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**Town of Richmond
Development Review Board
Final Decision, 5.14.25
Jessica and Michael Sipes**

RE: Pre Sub 2025-05 - The Applicants, Jessica & Michael Sipes, are applying for preliminary subdivision review. They are proposing a two-lot residential subdivision. One lot of the subdivisions would consist of 1.74 acres known as Lot 8 and would include the existing house. The second, Lot 15, would consist of 13.05 acres and would contain an existing studio barn that would be converted to contain a dwelling unit. The proposed second lot currently has a restriction on it noting that residential uses are prohibited. The applicants are seeking to remove this restriction.

LOCATION: 60 Wolf Lane

EXISTING ZONING: Agricultural Residential District - AR

PARCEL HISTORY:

1. Subdivision Application 05-057, Approved 7/21/2006
2. Subdivision Amendment Application 08-074, Approved 9/10/2008
3. Conditional Use Application 15-100, Approved 11/11/2015
4. Zoning Permit 17-019, Approved 4/6/2017
5. Zoning Permit 17-058, Approved 6/7/17
6. Zoning Permit 17-138, Approved 12-22-17
7. Zoning Permit 2019-030, Approved 4/24/2019
8. Sketch Plan Review SKP2024-04, 11/22/2024

LIST OF SUBMISSIONS:

1. Narrative
2. Subdivision Plan
3. Sipe Subdivision Plat
4. Master Development Plan
5. Environmental Court Order
6. Plat Map
7. 2016 Staff Notes
8. Wolf Lane HOA
9. Andra Blak
10. Biesadecki
11. Harrington
12. Application
13. Bill Lockwood

14. Sipe Proposal
15. Sipe Kings
16. Nusbaums

PROCEDURAL INFORMATION:

1. Application received 4/25/2025
2. Warning and agenda sent to Seven Days 4/29/2025
3. Hearing notice sent to applicant 4/29/2025
4. Abutters letter sent 4/29/2025

FINDINGS OF FACT:

1. The Applicants, Jessica & Michael Sipes, are applying for preliminary subdivision review. They are proposing a two-lot residential subdivision. One lot of the subdivisions would consist of 1.74 acres known as Lot 8 and would include the existing house. The second, Lot 15, would consist of 13.05 acres and would contain an existing studio barn that would be converted to contain a dwelling unit. The proposed second lot currently has a restriction on it noting that residential uses are prohibited. The applicants are seeking to remove this restriction.
2. The project is located in the Agriculture Residential District and is subject to the regulations noted in Section 3.1
3. Section 3.1.1 notes that single family homes are an allowed use.
4. The project is subject to the dimensional requirements noted in Section 3.1.3
5. The Applicant's project is in compliance with Section 3.1.3.
6. The project is subject to the Regulations noted in Section 4 of the Richmond Zoning Regulations.
7. The project is subject to the driveway standards noted in Section 6.2 of the Richmond Zoning Regulations
8. Proposed lot 15 would be served by an existing access. (**Applicants will need to confirm that the existing access meets the driveway regulations noted in Section 6.2**)
9. The Applicants will need to comply with the Regulations noted in the Richmond Subdivision Regulations.
10. The Applicants project will be subject to the regulations noted to Article III of the Richmond Subdivision Regulations.
11. The Applicants are required to submit all the information noted in Section 310.1 of the Richmond Subdivision Regulations.
12. The Applicant's subdivision does not note a subdivision name as is required per Section 310.1.1
13. The Applicants' plat has a location map. However, it is unclear whether the map has been made to the scale required by Section 310.1.3.
14. The Applicants have supplied the following information required by Section 310.1: .1, .4, .5, .6, .7, .8, .9, .10, .11,
15. The Applicant is required to submit the information noted in Section 310.2
16. The applicants have supplied the following information to comply with the following sections of 310.2: 1, 2, 3, 4, 5, 6, 7, 9, 10, 12,
17. The Applicants have not indicated the intervals for the contour lines on the site plan per Section 310.2.8 of the Richmond subdivision regulations.
18. The Applicants have not provided field markers per Section 320 of the Richmond subdivision regulations.

DECISION: Motion to deny (Monks, Pedersen 2nd) unanimous with the following comment: Motion to deny based on prohibitions as set forth in the existing court order to require the building envelope for Lot 7 to be restricted to agricultural uses only.

The denied application shall conform with the decision, referenced items, the findings of facts, and conditions. The Applicants' and interested parties are hereby notified that if they disagree with this decision, they have the right, under 24 V.S.A. 4471, to appeal to the Vermont Superior Court – Environmental Division.

The appeal must be filed within thirty days of the date of this decision and be in accordance with the governing rules of procedure and rules of the Vermont Superior Court - Environmental Division. Title 24 Vermont Statutes Annotated; Section 4471 provides that "An interested person who has participated in a municipal regulatory proceeding authorized under this title may appeal a decision rendered in that proceeding by an appropriate municipal panel to the environmental court. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding.

DRB VOTING ON THIS MATTER (circle one for each member):

David Sunshine, Chair	FAVOR	AGAINST	ABSTAINING	RECUSED	ABSENT
Matthew Dyer, Vice-Chair	FAVOR	AGAINST	ABSTAINING	RECUSED	ABSENT
Padraic Monks, Member	FAVOR	AGAINST	ABSTAINING	RECUSED	ABSENT
Roger Pedersen, Member	FAVOR	AGAINST	ABSTAINING	RECUSED	ABSENT
Matt Parisi, Member	FAVOR	AGAINST	ABSTAINING	RECUSED	ABSENT

The above votes occurred at a DRB meeting on the 14th day of May, 2025.

SIGNED David B. Sunshine CHAIR DATED JUNE 5 2025

David Sunshine, Chair, Richmond Development Review Board