



## O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

May 14, 2025

Keith Osborne, Director  
Town of Richmond Planning & Zoning  
203 Bridge Street  
Richmond, VT 05477

RE: 1330 Jericho Road, Richmond, VT – Sketch Plan Application

Dear Keith,

We are writing on behalf of Jay McCormack to request Sketch Plan review for a proposed land development project at 1330 Jericho Road in Richmond, VT. The existing parcel is approximately 92 acres and is located within the High Density Residential (HDR) and the Agricultural Residential (AR) zoning districts, with all the proposed development to be within the High Density Residential district. The parcel is currently partially developed with an approximately 1,850 LF long gravel driveway and an existing accessory dwelling unit currently under construction, which was previously approved by the Town of Richmond through a building permit.

The purpose of this application is to propose the subdivision of the existing lot into two parcels to be developed for residential purposes. The proposed 'Lot A' will retain approximately 91 acres and will keep the existing ADU on it with a proposed single-family home. The proposed 'Lot B' is to be approximately 1 acre with a proposed duplex style home. Proposed Lot B will not have any roadway frontage but is in conformance with §4.2 and 4.3 of the Town of Richmond Zoning Regulations as a permanent access easement will be deeded to Lot B on the Final Plat. The proposed Lot B is to be approximately 1 acre and will not be subject to density requirements as outlined in §3.2.3(a) of the Town of Richmond Zoning Regulations as the proposed multi-family dwelling is to be less than three (3) units.

The existing gravel driveway is to be reduced to 12 feet in width over the entire length of the driveway. The sections of the driveway that are to be removed are to be returned to pervious conditions. The driveway is proposed to extend approximately 450 LF to the proposed location of the single-family home and will remain 12 feet wide up to the parking area of the proposed single-family home. The northerly slope at the beginning of the driveway is to be reshaped to provide a finished grade slope of 2 ft horizontal to 1 ft vertical and will be graded up to the property line. All stormwater infrastructure associated with the driveway (rip rap, swales, and culverts) are to remain in place to route stormwater runoff from the driveway. Boulders are proposed to be placed on the northerly side of the driveway from approximately STA 6+75 to STA 7+50 to protect the neighboring property.

Please find the following for your review:

1. Full Size Sketch Plan.
2. Orthophoto Location Map.
3. One (1) set of stamped and addressed envelopes.
4. Payment of \$100.00.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jacob Wechsler". The signature is fluid and cursive, with the first name "Jacob" and last name "Wechsler" clearly distinguishable.

Jacob Wechsler, E.I.