
Public Comment- 20 Apple Tree Lane

From kevin kennedy <kevink.gera@gmail.com>
Date Wed 9/9/2026 9:00 AM
To Dante DeNault <ddenault@richmondvt.gov>

To the Richmond Development Review Board,

The Board of Directors for the Greystone Estates Residential Association are making a public comment regarding the variance request for 20 Apple Tree Lane (Lot 12). Please see the list of points relevant to the development of Lot 12 at 20 Apple Tree Ln below:

- 1) The GERA HOA bylaws dictate 50 foot setbacks from roads and boundaries for all neighborhood structures. The Board believes these setbacks should be observed and that approving a setback variance will have significant negative impacts on home valuations and neighborhood aesthetics.
- 2) Per the guidance of the HOA's engineer, Steve Diglio of KAS Engineering, any development of Lot 12 should include an engineered plan to stabilize the steep slope of fill material onsite, and to address the historical issues regarding erosion of this slope and the drainage channel below. These issues are documented in the annual stormwater inspection notes prepared by KAS Engineering, among other archived information. Prior to any development of Lot 12, all issues surrounding slope stability, erosion of water ways, and the risk of downstream damage from earth and water movements on Lot 12 must be addressed through engineered designs and system installations.
- 3) In response to the query from the Development Review Board about whether development of Lot 12 will impact the existing stormwater permit that was recently approved by the State:

The GERA HOA and Town of Richmond co-permitted stormwater permit for includes the following clause:

Changes to Permitted Development:

In accordance with Part 8.6. of General Permit 3-9050 (2025), the permittee shall notify the Department of any planned development or facility expansions or changes that may result in new or increased stormwater discharges. The Department shall determine the appropriateness of continued inclusion under General Permit 3-9050 (2025) by the modified development or facility.

- 4) Steve Diglio has also indicated that in order to satisfy requirements of the existing stormwater permit, development of Lot 12 will likely require a plan to capture and treat stormwater within the property site as the existing stormwater permit and the associated treatment system does not include the impacts of changes to the already fragile soil and water systems on Lot 12, nor does it account for the additional impermeable surface water contributions to stormwater systems.
- 5) The Greystone Board would like confirmation that any Act 250 permit requirements are addressed prior to the development of Lot 12.

Greystone Estates Residents Association (GERA)

Board of Directors