

**David M. Sunshine & Carol B. Jordan**  
**Two-Lot Subdivision**  
**1582 Jericho Road, Richmond, Vermont**  
**April 24, 2025**

**Project Description**

David M. Sunshine & Carol B. Jordan are proposing a Two-Lot Subdivision of their 171.3± acre undeveloped property (Parcel 3) located at 1582 Jericho Road in Richmond in order to create one (1) new developable parcel of land. As a result of this subdivision, the following parcels will be created:

**Parcel 3** will be 168.7± acres and will be improved with a 4-bedroom single-family residence that will be served by an individual on-site wastewater system and will be provided water by an individual on-site drilled well.

**Parcel 5** will be 2.57± acres and will be improved with a 5-bedroom single-family residence that will be served by an individual on-site wastewater system and will be provided water by an individual on-site drilled well.

**Town of Richmond Subdivision Regulations**

In accordance with **Section 420 – Final Subdivision Application Submission Requirements** of the Town of Richmond Subdivision Regulations, the applicant shall submit to the Administrative Officer the following information:

- **420.1 Copies** – Three (3) full-size and eight (8) reduced-size copies of the plat & plans and supporting documentation are included. The Final Subdivision Plat drawings PL-1 & PL-2 are marked “04-02-2025 DRAFT – FOR RICHMOND DRB SUBDIVISION FINAL PLAT REVIEW”.
- **420.2 Final Subdivision Plat** – The Final Subdivision Plat drawings PL-1 & PL-2 include the following information:
  - (1) Subdivision name, town, owner of record name & address, surveyor license number, boundaries, general location, scale, date and north arrow.
  - (2) Road names, trails, lots and easements.
  - (3) Location, bearing and length of every road and lot/boundary line.
  - (4) Line and curve data.
  - (5) N/A – No public open space is proposed as part of this project.
  - (6) Proposed Parcel 5 is numbered sequentially after existing Parcel 4, with acreages and Parcel ID #'s listed on the plans within the lot boundaries.
  - (7) N/A – No zoning overlay districts apply to the subject property.
  - (8) Well shields.
  - (9) Existing and proposed easements.
  - (10) Locations of all improvements.
  - (11) Existing and proposed monuments.
  - (12) Adjoining property owners.
  - (13) Subdivision location map.

- **420.3 Final Subdivision Plat and Plan and Supporting Documents** – The Final Subdivision Plat drawings PL-1 & PL-2 and associated project plans include the following information:

- (1) The proposed wastewater disposal systems and wastewater isolation zones are identified on the project plans. Permit WW-4-2451-1 (Justin Willis, licensed designer) is included.
- (2) The proposed drilled well sites and drilled well isolation zones are identified on the Site Plan drawings.
- (3) All improvements referred to in Articles V & VI are included on the Site Plan drawings.
- (4) All natural features/resources are identified on the Site Plan drawings. A significant benefit of the proposed amendment is reconfigured building envelopes and engineered gravel drives that are designed better to avoid and protect these resources.
- (5) Typical cross sections and proposed grading are included on the Stormwater Plan drawings.
- (6) Culvert design is included on the Stormwater Plan drawings.
- (7) The proposed private gravel road “Sunshine Lane” will be 255 feet long, as measured from the edge of the Jericho Road R.O.W. and along the proposed road centerline. Road construction and stormwater drainage have been engineered in accordance with the Rural Road Specifications, and will be covered under the state Stormwater Permit 3-9050.  
b) N/A – No public open spaces are proposed.
- (8) Existing grade contours are included on the Site Plan and Stormwater Plan drawings. Proposed finish grade contours are included on the Stormwater Plan drawings.
- (9) N/A – No additional information is requested at this time.
- (10) No public infrastructure is proposed; the proposed private road, drives and stormwater infrastructure have been engineered in accordance with the Subdivision Regulations, Zoning Regulations and Rural Road Specifications. These improvements will also be subject to inspections and maintenance in accordance with state Stormwater Permit 3-9050.
- (11) N/A – The Final Plat application includes the required information; no additional documents requested.

In accordance with **Section 500 – General Planning Standards** of the Town of Richmond Subdivision Regulations, the Development Review Board (DRB) shall evaluate any application for subdivision in accordance with the following considerations:

- (1) **Safety, Health and General Welfare** – The proposed improvements are not located in areas that are subject to periodic flooding, improper drainage, steep slopes, exposed rock formations or topography. There are no easements or other features that would be harmful to the safety, health and general welfare of the present or future inhabitants of the subdivision and/or its surrounding area.
- (2) **Historical Resources or Natural Features** – The subject parcels contain a variety of natural resources including, but not limited to, wetlands, wildlife habitat, forest and farm land. The proposed subdivision is designed along shared infrastructure in the lower, High Density Residential district to avoid and protect the property’s natural resources.
- (3) **Runoff and Erosion** – Since there will be over one (1) acre of disturbance associated with the project, an Erosion and Sediment Control Permit will be required under Construction General Permit 3-9020. Since there will be over one-half (1/2) acre of impervious area (i.e. gravel or paved drives, parking areas and roof tops), a Stormwater General Permit 3-9050 will be required from the Vermont Watershed Management Division. As shown, the project contains 23,400 square feet (0.54± acres) of impervious surface area.

- (4) **Compliance with Other Regulations** – The proposed subdivision will provide two new home-ownership opportunities within the town’s High Density Residential district, with minimal impact to natural resources. These benefits advance the goals of the Act and the town of Richmond, while maintaining and improving compliance with the use, performance and dimensional standards of the applicable regulations and ordinances.
- (5) **Settlement Pattern** – The proposed subdivision is compatible with the neighborhood development pattern by consolidating the proposed improvements along shared infrastructure within the High Density Residential district. Proposed Parcel 5 is 2.57± acres in size, which is generally consistent with the lot sizes of the surrounding area. As part of this project, a building envelope is identified for the Parcel 3 principal structure.
- (6) **Density** – The site is suitable to accommodate the two proposed dwelling units on a total of 171.3± acres, at a density of approximately 1 DU/ 85± AC.
- (7) **Municipal/Government Services and Facilities** – The proposed subdivision will not unduly burden the municipal facilities and services. The proposed development utilizes an existing shared drive curb-cut that will be improved to a private road to facilitate emergency access, with turn-around & pull-off areas provided as necessary for the proposed shared drive. Both proposed parcels are of sufficient size to allow for on-site outdoor recreation. Further, the road construction and drainage improvements will help to provide stormwater protection for the access to Jericho Road and ensure its long-term maintenance.
- (8) **Potable Water Supply and Wastewater Disposal** – The Parcels 3 & 5 single-family residences will each be served by an individual on-site wastewater disposal system and will be provided water by an individual on-site drilled well. The potable water supply and wastewater disposal systems have been designed in accordance with the State of Vermont, Agency of Natural Resources, Environmental Protection Rules, Chapter 1, “Wastewater System and Potable Water Supply Rules” effective November 6, 2023. As part of this project, a State of Vermont Wastewater System and Potable Water Supply Permit will be applied for.
- (9) **Surface Water and Groundwater** – The potable water supply and wastewater disposal systems have been designed in accordance with state requirements to ensure that the systems will not impair or pollute surface water or groundwater.
- (10) **Roads and Highways** – The proposed subdivision will create one new developable parcel of land (Parcel 5), which will not cause unreasonable congestion or unsafe conditions along Jericho Road. As part of this project, the existing shared drive access will be improved to a private road with suitable emergency vehicle access.
- (11) **Large Animal Habitat** – The property contains an extensive area of wildlife habitat, although no deer wintering areas due to the predominantly hardwood forest. This habitat is generally located in the upland forested portions of the property in and adjacent to the Agricultural-Residential zoning district. The proposed subdivision improvements are therefore located among the existing neighboring residences in the High Density Residential District in order to avoid impact to the property’s wildlife habitat
- (12) **Air, Water, Noise or Light Pollution** – No air, water, noise or light pollution is anticipated beyond that of customary single-family residential use in keeping with the surrounding area.

In accordance with **Article VI – Required Improvements and Design Standards** of the Town of Richmond Subdivision Regulations, subdivisions shall comply with the following improvements and design standards:

- **600 Roads and Other Facilities:**

- 600.1 Construction – The existing shared drive access will be improved to a Private Road and constructed in accordance with the Town of Richmond Public Works Specifications. The proposed shared and individual drives are designed to be constructed in compliance with the Town of Richmond Zoning Regulations.
- 600.2 Arrangement – The proposed shared drive is an extension from the end of the existing shared access. Although no connections to adjoining parcels are presently proposed, the subdivision layout does not preclude such connections in the future.
- 600.3 Topography – The proposed private road and drives are designed responsively to the natural topography to minimize disturbance and avoid undue adverse impact to natural features.
- 600.4 Curb Cuts – No new curb cuts are proposed; the existing shared drive curb cut will be converted to a private road and improved to Public Works Standards.
- 600.5 Reserved Strips – N/A – no reserved strips are proposed.
- 600.6 Dead End Roads – A hammerhead turn-around area is provided.
- 600.7 Intersections – The existing shared drive access intersects Jericho Road at a right angle. The access is currently safe and will be further improved as part of its upgrade to a private road in accordance with Public Works Standards.
- 600.8 Accessibility – The proposed private road and shared & individual drives are designed to provide suitable access for emergency vehicles. A hammerhead “T” turn-around area will be provided at the level area between the wetland buffer boundary and the existing slope as it increases to the east. A pull-off area will be provided at the approximate midpoint of the Parcels 3 & 5 shared drive, with reasonable residential-scale parking & turning area at the termination of each individual drive.
- 600.9 Sight Distances – Sight in both directions along Jericho Road distances for the proposed private road access exceed the minimum required distance of 360 feet for the posted 45 MPH zone.
- 600.10 Drainage – The proposed subdivision is designed with suitable drainage for stormwater management. As part of this project, a State of Vermont Stormwater General Permit #3-9050 for discharge of stormwater runoff from operational activity is required.
- 600.11 Road Names – The proposed private road name “Sunshine Lane” has been coordinated with E911 services and approved by the Selectboard.
- 600.12 Dedication for Road Realignment or Widening – N/A – no dedication for future road realignment or widening is required as a result of the proposed subdivision.
- 600.13 Construction or Structures in the Absence of Security – No action is required at this time. Prior to Zoning Permit(s) being issued to construct the proposed structures, all roads and other facilities identified in Section 600 shall be completed and as-built drawings shall be approved by the Town Engineer and submitted to the Administrative Officer.
- 600.14 Sidewalks – N/A – No sidewalks are proposed.

- **610 Lot Layout:**

- 610.1 Zoning Regulations – The proposed parcels are configured to comply with the lot size and setback requirements of the High Density Residential zoning district. Parcel 3 includes sufficient frontage along Jericho Road; Parcel 5 will be accessed by a 30’ wide right-of-way.
- 610.2 Other Considerations – The proposed lots, building envelopes and drives have been designed responsively to all natural resources/features and existing conditions.

- **620 Pedestrian and Bicycle Access:**
  - No dedicated pedestrian/bicycle easements are proposed; given the small scale of the subdivision, the proposed road & drives will provide suitable pedestrian and bicycle access within the subdivision and to Jericho Road.
- **630 Outdoor Lighting:**
  - Outdoor lighting shall comply with Richmond Zoning Regulations Section 4.11 Exterior Lighting. Prior to issuing a Zoning Permit for each proposed structure, a site plan and supporting information shall be submitted to the Administrative Officer that identifies the exterior light fixture locations, mounting heights not to exceed fifteen (15) feet, and the required illumination specifications for each fixture.
- **640 Trees, Shrubs and Landscaping:**
  - 640.1 New Trees or Shrubs – A wooded tree island is proposed between the Parcel 3 residence and the Parcel 5 gravel drive. Due to the extensive existing tree cover, no other new trees or shrubs are proposed.
  - 640.2 Landscaping – The proposed clearing is limited to the extent necessary to accommodate the residential sites and their associated infrastructure. Given the existing vegetation to remain, no new landscaping is proposed.
- **650 Drainage and Fill:**
  - 650.1 Design of Drainage System – The stormwater system has been engineered in accordance with town and state regulations, and will be subject to coverage under state Stormwater Permit 3-9050.
  - 650.2 Accommodation of Anticipated Flows – The stormwater management system has been designed to accommodate all existing plus anticipated run-off.
  - 650.3 Downstream Drainage Facilities – The stormwater management system has been designed such that the existing drainage facilities below the grade of the subdivision will accommodate the additional anticipated run-off.
  - 650.4 Twenty-Five Year Storm – The stormwater management system and easements have been designed to accommodate water from a twenty-five (25) year storm.
  - 650.5 Erosion Control – The contractor and landowner shall adhere to the guidelines set forth in the State of Vermont Low-Risk Site Handbook for Erosion Prevention and Sediment Control. It is the responsibility of the contractor or landowner to ensure that these guidelines are followed and erosion/sediment control measures are maintained throughout the course of the project. As part of this project, a State of Vermont Construction General Permit #3-9020 for discharge of stormwater runoff from construction activity is being applied for.
  - 650.6 Fill – All fill placed shall be suitable for its intended use and in accordance with engineering specifications, where applicable. No stumps, wood, roots or other fibrous materials or refuse shall be used as fill except in areas stipulated for no development.
- **660 Water Supply and Wastewater Disposal Systems:**
  - The Parcels 3 & 5 single-family residences will each be served by an individual on-site wastewater disposal system and will be provided water by an individual on-site drilled well. The potable water supply and wastewater disposal systems have been designed in

accordance with the State of Vermont, Agency of Natural Resources, Environmental Protection Rules, Chapter 1, “Wastewater System and Potable Water Supply Rules” effective November 6, 2023. State of Vermont Wastewater System and Potable Water Supply Permit WW-4-2451-1 has been issued for the project.

- **670 Utilities:**

- 670.1 General – The existing and proposed utility systems are included on the final project plans.
- 670.2 Underground Installation – All utilities serving Parcels 3 & 5 are proposed to be underground within the proposed rights-of-way.
- 670.3 Easements – All proposed easements are of sufficient width to accommodate the development, including access, utilities, and stormwater management.

- **680 Phasing:**

- N/A - No phasing is proposed.

**State Permits Required:**

1. **State of Vermont Wastewater System and Potable Water Supply Permit.**
  - For water supply & wastewater disposal systems.
2. **State of Vermont Construction General Permit #3-9020.**
  - For discharge of stormwater runoff from construction activity.
3. **State of Vermont Stormwater General Permit #3-9050.**
  - For discharge of stormwater runoff from operational activity.