

July 20, 2023

To Whom It May Concern:

Throughout the process of updating and granting zoning for Jolina Court development, I've been highly concerned about changes and damage to the wetland and floodplain south of the farm access road. This is the farm access road that connects the Town Center parking lot to the Jericho Settlers Farm property and abuts the Buttermilk property. My concern has been that changes to that area would lead to even greater catastrophic flooding than Richmond has already come to expect and fear.

In older iterations of the Buttermilk site plan, the farm access road was listed as paved with a parking lot and there were plans for a parking lot south of that farm access road. Adding these features would have required extensive clearing of trees and leveling of the ground directly to the south of the farm access road. There was also a plan to install a sewer line connection through the area south of the farm access road and through the Dwire property. This area is adjacent to a wetland and an area now listed by ANR as an "overall significant natural community." Furthermore, it is an area that helps protect our town from even more catastrophic flooding than we've already experienced in the last month and years.

You can view the older site plan here:

<https://www.richmondvt.gov/fileadmin/files/Archive/2014/03/E-1-29-21-DRAFT-GRISTMILL-RICHMOND-MASTER-PLAN.pdf>

Having visited the farm access road after every storm (large and small) in the last four years, I can attest to the fact that the area to the south of the farm access road is a *highly* active floodplain. You can see in the picture below that the trees to the south of the farm access road stand directly between the river and Town Center—as well as the other part of town that are the unfortunate epicenter of flooding in Richmond village.



Upon looking at Buttermilk's 2023 site plan, I was *greatly* relieved to see that there are no longer plans for paving the farm access road and I don't believe that there are plans for *any* disturbance to the area south of the farm access road listed.

That said, I would like to ask a few questions for clarity to make sure I am reading the site plan correctly (I don't need an email reply to these, my hope is that these questions will be asked and answered in the DRB meeting as a matter of public record):

- 1) Is it true that there are no plans for *any* disturbance to the area south of the farm access road?
- 2) Have plans to put a sewer line through the area south of the farm access road and across the Dwire property changed? I see that there is a pump station now listed on the 2023 site plan (not listed on the 2021 site plan)—will that pump station serve to connect with town water and sewer north of the farm access road?

You can view the new site plan here:

[https://www.richmondvt.gov/fileadmin/files/Development\\_Review/Meetings/2023/07/Item\\_1.\\_S.\\_Revised\\_Site\\_Plans.pdf](https://www.richmondvt.gov/fileadmin/files/Development_Review/Meetings/2023/07/Item_1._S._Revised_Site_Plans.pdf)

I sincerely appreciate the changes that Buttermilk has made to their site plan as I believe these changes will protect the ANR designated "overall significant natural community" and just as importantly will help to prevent even worse flooding in the village than we've already experienced.

Thanks to the DRB and the zoning administrator for all the work that you do for our town!

Sincerely,  
Katie Mather

Bridge St.