



Planning & Zoning Office
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Town of Richmond Development Review Board Staff Notes 9/13/2023

Re: SUB2023-10- The applicants, Bradley and Karin LaRose, are seeking final approval for a proposed 2 lot subdivision. Lot 1 is 1.37 acres. Lot 2 is 2.40 acres. Parent parcel is 3.77 acres

PARCEL HISTORY:

1. Zoning Permit 07-070, Approved 5/29/07
2. Sketch Plan SKP2023-01, 2/8/2023
3. Zoning Permit 2023-23, Approved 5/15/23
4. Preliminary Subdivision Approved 7/28/23

LIST OF SUBMISSIONS:

- A. Narrative
- B. Final Sub App
- C. Abutters List
- D. Wetland Advisory
- E. River Corridor
- F. AG Soils
- G. Slopes
- H. Wildlife Habitat
- I. Site Plan
- J. Wastewater System
- K. Plat

PROCEDURAL INFORMATION:

1. Application submitted on 8/28/23
2. Agenda placed in Seven Days 8/28/2023
3. Notice placed on Town website and at three locations in town on 8/28/2023
4. Abutters notified on 8/28/2023
5. Notice sent to Applicant 8/26/2023

STAFF NOTES (In Bold):

1. **The applicants, Bradley and Karin LaRose, are seeking final approval for a proposed 2 lot subdivision. Lot 1 is 1.37 acres. Lot 2 is 2.40 acres. Parent parcel is 3.77 acres. The**

project is located inside of the Agricultural Residential zoning district and is subject to Section 3.1 of the Richmond Zoning Regulations

2. The Applicants narrative notes that they are proposing a 2 lot subdivision
3. Lots size and coverage is as follows:
 - a. Lot 1-1.37 Acres
 - b. Lot 2-2.4 Acres
4. Single- and two-family residences are an allowed use per Section 3.1.1 of the Richmond Zoning Regulations
5. The projects will be subject to the dimensional standards noted in section 3.1.3 of the Richmond Zoning Regulations
6. The projects Site Plan indicates that Lot 2 does not have frontage on a public road
7. The Applicants site plan notes that all lots will be greater than 1 acre
8. The Applicants site plan notes that all lots will have less than 30% impervious coverage
9. The project is subject to the dimensional limitations noted in Section 3.1.4
10. The project will also be subject to Section 4 of the Richmond Zoning Regulations, specifically Sections 4.1, 4.2, 4.3, and 4.4 (**The projects shared driveway will be below the 12% grade requirement and will be in compliance with the width requirements. Lot2 having no frontage on a private road has a shared driveway running through lot 2. The Applicants have prepared a shared rite of way maintenance agreement. The Subdivision only contains one curb cut**)
11. Section 6.1.6 notes that parking areas associated with single- or two-family dwellings are exempt from review by the Zoning Administrator and do not require site plan review
12. The project is subject to the driveway standards noted in Section 6.2.1 of the Richmond Zoning Regulations (**The Applicants plan set notes the driveway will meet the driveway standards**)
13. The Applicants are proposing a shared driveway to serve lots 1 and 2
14. The Applicants site plan notes a 12-foot driveway width
15. The Applicants narrative and site plan indicates that there will be one shared driveway
16. Subdivision applications also have to comply with the Richmond Subdivision Regulations
17. Section 400 of the Richmond Subdivision Regulations covers regulations for Final Subdivisions
18. The project will have to comply with all of the Final Subdivision requirements in Section 420.2 and Section 420.3 of the Richmond Subdivision Regulations (**The applicants have provided a plan set that has met the criteria noted in section 420.2 and section 420.3**)
19. The Applicants have provided a plan set that meets the criteria listed in section 420.2
20. Section 600.1 of the Richmond Subdivision regulations notes that the subdivider shall construct all roads to meet the Town of Richmond Public Works Specifications standards and specifications for public infrastructure, including roads. Specifications for driveways must meet the requirements established in the zoning regulations (**The Applicants plan set and narrative notes that the project is in compliance with the public work specifications and driveway standards**)
21. Section 600.4 of the Richmond Subdivision regulations notes that the access points to public or private rights-of-way shall be consolidated to minimize multiple curb cuts
22. The Applicants plan set noted that there will only be one curb cut. Both lots will be served by a shared driveway
23. Section 600.9 of the Richmond Subdivision regulations notes that sight distances at all intersections should be consistent with anticipated traffic speeds, terrain, alignments and climatic extremes

24. Section 600.10 of the Richmond Subdivision regulations notes that all roads shall be adequately shaped and drained, with adequate ditches or other storm water system **(The road shape and layout are shown on the Applicants plan set. The Applicants have also submitted storm water information)**
25. The project will have to comply with the lot layout standards noted in section 610.1 of the Richmond Subdivision regulations
26. The project will have to comply with the standards for draining systems in Section 650.1 These facilities will also have to comply with the standards laid out in Section 650.2 **(The Applicants have submitted a stormwater and drainage system plan)**
27. The subdivider shall demonstrate that existing drainage facilities below the grade of the subdivision will accommodate the anticipated additional run-off from the proposed subdivision. If the additional run-off will overload down gradient facilities so that there will be undue drainage onto other property, or an increase in expenditure of public funds, the DRB shall require the subdivider to design and implement facilities to correct such overloads within the subdivision or offsite with associated easements or agreements with one or more adjoining property owners **(The Applicants stormwater letter notes little to know impact on neighboring infrastructure)**
28. Section 650.4 of the Richmond Zoning Regulations notes that the drainage system and all easements shall be designed to accommodate water from a twenty-five (25) year storm **(The Applicants stormwater letter notes that the system was designed to the 25-year standard)**
29. The project will have to comply with the erosion control standards noted in Section 650.5 and the fill standards noted in Section 650.6
30. The project will have to comply with the water supply protection requirements noted in Section 660
31. Land development may be serviced by private or community potable water supply and/or wastewater systems which shall be designed, installed, and maintained in accordance with all applicable State of Vermont regulations and standards. The subdivider shall provide the Town of Richmond with a copy of any required state or federal permits, including a Wastewater System and Potable Water Supply Permit, before any zoning permit for land development will be granted **(The applicants have provided a water and waste water permit from the state)**
32. The project will have to comply with the utility standards noted in Section 670 of the Richmond Subdivision Regulations
33. The project will have to comply with the phasing requirements noted in Section 680 of the Richmond Subdivision Regulations
34. The applicants will have to provide a draft of all restrictions which will run with the land and become covenants with the final application as noted in Section 701, and shall provide for and establish an organization or trust for the ownership and maintenance of any common facilities or open space as noted in Section 703 of the Richmond Subdivision Regulations **(The Applicants have provided a maintenance and covenants agreement for the shared driveway)**

RECOMMENDATIONS TO THE DRB:

1. Approve the application as presented by the applicants