

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

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September 20, 2022

Town of Richmond
Attn: Tyler Machia, Zoning Administrator
P.O. Box 285
Richmond, VT 05477

Subject: Christopher K. & Vanessa M. Clark, Three-Lot Subdivision, 188 Wolf Lane, Richmond, VT – Sketch Plan Application and Required Information

Dear Tyler:

I am writing on behalf of Christopher K. & Vanessa M. Clark to formally request a Sketch Plan review for a proposed Three-Lot Subdivision relative to their 13.31± acre residential parcel located at 188 Wolf Lane in Richmond. The subject parcel is improved with a single-family residence that is served by an on-site community wastewater system and is provided water by an on-site drilled well. Christopher K. & Vanessa M. Clark are proposing to subdivide the parcel to create (2) new developable parcels (Lots 15 & 16). As a result of this subdivision, the following parcels will be created:

Lot 14 will be 7.73± acres and will include the existing single-family residence that will continue to be served by the existing on-site community wastewater system and will continue to be provided water by the existing on-site drilled well. Both the existing wastewater system and the existing drilled well are permitted under WW-4-2720.

Lot 15 will be 1.50± acres and will be improved with a single-family residence that will be served by an off-site shared wastewater system located within an easement on Lot 14 and will be provided water by an on-site drilled well.

Lot 16 will be 4.08± acres and will be improved with a single-family residence that will be served by an off-site shared wastewater system located within an easement on Lot 14 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 development areas do not include terrain that is greater than 20% slope. The subject parcel includes steep slopes only at the northwesterly end of the lot beyond the existing community wastewater system; this area will not be impacted by the proposed development.
- 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 all three lots include areas larger than 10,000 SF of Developable Area within the proposed building envelopes. 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, flood hazard areas and slopes.

One topic of particular note during the original Wolf Lane subdivision was the mapped deer wintering area that spans across the subject parcel and several neighboring parcels. A Deer Wintering Area Evaluation was completed by Karina Dailey, Environmental Scientist at Trudell Consulting Engineers on April 16, 2014 and is enclosed with this application.

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. Primary Agricultural Soils.
 - d. Slopes.
 - e. Wildlife Habitat & Rare/Threatened/Endangered Species.
5. Deer Wintering Area Evaluation – Trudell Consulting Engineers.
6. Sketch Plan drawing SK-1, dated 09-19-2022 (1 full size & 4 reduced-size copies).
7. 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: Christopher K. & Vanessa M. Clark