

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

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July 29, 2026

Mr. Dante Denault
Town of Richmond Zoning Administrator
P.O. Box 285
Richmond, Vermont 05477

Subject: Matthew A. Dyer & Heather L. Chadwick, Two-Lot Subdivision, 617 East Main Street,
Richmond, Vermont – Sketch Plan Application

Dear Dante:

Attached are copies of the Matthew A. Dyer & Heather L. Chadwick sketch plan drawing and supporting documents relative to their 6.12± acre developed property (Lot 5A) located at 617 East Main Street in Richmond. Mr. Dyer & Ms. Chadwick are proposing to subdivide the property to create one new developable parcel of land.

Lot 5A will be 3.62± acres and will contain the existing 3-bedroom single-family residence with an attached 1-bedroom accessory dwelling unit (ADU) that will continue to be provided water by the existing drilled well and served by the existing mound system (all permitted under WW-4-5205-1). Lot 5A will be accessed via a 30' wide right of way over the existing gravel drive across Lot 6.

Lot 6 will be 2.5± acres and will be improved with a 4-bedroom single-family residence that will be provided water by a proposed drilled well and served by a proposed mound system. Lot 6 will be accessed by the existing gravel drive.

Included to facilitate your review of this permit application are the following:

1. Sketch Plan Application.
2. Names and Addresses of Abutting Landowners.
3. Stamped Addressed Envelopes for Abutting Landowners.
4. \$100.00 Sketch Plan Fee (Submitted Under Separate Cover)
5. Sketch Plan Drawing "SK-1", dated July 21, 2026 (3 copies).

Should you have any questions or comments relative to the information submitted herein, please do not hesitate to call me at (802) 482-2597.

Sincerely,

Jackson Grimes
Licensed Designer #133700

c: Matt Dyer & Heather Chadwick



SKETCH PLAN APPLICATION

Permit # _____

Parcel ID: _____

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.

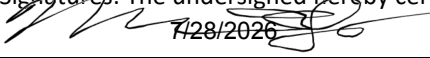
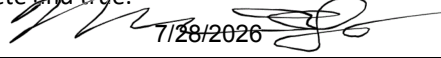
Application Date: 07/21/26 Physical Address of Property: 617 East Main Street
 Applicant Name: Matthew A. Dyer & Heather L. Chadwick Property Owner Name: Matthew A. Dyer & Heather L. Chadwick
 Applicant Mailing Address: 617 East Main Street Owner Mailing Address: 617 East Main Street
Richmond, VT 05477 Richmond, VT 05477
 Phone: (802) 316-0204 Phone: (802) 316-0204
 Email: mattadyr79@gmail.com Email: mattadyr79@gmail.com

Brief description of Project: Two-Lot Subdivision

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.

	<u>7/28/2026</u>		<u>7/28/2026</u>
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): _____ DRB Hearing Date: _____

Comments: _____ Zoning Fee: _____ Check #: _____

Zoning Administrative Officer signature: _____ Date: _____

**Matthew A. Dyer & Heather L. Chadwick
Two-Lot Subdivision
617 East Main Street, Richmond, Vermont**

Adjoining Property Owners

Parcel ID #	Landowner	Mailing Address
EM0837	Elysse M. Parente	837 East Main St. Richmond, VT 05477
EM0664,b	James J. Garriss & Michael J. Hampton	PO Box 275 Richmond, VT 05477
EM0624	Shannon S. Legere	624 East Main St. Richmond, VT 05477
EM0595,a	Barbara J. & George C. Ward	595 East Main St. Richmond, VT 05477
EM0000,c	Eric Wood	837 East Main St. Richmond, VT 05477