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Land Surveyors, Licensed Designers, Environmental Consultants

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March 18, 2022

Town of Richmond
Attn: Kayla Vaccaro, DRB Coordinator
P.O. Box 285
Richmond, VT 05477

Subject: Emily Dawson, Two-Lot Subdivision, 1027 Snipe Ireland Road, Richmond, Vermont –
Sketch Plan Application and Required Information

Dear Kayla:

I am writing on behalf of Emily Dawson to formally request a Sketch Plan review for a proposed Two-Lot Subdivision relative to her 14.94± acre residential parcel located at 1027 Snipe Ireland Road in Richmond. The subject parcel is improved with a 2-bedroom single-family residence that is served by an on-site in-ground wastewater system and is provided water by an on-site drilled well. Emily Dawson is proposing to subdivide the parcel to create (1) new developable parcel. As a result of this subdivision, the following parcels will be created:

Lot 1 will be 2.32± acres and will include the existing 2-bedroom single-family residence that will continue to be served by the existing in-ground wastewater system located within an easement on proposed Lot 2 and will continue to be provided water by the existing on-site drilled well. Both the existing in-ground wastewater system and the existing drilled well are permitted under WW-4-3726.

Lot 2 will be 12.62± acres and will be improved with a 4-bedroom single-family residence that will be served by an on-site in-ground wastewater system and will be provided water by an on-site drilled well.

In accordance with Section 2.5 Land Capability of the Town of Richmond Zoning Regulations, the proposed subdivision is designed to meet the following criteria:

Section 2.5.1 Areas for Special Guidelines for Development:

- a) Flood Hazard Overlay – N/A, the project is not located within a Flood Hazard Area.
- b) Water Source Protection Areas – N/A, the project is not located within a Water Source Protection Area.
- c) Slopes >20% - The proposed Lot 2 residence is located at the foot of the hill at the field-forest edge in order to protect the majority of the open field while retaining unfragmented forest to the west. In accordance with section 6.11, engineering plans for adequate erosion control and safe construction methods will be submitted as part of the Zoning Permit application.
- d) Shoreline Protection – N/A, the project is not located within 50 feet of a shoreline.

Section 2.5.2 Non-Developable Portions:

The proposed subdivision is designed such that both Lot 1 & 2 include areas larger than 10,000 SF of Developable Area. In addition to the Sketch Plan drawing SK-1 showing

relevant boundaries, easements and topography, the enclosed Natural Resource Maps indicate wetlands, streams, rivers, ponds and flood hazard areas.

The Richmond DRB completed and approved a Preliminary Subdivision review (Application #12-134) for this parcel in 2012. Although the project was discontinued at that time, the following information is included to recognize and address the Conditions of the 2012 Preliminary approval:

Lot 2 Driveway – The proposed Lot 2 residence will be accessed via the existing field road that will be improved to a 12' wide gravel drive. The proposed drive will comply with the requirements of section 6.2 and will be located within a minimum 30' wide R.O.W. across Lot 1.

Lot 2 Building Envelope – The proposed Lot 2 building envelope is 0.41± acres and is located to avoid the mapped deer wintering area and steep slopes >30%, while preserving as much of the open meadow as possible.

In accordance with Section 210 of the Town of Richmond Subdivision Regulations, the following items are respectfully submitted:

1. Town of Richmond – Sketch Plan Application.
2. Names and addresses of all Adjoining Landowners.
3. Stamped addressed envelopes for all Adjoining Landowners.
4. State of Vermont ANR – Natural Resources Maps:
 - a. VSWI & Advisory Wetlands.
 - b. River Corridors & SFHAs.
 - c. Wildlife Habitat & Rare/Threatened/Endangered Species.
 - d. Prime Agricultural Soils.
5. Sketch Plan drawing SK-1, dated 03-18-2022 (1 full size & 4 reduced-size copies).
6. Sketch Plan Application Fee of \$100.00.

Please review the included information and let me know if there are any other items that are required for the Sketch Plan review. In the meantime, should you have any questions or comments regarding the application, please do not hesitate to give me a call at (802) 482-2597.

Sincerely,



Scott Baker
Project Manager/Draftsman

c: Emily Dawson