Hazard Overlay District (FHOD), 365 Verburg Lane, Parcel ID# VB0365.

LIST OF SUBMISSIONS:

- Completed Sketch Plan Application
- Subdivision Sketch

PROCEDURAL INFORMATION (Capitalizations from RZR)

- **Per Article II, §200 of the Town of Richmond Subdivision Regulations:**
The purpose of the SKETCH PLAN review is to acquaint the DRB with the intent of the SUBDIVISION at an early stage in the design process. The SUBDIVIDER will explore, with the DRB, alternative design schemes that could satisfy the standards of these Subdivision Regulations, the TOWN PLAN, ZONING REGULATIONS, and all other applicable Town ordinances. SKETCH PLAN review is a voluntary, informal review, and is not binding on the DRB or the SUBDIVIDER. SKETCH PLAN review determinations by the DRB are advisory only and, as such, are not appealable to the Environmental Court.
- SKETCH PLAN review is optional, but encouraged for all SUBDIVIDERS. To facilitate an exchange of ideas, the Administrative Officer shall invite ADJOINING PROPERTY OWNERS to participate to the first SKETCH PLAN review meeting for a given project .
- An Administrative Subdivision is not applicable due to the presence of the Flood Hazard Overlay District (FHOD) on the parent parcel.

- Notice placed on Town website and at three locations in town on November 23, 2021
- Abutters notified on November 15, 2021
- Agenda placed in Seven Days December 1, 2021 edition
- Agenda placed on website and at three locations in town on December 2, 2021
- Application documents placed on the towns website on December 2, 2021

STAFF COMMENTS

- The applicant has indicated that the subdivision currently has no plans for development but is slated to be marketed for sale.
- Addition information that will be required at Preliminary Subdivision includes the provisions of FHOD as well as required subdivision standards.

APPLICABLE REGULATIONS

- Town of Richmond Subdivision Regulations.
- Town of Richmond Flood Hazard Overlay District, §6.8 of the RZR.
- Applicable State and Federal regulations may apply.