

# **BARNARD & GERVAIS, LLC**

*Land Surveyors, Licensed Designers, Environmental Consultants*

www.barnardandgervais.com



January 3, 2023

Town of Richmond  
Attn: Tyler Machia, Zoning Administrator  
PO Box 285  
Richmond, VT 05477

Subject: Bradley Jay LaRose & Karin C. LaRose, Two-Lot Subdivision, 156 Wortheim Road, Richmond, VT – Sketch Plan Application and Required Information

Dear Tyler:

I am writing on behalf of Bradley Jay LaRose & Karin C. LaRose to formally request a sketch plan hearing for a proposed two-lot subdivision relative to their 3.8+/- acre residential parcel located at 156 Wortheim Road, Richmond. The subject parcel is improved with a single-family residence that is served by an on-site in-ground wastewater disposal system and is provided water by an on-site drilled well. Bradley Jay LaRose & Karin C. LaRose are proposing to subdivide the parcel to create (1) new developable parcel (Lot 2). As a result of this subdivision, the following parcels will be created:

**Lot 1** will be 1.3+/- acres and will include the existing single-family residence that will continue to be served by the existing on-site in-ground wastewater disposal system located within an easement on Lot 2. The residence will continue to be provided water by the existing on-site drilled well. The replacement area for the wastewater disposal system will be located within an easement on Lot 2.

**Lot 2** will be 2.5+/- acres and will be improved with a 3-bedroom single-family residence that will be served by an on-site wastewater system and will be provided water by a drilled well located on Lot 2.

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 Waster 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 northeasterly end of the lot. 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:**

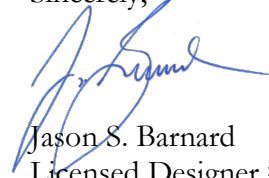
The proposed subdivision provides both lots areas larger than 10,000 SF of developable area within the proposed building envelopes. In addition to the Sketch Plan drawing S-1 showing relevant boundaries, easements and topography, the enclosed Natural Resource Maps indicate wetland, streams, rivers, ponds, food hazard areas and slopes.

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 of 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. Sketch Plan Drawing S-1 dated 12-02-2022 (1 full size & 4 reduced-size).
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, please do not hesitate to give me a call at (802) 482-2597.

Sincerely,



Jason S. Barnard  
Licensed Designer #126179

c: Bradley Jay LaRose & Karin C. LaRose