

To: Tyler Machia, Zoning Administrator, Town of Richmond

From: Church Street Condominium Association (CSCA)

Re: Richmond Village Housing (RVH) application.

Narrative:

On 05/04/2023 Work ordered by RVH to alleviate a standing water condition on their properties caused considerable encroachment.

The RVH proposal to rectify the situation appears to be in the spirit of an amicable solution to our complaint. We suggest that the RVH be appointed as representative of both parties so that issues arising may be resolved to our mutual satisfaction.

Summary:

We have reviewed the RVH application and would make the following comments.

**Per the description:**

"The bioretention swale will discharge the runoff at the southeasterly corner of the lot, as originally designed and permitted."

The diagrams ST-1 and C-2 including site contour data suggest that runoff will continue onto the CSCA properties. This will cause encroachment.

The use of the word "improvements" when describing the drainage works carried is erroneous considering the drainage is on the CSCA properties, predominantly, #142 and #158 Church Street.

**Section 5.5.3(c) reads;**

"Additional landscaping is being coordinated with the neighbors".

Define 'additional landscaping'.

The clear cutting of CSCA properties included seedlings, saplings, shrubs, and 2" & 3" dia. Trees. W/ the clear cutting, additional planting would include arborvitae or similar trees to return screening and privacy to the adjacent properties. Some of the same vegetation and shrubs that were removed.

Can RVH advise what percentage of the total plantings planned would be on CSCA properties?

**Section 6.8 reads:**

"We are proposing to plant vegetation along some portions of the property line but other than the plantings and grass establishment, no encroachments are proposed".

The site plans ST-1 and C-2 indicates less encroachment than we, by observations, can assess.

**Grading and Erosion Control Plan:**

We are not in agreement with the depicted location of the 10 new Arborvitae 3'-4' tall to be planted. This location should be on the neighboring properties.

**Note**

*It is the expectation of the CSCA that our property be made whole by restoring the property to a terrain profile that will not affect any of our property and specifically those properties designated as #142 and #158 Church Street.*