



Planning & Zoning Office  
Town of Richmond P.O. Box 285  
Richmond, VT 05477  
(802) 434-2430  
tmacia@richmondvt.gov  
www.richmondvt.gov

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**Town of Richmond  
Development Review Board  
Staff Notes  
9/13/2023**

**RE: SUB2023-11 The Applicant Scott Strode is seeking to amend their approved Subdivision located on Strode Farm Lane . The Applicant is looking to amend their road design to reduce the impact on the surrounding area. The adjustment occurs over a 600± foot road segment between station points 1+00 and 7+00 (as shown on the stormwater plans), with the maximum adjustment bowing out approximately 18 feet farther east at station 2+75. This adjusted alignment will reduce the hillside cut, while also providing a slightly longer curve to help reduce the slope.**

**PARCEL HISTORY:**

1. Approved subdivision application 00-165 November 1, 2000
2. Zoning permit for improving existing access road 2022-73 September 6, 2022
3. Subdivision amendment SUB2023-02 approved March 20, 2023

**LIST OF SUBMISSIONS:**

- a. Cover Letter
- b. Application For Final Subdivisions Amendment
- c. Abutting Landowners
- d. Sub Amendment Plat
- e. Shared Driveway Site Plan
- f. Road Access Profile
- g. Stormwater Plans

**PROCEDURAL INFORMATION:**

1. Application received 8/16/2023
2. Warning and agenda sent to Seven Days 8/28/2023
3. Hearing notice sent to applicant 8/28/2023
4. Abutters letter sent 8/28/2023

**STAFF NOTES (In Bold):**

1. The Applicant Scott Strode is seeking to amend their approved Subdivision. The applicants are also looking to amend their road design to reduce the impact on the surrounding area. The adjustment occurs over a 600± foot road segment between station points 1+00 and 7+00 (as shown on the stormwater plans), with the maximum adjustment bowing out approximately 18 feet farther east at station 2+75. This adjusted alignment will reduce the hillside cut, while also providing a slightly longer curve to help reduce the slope

2. The property is located in the Agricultural Residential Zoning district
3. The Agricultural Residential Zoning district is regulated under Section 3.1 of the Richmond Zoning Regulations
4. Single Family dwellings are an allowed use under Section 3.1.1 of the Richmond Zoning regulations.
5. Section 3.1.3 notes the following dimensional requirements for lots in the Agricultural Residential Zoning district
6. The Applicants have an approved subdivision plan that shows a road design that is in compliance with Richmond Zoning Regulations
7. The Road Design approved by the DRB has a grade of 12% and complies with the driveway requirements noted in Section 6.2.1 Subsection f.
8. The applicants proposed amendment would redesign the approved driveway by shifting the road to allow for a less aggressive cut into the hillside. This would result in shorter less obvious retaining walls while still maintaining a driveway grade in compliance with the 12% grade requirement in the Richmond Zoning Regulations
9. Per section 700 of the Richmond Subdivision regulations any amendment to an approved subdivision requires it to be resubmitted for final approval by the DRB
10. The focus of this amendment is to change the driveway orientation to allow for a less aggressive cut to surrounding hillside. There are no other proposed changes to the subdivision other than the altering the driveway
11. Section 6.11 notes that any proposed construction on land with a slope of over 20% shall be required to submit engineering plans for adequate erosion control and safe construction methods as part of a complete application for the proposed use, activity or structure. An access must be provided which meets the Vermont Agency of Transportation's B-71 Standards and local requirements, and if conflicting, the stricter apply. **(Silt fences and other features to control erosion noted on site plans. Slope boundary marked on site plan)**
12. Lots are serviced by class 4 road Strode farm Lane
13. Section 6.2 notes the following standards for driveways and their intersections with public Roads or Highways shall apply:
  - a. Unless specifically approved by the DRB there shall be a maximum of one driveway per lot accessing a public Road or Highway. This provision shall not disallow a shared driveway between two or more lots, or dual driveways where one lane is marked for entering traffic and one lane for exiting traffic. **(One driveway noted on site plan)**
  - b. Driveways shall meet the following standards unless a different size is required by the DRB due to special circumstances: Residential - 12 feet minimum width, 36 feet maximum width; Commercial - 20 feet minimum width, 36 feet maximum width. **(Applicants note in application materials that the driveway will conform to the above mentioned standards)**
  - c. The DRB may require installation of acceleration and/or deceleration lanes on the adjacent public Road or Highway if it deems necessary.
  - d. Driveways shall be located more than 100 feet from signalized Road or Highway intersections (measured between the near edges of the driveway and intersection). Greater distances may be required on Roads or Highways with high traffic volumes.
  - e. The intersection of the driveway to the public or private road shall conform to the standards in the Public Works Specifications. The driveway shall meet the Vermont Agency of Transportation's B71 Standards for construction.

- f. For the length of the driveway, the driveway grade shall not exceed twelve (12) percent except that the last 200 feet from the foundation of the primary structure being served shall not exceed fifteen (15) percent. In measuring the compliance of a driveway, the maximum grade may not be exceeded along the driveway center-line. (**Application materials note that driveway will be upgraded to comply with the 12% grade requirement**)
14. Section 601 of the Richmond Subdivision Regulations notes that all roads will meet town public works standards and driveways must be built to the standards noted in Section 6.2 of the Richmond Zoning Regulations (**The applicants plan set and materials notes that the driveway will conform to the driveway and public works standards**)
15. Section 600.3 of the Subdivision Regulations notes that Roads shall be logically related to the topography so that they have reasonable grades and safe intersections, and create reasonable lots. roads shall not have any undue adverse impact on streams, woodlands, slopes and other natural features ( The Applicants plan set and cover letter note that the new road design is intended to minimis the impacts to the surrounding topography and natural features
16. Section 600.4 of the Subdivision Regulations notes that the number of curb cuts should be minimized (**The applicants are only proposing one curb cut**)
17. The Applicants have provided a drainage plan for the road

RECOMMENDATION TO THE DRB:

1. Prior to the Applicants submitting an application for a Zoning permit the Applicants provide a road maintenance agreement that provides for deeded right of way access for both lots 21 and 22 for the shared driveway
2. Prior to the Applicants submitting an application for a Zoning permit Applicants will provide documentation that impervious lot coverage will not exceed 30% as per section 3.1.3 subsection d of the Richmond Zoning Regulations