



O'Leary-Burke Civil Associates, PLC

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

January 12th, 2025

Dante DeNault
Zoning Administrator
203 Bridge St.
P.O. Box 285
Richmond, VT 05477

RE: Lands of Copp/Weaver & Downer – (c/o Lawrence Copp)
Development Review Board Sketch Plan Application
1950 Hillview Road, Richmond, VT

Dear Dante:

We are writing on behalf of Lawrence Copp, Patricia Weaver, and Jonathan & Patricia Downer (c/o Lawrence Copp) to request scheduling for a Sketch Plan Review Meeting with the Development Review Board for the attached sketch plan at 1950 Hillview Drive. The site is located on a 150± acre parcel within the Agricultural/Residential District. The project includes alterations to a subdivision and minor boundary line adjustment that were approved in 2010±.

The parcel underwent a 3-lot subdivision in 2010 granting Lot-1 (137 acres), Lot-2 (10.6 acres), and Lot-3 (9.4 acres). We are proposing a 2-lot subdivision creating Lot-4 (19.1 acres) and Lot-1 (109 acres). We are also proposing a boundary line adjustment for Lot-2 involving Lot-1 and the southerly properties BL0151, BL0324, BL0263, & BL0267. As part of the boundary line adjustment the building envelope for Lot-2 will be adjusted southwest.

The initial subdivision saw the creation of three lots: Lot-1 (137 acres), Lot-2 (10.6 acres), and Lot-3 (9.4 acres). Each approved lot included a building envelope and a driveway connected to Blueberry Hill Road, which was conditioned to be upgraded to the Richmond Town Rural Road Standards to a certain point, as it served three lots. The rural road is being proposed to extend an additional 180' to meet the access standards for the additional lot. The proposed Lot-4 (19.1 acres) will retain the building envelope and driveway from the existing Lot-1 (137 acres). The newly proposed Lot-1 (109 acres) includes a new building envelope that has a driveway continued from the drive serving proposed Lot-4. The remaining 8.9 acres from existing Lot-1 (137 acres) will be part of the boundary line adjustment associated with proposed Lot 2 (12.5 acres).

Please find the following information attached:

1. One (1) 24" x 36" Sketch Plan
2. One set of stamped envelopes addressed to each adjoining property owner;
3. Fee of \$100 made out to the town of Richmond;

If you have any question or need additional information, please don't hesitate to let me know.
Sincerely,

A handwritten signature in blue ink, appearing to read "Brendan Phalen". The signature is stylized with large, flowing letters and a prominent initial "B".

Brendan Phalen