

August 4, 2025

David Sunshine, Chair  
Development Review Board  
Town of Richmond  
203 Bridge Street  
Richmond, Vermont 05477

**Re:    Cover Letter - Preliminary Subdivision Review**

Mr. Sunshine:

As you are aware, I represent Jessica and Michael Sipe regarding their property at Fays Corner. The following briefly summarizes the history and posture of the Application before the Board.

This proposed 2-lot subdivision first came before the Development Review Board (DRB) as a Sketch Plan Review in November 2024, where the DRB provided preliminary guidance that a condition of the 2006 subdivision approval limited the use of a second building envelope on the Sipe property to agricultural use. In May 2025, the Sipes applied for Preliminary Subdivision Review to remove the agricultural use condition and create a 2-lot subdivision. The DRB found substantially all subdivision requirements satisfied but denied the 2-lot subdivision because of the agricultural use condition. The DRB did not address removing the condition.

The Town of Richmond Attorney and Interim Zoning Administrator has advised the following process:

1. Submit a Preliminary Subdivision Application to remove the agricultural use condition, pursuant to the *Stowe Club Highlands / Hildebrandt* analysis.
2. If approved, the DRB consolidate a the Final Subdivision review for removing the condition with a Final Subdivision review for the two-lot subdivision into one hearing. The Sipes will submit Final Subdivision Applications and needed. t

Therefore, the present Preliminary Subdivision Application before the DRB asks to remove the 2006 condition limiting the building envelope use to agriculture only. Please let me know if any additional materials would be useful for an efficient review of this subdivision.

Best regards,



Adam H. Miller  
Attorney for Jessica & Michael Sipe