



Tyler Machia &lt;tmachia@richmondvt.gov&gt;

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**Avonda Development - our comments for your review**

3 messages

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**Fran Thomas** <dft5171@gmavt.net>  
To: tmachia <tmachia@richmondvt.gov>  
Cc: Dave Thomas <dthomas@gmavt.net>

Thu, Mar 30, 2023 at 8:50 PM

Dear Tyler,

We will be out of town on April 12, the day that the DRB will be meeting to review the Preliminary Sub-division plan for the Avonda Development - Hillview Heights. Although we are not abutters, we are long term residents of Hillview Road and have several concerns with the project. We ask that you forward these concerns to the members of the Development Review Board prior to the meeting or as part of the meeting.

Lots 1 and 2 - each are showing to have a driveway cut onto Hillview Road. The proposed cuts, even if they meet Town standards, are quite close together. Why not one driveway cut and then have the driveways separate interior from Hillview Road. Does the distance between the cuts meet Town requirements.

The site distance for these driveways as one looks to the South is extremely limited. Having recently stood at the proposed cuts, it is almost impossible to see cars coming from the south without getting out into the road. There is a hill on the south side and it is covered at present with trees. Are the developers planning to remove the trees and the hillside in order to provide adequate site distance?

Lot 3 - proposes to use an existing driveway through wetlands - this driveway is sometimes underwater during the springtime and certainly does not appear to meet current driveway standards. If not upgraded during construction because of its location in a wetlands, it will likely be degraded further by heavy vehicles. What is to prevent the future home owner from upgrading it without seeking approval and thus impacting the wetlands.

The plan shows that lot 3 will use existing utilities which are above ground. It is our understanding that new sub-divisions are required to have underground utilities. This lot is now part of a new sub-division and underground utilities should be required.

We are also concerned that the road to lots 4 to 7 is proposed to be built to Town Road standards, leaving one to believe that there are plans for future development of the remaining land. These future plans should be made public now in order for the DRB to be able to adequately review this sub-division.

These are the initial concerns that we would like conveyed to the DRB. We may have more as the project moves through DRB review.

Thank you,

Fran and Dave Thomas

1635 Hillview Road  
Richmond

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**Tyler Machia** <tmachia@richmondvt.gov>  
To: Fran Thomas <dtft5171@gmavt.net>

Fri, Mar 31, 2023 at 10:38 AM

Hello Fran, I have received your email. Would you like me to post it with the application materials or would you simply like to bring these issues to my attention while I write my staff notes.

[Quoted text hidden]

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Sincerely

Tyler Machia  
Zoning Administrator  
Town of Richmond  
Phone: (802)-434-2430  
Email: [tmachia@richmondvt.gov](mailto:tmachia@richmondvt.gov)

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**Fran Thomas** <dtft5171@gmavt.net>  
To: Tyler Machia <tmachia@richmondvt.gov>

Fri, Mar 31, 2023 at 11:45 AM

I think that I would like you to post it with the application materials. Whichever way would get the most attention from the DRB would be our preference.

Thanks,

Fran

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**From:** "Tyler Machia" <[tmachia@richmondvt.gov](mailto:tmachia@richmondvt.gov)>  
**To:** "Fran Thomas" <[dtft5171@gmavt.net](mailto:dtft5171@gmavt.net)>  
**Sent:** Friday, March 31, 2023 10:38:09 AM  
**Subject:** Re: Avonda Development - our comments for your review

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