



October 31, 2023

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

RE: Eden Sand & Gravel, Co. – Kenyon Road Subdivision
Final Application Supplemental Information

Dear Mr. Machia,

I am writing on behalf of Eden Sand & Gravel Co. and East Engineering to provide supplemental information per the DRB request during the September 13, 2023 meeting.

- The driveway for Lot 2 (proposed commercial office) will meet the current Town of Richmond Zoning Regulations (Section 6.2).
- The proposed improvements on Lot 2 (driveway, parking, water, septic, building) will be completed as one construction phase, which may be paused for winter/weather conditions as needed. The improvements will meet Town Specifications and Zoning Requirements.
- Stormwater and Erosion Prevention/Sediment Control: The current Eden Sand & Gravel parcel is regulated under Stormwater Permit 7202-9003 (Multi-sector General Permit). This permit, and all the conditions, will remain in effect for Lot 1. Lot 2 (East Engineering) will include approximately 0.10 acres of impervious area (drive, parking, building), which is below the State threshold for a 3-9050 (Operational Permit). During construction, silt fence will perimeter the earth disturbance areas and work will comply with the "Low Risk Site Handbook for Erosion Prevention and Sediment Control".
- Landscaping Plan: Per Zoning Regulation requirement 5.5.3.b, Lot 2/East Engineering will comply with Landscaping/Screening conditions. It is estimated that construction will be approximately \$125,000, which equates to a minimum landscaping cost of 3% (Per Table 5.5.3.b.vii) or \$3,750. East Engineering will contract with a local landscaping company to plant supplemental trees/shrubs in the front/side yards that are appropriate size/spacing for the species selected and which fit with the nature of the surrounding parcels. Additionally, a row/buffer of mature red-pines (currently on-site) will be left along all borders of Lot 2, which are indigenous to the area



(as long as the existing trees are in good health and not a safety threat to the proposed building).

Please let me know if you have any questions or need any additional information.

Sincerely,

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

Tyler Billingsley
Engineer