



May 19, 2023

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

RE: Eden Sand & Gravel, Co. – Kenyon Road Subdivision
Sketch Plan Application and Required Information

Dear Mr. Machia,

I am writing on behalf of Eden Sand & Gravel Co. to request a Sketch Plan review for a proposed three-lot subdivision of their existing 39.6 +/- acre parcel located on Kenyon Road (no current 911 address for parcel) in Richmond. The current parcel is utilized as a commercial sand pit and is a mix of cleared area and wooded terrain. The current parcel is split between two zoning districts (Industrial/Commercial and Agricultural/Residential). As a result of this subdivision, the following parcels will be created:

Lot 1 will be approximately 34.94 acres (+/-) and will continue to be utilized as a commercial sand pit/contractors area.

Lot 2 will be approximately 1.89 acres (+/-) and will be improved with a two story, two bay professional office space (<2,500 s.f.), pending DRB review/approval of a conditional use (Zoning Regulation 3.1.2.J). The building would be served by drilled on-site well and an in-ground septic system. See attached sketch of proposed building – a Conditional Use Determination Application is submitted separately from this application.

Lot 3 will be approximately 1.97 acres (+/-) and will remain in the A/R zoned area adjacent to Kenyon Road.

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 Area – N/A. The project is not located within a Water Source Protection Area.
- c) Slopes >20% - Similar to most other lots in this area of Kenyon Road, all proposed lots have areas that exceed 20% slope. However, the developable areas are proposed in areas that are less than 20% slope.



Erosion prevention and sediment control best management practices would be adhered to during construction, as applicable.

- d) Shoreline Protection – N/A. The project is not located within 50 feet of a shoreline.

Section 2.5.2 Non-Developable Portions

- a) The proposed subdivision is designed such that all lots include areas larger than 10,000 square feet of developable areas. The Sketch Plan Drawing C-1.0, shows relevant boundaries, easements, topography and a Natural Resources Atlas Map shows approximate wetlands streams, rivers, ponds, and flood hazard areas.

In accordance with Section 210 of the Town of Richmond Subdivision Regulations the following items are 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, Agency of Natural Resources – Natural Resources Atlas Maps
 - a. VSWI & Advisory Wetlands
 - b. River Corridors and SFHAs
 - c. Wildlife Habitat and Rare/Threatened/Endangered Species
 - d. Prime Agricultural Soils
5. Sketch Plan drawing C-1.0, dated May 18, 2023
6. Sketch Plan Application Fee of \$100.

Please review the include information and let me know if there are any other items that are required for the Sketch Plan review.

Sincerely,

A handwritten signature in black ink that reads "Tyler Billingsley".

Tyler Billingsley
Engineer

Cc: Eden Sand & Gravel Co. Inc.