



# O'Leary-Burke Civil Associates, PLC

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

May 19, 2026

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

RE: 679 Old County Lane – Sketch Plan Application

Dear Keith,

I am writing on behalf of Franz Bernstein to request review and scheduling of the attached Sketch Plan Application for a proposed subdivision at 679 Old County Lane in Richmond, VT. The subject parcel is listed as Map ID: OC0679 and the grand list states it has 237.59 acres. This parcel is located within the Agricultural/Residential (AR) Zoning District of the Town of Richmond.

There are previous interior lots that have been created on this parcel through previous subdivisions that are to be adjusted and/or dissolved as part of this application. The applicant is proposing to create three (3) new lots and dissolve the existing interior lots to create a total of four (4) lots. The three new lots are to be 28.3 acres (Lot 1), 1.1 acres (Lot 2) and 2.9 acres (Lot 3), and the remaining lands to be controlled as the original lot.

Fitzgerald Environmental Associates, Inc delineated the existing wetlands and Vermont Department of Environmental Commission reviewed the wetland flags on October 22, 2025, as shown on the attached Site Plan. The existing driveway crosses through the existing wetland buffer. The rural road is proposed to be extended to provide access to Lot 1 and an easement will be provided over the existing driveway to provide access for Lot 2, Lot 3, and the existing home.

Please find the following attached for your review:

1. Sketch Plan Application.
2. Plan Sheet 1 – Sketch Plan.
3. One set of stamped and addressed envelopes.
4. Fee of \$100.00.

Please reach out with any questions or if you require additional information.

Sincerely,

Jacob Wechsler, E.I.



SKETCH PLAN APPLICATION

Permit # SK 2026-001  
Parcel ID: OC0679

Please review the Richmond Zoning & Subdivision Regulations and provide all the information requested in this application. **The purpose of the sketch plan review is to acquaint the Development Review Board with the intent of the subdivision at an early stage in the design process. SKETCH PLAN review is a voluntary, informal review, and is not binding on the DRB or the SUBDIVIDER.** For information contact the Zoning Administrative Officer at 802-434-2430. Other federal, state and local permits or approvals may additionally be required, it is the duty of the applicant to obtain all relevant and applicable approvals. To inquire about State permits contact the State Permit Specialist at 802-477-2241.

Application Date: 5/14/26 Physical Address of Property: 679 Old County Lane  
Applicant Name: Franz Bernstein Property Owner Name: Franz Bernstein  
Applicant Mailing Address: 679 Old County Ln Owner Mailing Address: 679 Old County Ln  
Richmond, UT 05477 Richmond, UT 05477

Phone: (802) 777 1988 Phone: (802) 777 1988  
Email: franz.bernstein@gmail.com Email: franz.bernstein@gmail.com

Brief description of Project: Adjust/Dissolve existing lots and create three (3) new lots, for a total of four (4) lots.

- In addition to this completed application form please provide the following:
- > Orthophoto map(s) or other referencing materials with the subject area defined;
  - > A sketch plan of the land to be subdivided that depicts the proposed development;
  - > One set of stamped envelopes addressed to each ADJOINING PROPERTY OWNER.
  - > Fee of \$100.

Signatures: The undersigned hereby certifies this information to be complete and true.  
[Signature] 05/14/2026 [Signature] 05/14/2026  
Applicant Signature Date Property Owner Signature Date

--- DO NOT WRITE BELOW THIS LINE---OFFICE USE ONLY---DO NOT WRITE BELOW THIS LINE---OFFICE USE ONLY---DO NOT WRITE BELOW THIS LINE---OFFICE USE ONLY---  
Notices sent to adjoining landowners (date): 5/20/26 DRB Hearing Date: 6/10/26  
Comments: \_\_\_\_\_ Zoning Fee: \$100 Check #: 7564  
Zoning Administrative Officer signature: Damir DeMault Date: 5/20/26

## Abutting Landowner(s) List for 679 Old Country Lane

1. Steven Wallace & Dominique St Arnaud
  - a. 179 Avalance Road
  - b. Hinesburg, VT 05461
2. Andrea Morgante
  - a. 56 Mechanicsville Road
  - b. Hinesburg, VT 05461
3. Joseph and Lori Linn
  - a. Audrey Linn Trust
  - b. 572 Williams Hill Road
  - c. Richmond, VT 05477
4. Michael and Diane Hawkins
  - a. 911 Williams Hill Road
  - b. Richmond, VT 05477
5. Catherine Desautels
  - a. 461 Williams Hill Road
  - b. Richmond, VT 05477
6. Lowell and Ellen Nelson
  - a. 260 Old Country Lane
  - b. Richmond, VT 05477
7. Richard and Janet Bonneau
  - a. 1262 Hillview Road
  - b. Richmond, VT 05477
8. John & Cecelia Jancola
  - a. 86 Old Country Lane
  - b. Richmond, VT 05477
9. Henry Bush and Adriana Hashinaga
  - a. 1398 Hillview Road
  - b. Richmond, VT 05477
10. Harriett Ladensack
  - a. c/o Susan Carpenter
  - b. 173 Ladensack Lane
  - c. Richmond, VT 05477
11. James Jr. and Gail Mcintire
  - a. 1477 Harwell Ave
  - b. Crofton, MD 21114
12. Jonathan and Patricia Downer
  - a. PO Box 1611
  - b. Williston, VT 05495
13. Kristina and Gunther Hetzel

- a. 593 Williams Hill Road
  - b. Richmond, VT 05477
- 14. Ellen Campbell
  - a. 182 Lincoln Road
  - b. Williston, VT 05495
- 15. Mary and Jordan Broadworth
  - a. 531 Williams Hill Road
  - b. Richmond, VT 05477
- 16. Audrey Linn – Linn Trustee
  - a. 572 Williams Hill Road
  - b. Richmond, VT 05477
- 17. Anna Maynard and Tyler Frandsen
  - a. 81 Avalanche Road
  - b. Hinesburg, VT 05461