



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

APPLICATION: SUB2022-04

APPLICANT: Christopher K & Vanessa M. Clark

REQUESTED ACTION: Sketch Plan Review

LOCATION: 188 Wolf lane

EXISTING ZONING: Agricultural Residential

PROJECT DESCRIPTION:

The applicants are seeking Sketch Plan Review for a potential 3 lot subdivision located at 188 Wolf Lane.

PARCEL HISTORY:

Wolf Lane subdivision created, 7/21/2006
Zoning Permit for a 4-bedroom home, 3/18/14
Certificate of Occupancy, 7/6/15

LIST OF SUBMISSIONS:

- A. Narrative, Submitted on 9/20/2022
- B. Sketch Plan Application, Submitted on 9/20/2022
- C. Adjoining Landowners, Submitted on 9/20/2022
- D. Natural Resource Maps, Submitted on 9/20/2022
- E. Sketch Plan, Submitted on 9/20/2022
- F. Deer Wintering Area Evaluation, Submitted on 9/20/2022

PROCEDURAL INFORMATION:

1. Application submitted on 9/20/2022
2. Agenda placed in Seven Days 9/23/2022
3. Notice placed on town website and at three locations in town on 9/23/2022
4. Abutters notified on 9/23/2022
5. Notice sent to Applicant 9/23/2022

STAFF COMMENTS (In Bold):

1. Applicants are seeking to subdivide there 13.31-acre parcel into 3 lots
 - a. 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

- b. 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
 - c. 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
2. Property is located in a mapped deer wintering area.
3. Condition 6 of the 7/21/2006 DRB decision noted that no cutting of trees will be allowed inside of the Deer Wintering Area without a management plan approved by an environmental engineer and submitted 90 days before cutting begins.
4. Applicants note that a report prepared by Karina Dailey, an environmental scientist with Trundle Consulting Engineers, disagrees with the states assessment that the Clarks 13.31 acre property contains habitat that should be considered a Deer Wintering Area.
5. Sketch plan review is covered by Section 200 of the Richmond Subdivision regulations.
6. Section 200 notes that a Sketch Plan Review requires the following:
 - a. one copy of the applicable section(s) of the Town orthophoto map(s) (which are available at the Town offices) or other referencing materials with the subject area defined.
 - b. a sketch plan of the land to be subdivided that depicts the proposed development.
 - c. one set of stamped envelopes addressed to each ADJOINING PROPERTY OWNER. The DRB shall consider the sketch plan materials and may hold more than one meeting on any SKETCH PLAN review. **Applicants submitted all necessary material to conduct an evaluation of the sketch plan.**

Items Missing from Plat for Preliminary Subdivision Review

- 1. Subdivision name per section 310.1 subsection 1.**
- 2. Project location map will need to be to scale laid out in section 310.1 subsection 3.**
- 3. Road widths for a all roads on the plat need to be noted.**