



ZONING INFORMATION	
ZONING DISTRICT	
AGRICULTURAL/RESIDENTIAL DISTRICT (AR)	
DIMENSIONAL REQUIREMENTS	
LOT AREA:	1 ACRE MIN.
LOT FRONTAGE:	100 FT. MIN.
SETBACK - FRONT YARD:	
FRONT LOT LINE:	30 FT. MIN.
ROAD CENTERLINE:	55 FT. MIN.
SETBACK - SIDE YARD:	
PRINCIPAL STRUCTURE:	20 FT. MIN.
ACCESSORY STRUCTURE:	10 FT. MIN.
SETBACK - REAR YARD:	
PRINCIPAL STRUCTURE:	20 FT. MIN.
ACCESSORY STRUCTURE:	10 FT. MIN.
LOT COVERAGE:	30% MAX.
BUILDING HEIGHT:	35 FT. MAX.

SURVEY REFERENCES:

1. "PLAT OF 5-LOT SUBDIVISION, OVERALL PLAN, ANDREWS FARM, 1149 EAST MAIN STREET, RICHMOND, VERMONT, SHEET 1 OF 2" DATED 1/13/12 BY CHRISTOPHER A. HAGGERTY AND RECORDED IN THE TOWN OF RICHMOND MAP RECORDS MAP SLIDE 133 MAP 6.

2. "PLAT OF 5-LOT SUBDIVISION, OVERALL PLAN, ANDREWS FARM, 1149 EAST MAIN STREET, RICHMOND, VERMONT, SHEET 2 OF 2" DATED 1/13/12 BY CHRISTOPHER A. HAGGERTY AND RECORDED IN THE TOWN OF RICHMOND MAP RECORDS MAP SLIDE 134 MAP 1.

3. "PLAT OF 2-LOT SUBDIVISION SHOWING LANDS OF ERIC & PATRICIA WOOD, 617 & 839 EAST MAIN STREET (US ROUTE 2), RICHMOND, VERMONT" DATED 4/10/2016 AND LAST REVISED 7/9/2019 BY CHRISTOPHER A. HAGGERTY AND RECORDED IN THE TOWN OF RICHMOND MAP RECORDS MAP SLIDE 154 MAP 3.

4. "STATE OF VERMONT DEPARTMENT OF HIGHWAYS, INTERSTATE PROJECT IN THE TOWNS OF BOLTON-RICHMOND PLAN STA. 1428+00 TO 1444+00" PROJECT NO. 189-2 (8) SHEET 19 OF 118 DATED 10-61 BY WEBSTER MARTIN, INC. CONSULTING ENGINEERS AND RETRIEVED FROM THE VERMONT RIGHT OF WAY SPATIAL DATA HUB.

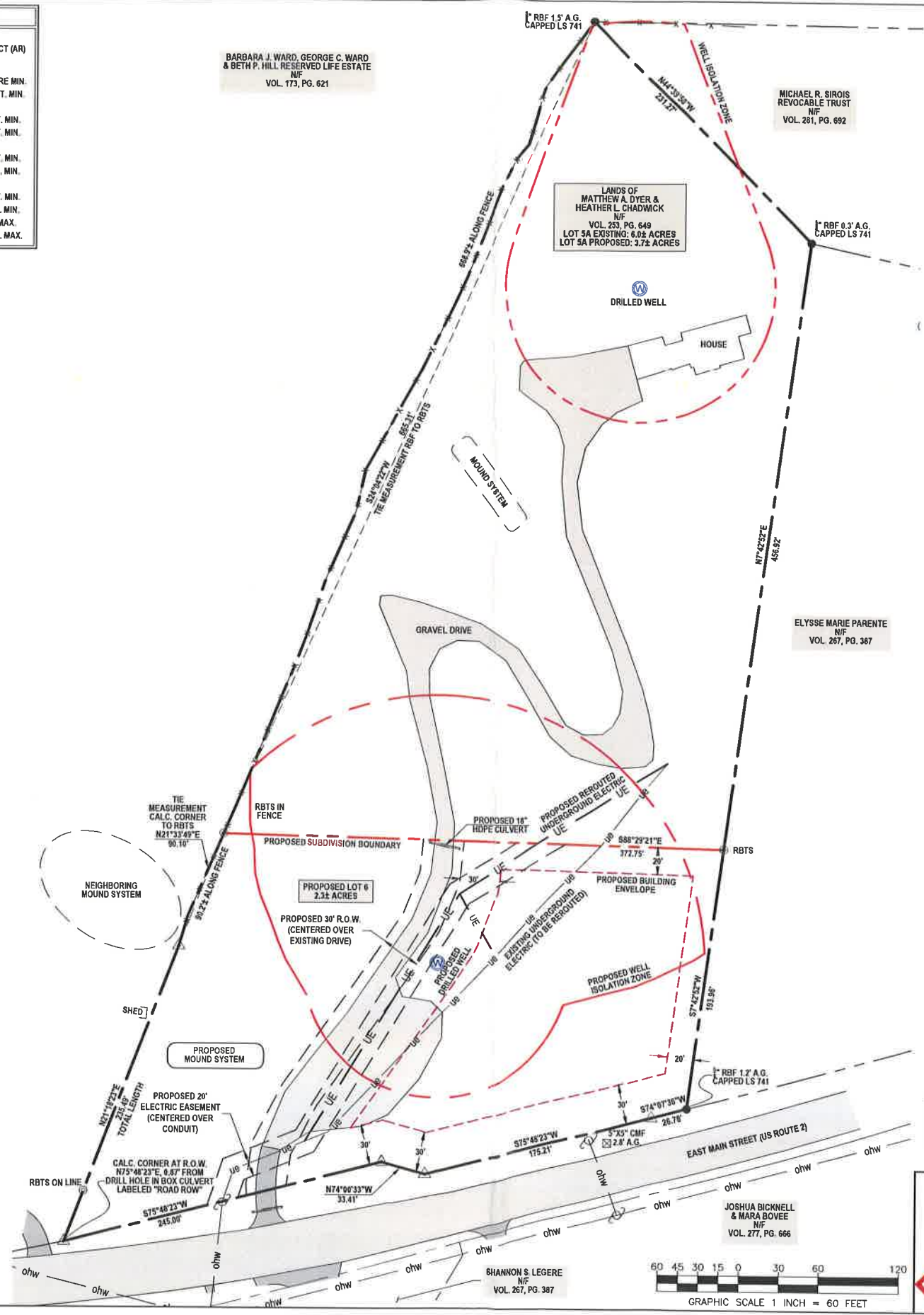
THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION OF THE _____ OF THE TOWN OF RICHMOND, VERMONT; THIS _____ DAY OF _____, 20____, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS _____ DAY OF _____, 20____, BY _____, CHAIR

RECEIVED FOR RECORD IN THE TOWN OF RICHMOND

THIS _____ DAY OF _____, 20____, THIS IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONVEYANCES

ATTEST _____ TOWN CLERK

LEGEND	
	PROJECT BOUNDARY LINES
	PROPOSED BOUNDARY LINES
	ABUTTING BOUNDARY LINES
	EXISTING EASEMENT / RIGHT OF WAY
	PROPOSED EASEMENT / RIGHT OF WAY
	PROPOSED BUILDING SETBACK LINES
	TIE LINE
	REBAR FOUND
	CONCRETE MONUMENT FOUND
	REBAR SET
	CALCULATED CORNER
	ABOVE GRADE
	BELOW GRADE
	NOW OR FORMERLY
	UTILITY POLE & OVERHEAD WIRES
	BARBED WIRE FENCE



SURVEY NOTES:

1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R12i GNSS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.

2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.

3. A SURVEY WAS COMPLETED IN AUGUST 2026 USING A TRIMBLE R750, R12i & R780 BASE-ROVER CONFIGURATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.

4. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.

5. THE RIGHT OF WAY LIMITS FOR EAST MAIN STREET, US ROUTE 2, ALONG LANDS OF DYER & CHADWICK ARE BASED ON HIGHWAY VOLUME 2, PAGES 161 & 168-169 OF THE TOWN OF RICHMOND LAND RECORDS, SURVEY REFERENCES #3 & #4 LISTED HEREON, MONUMENTATION FOUND AND THE TRAVELED WAY.

6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.

7. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED A W W. VTLS 0132699 AND ALL MONUMENTATION FOUND IS AS NOTED.

8. UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.

9. BARNARD AND GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.

10. THIS SUBDIVISION PLAT IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.

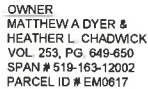
I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 VSA § 1403.

DATED THIS _____ DAY OF _____, 20____.

L.S. 0132699

PARCEL INFORMATION
OWNER: MATTHEW A. DYER & HEATHER L. CHADWICK
VOL. 253, PG. 649
SPAN: 519-163-12002
PARCEL ID: EM0617

DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC		
Land Surveying Water & Wastewater Environmental Consulting		
157 Main Street, P.O. Box 820 Richmond, VT 05470 Telephone: (802) 933-5149		
10523 VT Route 116, P.O. Box 133 Hennepin, VT 05461 Telephone: (802) 485-2587		
LANDS OF		
MATTHEW A. DYER & HEATHER L. CHADWICK		
617 EAST MAIN STREET, RICHMOND, VERMONT		
TWO-LOT SUBDIVISION		
SURVEY PLAT		
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW.		
☐ SKETCH/CONCEPT	☒ PRELIMINARY	☐ FINAL LOCAL REVIEW
PROJECT NO. 26300		DATE: 08-31-2026
SCALE: 1" = 60'		SURVEY: AW, JG
DRAWN: AW, JG		CHECKED: AW
DRAWING NO. PL-1		SHEET 1 OF 1



SIGNATURE:

DRAFT

ZONING INFORMATION	
ZONING DISTRICT	
AGRICULTURAL/ RESIDENTIAL DISTRICT (AR)	
<u>DIMENSIONAL REQUIREMENTS</u>	
LOT AREA:	1 ACRE MIN.
LOT FRONTAGE:	100 FT. MIN.
SETBACK - FRONT YARD:	
FRONT LOT LINE:	30 FT. MIN.
ROAD CENTERLINE:	55 FT. MIN.
SETBACK - SIDE YARD:	
PRINCIPAL STRUCTURE:	20 FT. MIN.
ACCESSORY STRUCTURE:	10 FT. MIN.
SETBACK - REAR YARD:	
PRINCIPAL STRUCTURE:	20 FT. MIN.
ACCESSORY STRUCTURE:	10 FT. MIN.
LOT COVERAGE:	30% MAX.
BUILDING HEIGHT:	35 FT. MAX.

LEGEND

- | | |
|--|---|
| | BOUNDARY LINE/ R O W, (EXISTING) |
| | BOUNDARY LINE/ R O W, (PROPOSED) |
| | BOUNDARY LINE/ R O W (ABUTTING) |
| | SIDELINE OF EASEMENT |
| | EDGE OF ROAD/DRIVE (SURFACE NOTED) |
| | 2-FOOT LIDAR CONTOUR
(OBTAINED FROM VOGI DATABASE) |
| | 1-FOOT GROUND SURVEY CONTOUR |
| | FINISH GRADE |
| | BUILDING ENVELOPE |
| | GRAVITY SEWER (PROPOSED) |
| | FORCE MAIN |
| | 1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER
LINE (UNLESS OTHERWISE NOTED) |
| | WELL ISOLATION |
| | WASTEWATER ISOLATION |
| | SILT FENCE |
| | LIMITS OF DISTURBANCE |
| | UNDERGROUND ELECTRICAL CONDUIT |
| | UTILITY POLE/ OVERHEAD WIRES |
| | SURVEY TRAVERSE STATION |
| | TEMPORARY BENCHMARK
(TYPE AND ELEVATION NOTED) |
| | TEST PIT (PT-Ø1) |
| | SOIL BORING (SB-Ø1) |
| | PERCOLATION TEST (PT-Ø1) |
| | DRILLED WELL (UNLESS OTHERWISE NOTED) |
| | STONE CHECK DAM |

PROJECT NOTES:
1. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LEGAL REQUIREMENTS OF A BOUNDARY SURVEY AS DESCRIBED IN 27 V.S.A. § 1403. PROJECT PERIMETER LINES ARE BASED ON RICHMOND TAX MAPS SHOWN ON THE AGENCY OF NATURAL RESOURCES (ANR) ENVIRONMENTAL INTEREST LOCATOR, EVIDENCE FOUND DURING THE AUGUST 2002 TOPOGRAPHIC SURVEY, AND A PLAN ENTITLED "LANDS OF MATTHEW A. DYER & HEATHER L. CHADWICK, 617 EAST MAIN STREET, RICHMOND, VERMONT, TWO-LOT SUBDIVISION PLAT" BY BARNARD AND GERVAIS, LLC, DATED 08-31-2026 NO WARRANTY IS MADE TO THE ACCURACY OF THE BOUNDARY LINES SHOWN HEREON.

2. THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD AND GERVAIS, LLC IN AUGUST 2026.

3 THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NAVD83 (GEOID18) ESTABLISHED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R12i GNSS RECEIVER ADJUSTED TO VERMONT GRID ON RANDOM CONTROL POINTS USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION OF THE VT CORS NETWORK. THE ELEVATIONS ON THIS PLAN OUTSIDE THE DASHED BOUNDARIES SHOWN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.

4. FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.

5. NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD AND GERVAIS, LLC. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION OR SITE WORK. THE CONTRACTOR SHALL NOTIFY THE DIG SAFE NETWORK AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.

6 THE LOT 6 WASTEWATER DISPOSAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, "WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES" EFFECTIVE NOVEMBER 6, 2023.

7. NO WETLANDS WERE SHOWN ON THE SUBJECT PARCEL ON THE "VERMONT NATURAL RESOURCES ATLAS". A WETLAND DELINEATION OF SAID PARCEL HAS BEEN CONDUCTED BY DEREK THIBODEAU OF BARNARD & GERVAIS, LLC IN AUGUST 2026 AND NO WETLANDS WERE FOUND.

8 BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.

9. ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (VOSHA) GUIDELINES FOR TRENCH EXCAVATIONS.

10. THE CONTRACTOR AND/OR LANDOWNER SHALL ADHERE TO THE GUIDELINES SET FORTH IN THE STATE OF VERMONT EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION SITES. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR SITE CONTRACTOR TO ENSURE THESE GUIDELINES ARE FOLLOWED AND EROSION/SEDIMENT CONTROL MEASURES ARE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT.

11. THIS SITE IS SUBJECT TO STATE OF VERMONT WASTEWATER & POTABLE WATER SUPPLY PERMIT
#WW-4-5205-1 DATED NOVEMBER 17, 2021.

DATE	DESCRIPTION	BY
REVISIONS		
	BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting	
	167 Main Street, P.O. Box #20 Enosburg Falls, VT 05450 Telephone: (802) 933-5168	
10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05491 Telephone: (802) 482-2597		PROJECT NO. 26300
TWO-LOT SUBDIVISION MATTHEW A. DYER & HEATHER L. CHADWICK 617 EAST MAIN STREET, RICHMOND, VERMONT		DATE: 07-21-2026 SCALE: 1" = 50' SURVEY: OTHERS
MASTER DEVELOPMENT PLAN		DRAWN: SB, CS, JG CHECKED: JSB
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		DRAWING NO. S-1
☐ PRELIMINARY DRAFT		☐ FINAL STATE REVIEW
SHEET 1 OF 3		

BREAKDOWN OF FEES

ZONING FEES:

ACCESS PERMIT:

DRB:

R.O.W. FEES

FIRE IMPACT

WATER EXCAVATION:

RECORDING FEES:

\$ 450

~~\$ 100~~ \$ 60

TOTAL:

\$ 510

CHECK NUMBER:

1003

NOTES:

For ~~SB 2026~~ SB 2026-004

(Gr: EM0617)



Original

Planning & Zoning Office
Town of Richmond P.O. Box 285
Richmond, VT 05477
802-434-2430
www.richmondvt.gov

October 1, 2026

Matt Dyer & Heather Chadwick
617 East Main Street
Richmond, VT 05477

Re: SB2026-004, 2-lot subdivision.

Dear Applicants,

Your application for combined subdivision, SB2026-004, has been received, accepted, and forwarded to the DRB. **You have been assigned to Public Hearing Number # 5.** Your public hearing has been scheduled for:

Date: **Wednesday, October 14, 2026.**

Time: 7:00 p.m. – 9:00 p.m.

Location: 3rd Floor Meeting Room A, Richmond Town Offices, 203 Bridge Street, Richmond, VT 05477, or via Zoom or Phone Call.

The enclosed *Hearing Notice* poster must be posted on your property — clearly visible from the public right of way — 15 days prior to the scheduled hearing date.¹ It must remain posted there until the Development Review Board renders its decision and the appeal period has ended. For additional information, please review the enclosed Agenda.

All evidence shall be filed at least 24 hours in advance of a hearing for the DRB to review and consider it before making a decision. Otherwise, the DRB will accept all written information presented until the hearing is closed.

As always, please contact the Planning & Zoning Office with any questions.

Respectfully,

Danté DeNault
Zoning Administrator & E911 Coordinator
Town of Richmond, Vermont

¹ Richmond Zoning Regulations § 8.2.3(a).



FINAL SUBDIVISION APPLICATION

 Permit # SB 2026-004
 Parcel ID: EM0617

Please review the Richmond Zoning & Subdivision Regulations and provide all the information requested in this application. 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: 9/30/26 Physical Address of Property: 617 East Main Street, Richmond, VT

Total acreage of Subdivision: 6 Subdivision Name: _____

Number of lots: New 1 Existing 1 Total lots 2

Advisor Name (if applicable): Barnard & Gervais Property Owner Name: Matthew A. Dyer & Heather L. Chadwick

Advisor Mailing Address: PO Box 133 Owner Mailing Address: 617 East Main Street
Hinesburg, VT 05461 Richmond, VT 05477

Phone: (802) 482-2597 Phone: (802) 316-0204

Email: jason@barnardandgervais.com Email: mattady79@gmail.com

The final subdivision plat shall be consistent in all respects to the layout as approved by the DRB for Preliminary Subdivision. The final plat shall be drawn to a scale of not more than two-hundred (200) feet to the inch, and shall show:

- SUBDIVISION name or identifying title, the name of the municipality, the name and address of the owner of record of the property, and of the SUBDIVIDER (if different), the name, registration number and seal of the registered land surveyor, the boundaries of the SUBDIVISION and its general location in relation to existing roads or other landmarks, scale, date, magnetic north, with true north declination and legend;
- Road names and lines, pedestrian ways, recreational trails, LOTS, reservations, easements and areas to be dedicated to public use, if any;
- The location, bearing length of every road line, LOT line and boundary line. All locations should be tied to known reference points such as road intersections;
- The length of all straight lines, the deflection angles, radii, length of curves, tangent distances and bearings for each road;
- All public open space for which offers of dedication are made by the SUBDIVIDER, and those spaces for which title is reserved by the SUBDIVIDER;
- LOTS within the SUBDIVISION numbered sequentially (any reserved land shall have the highest number). Below each LOT number, with the LOT boundaries, the following shall be listed: the acreage, new parcel ID number, and building envelope to contain all proposed primary structures.
- The location of any zoning overlay district(s) applicable to the proposed SUBDIVISION;
- Location of well shields on all LOTS;
- Location of all improvements referred to in ARTICLE VI, landscaping, utility poles, and rough grading and other devices for draining the area within the SUBDIVISION;
- Locations of proposed MONUMENTS at all right-of-way intersections and at all points of curvature (P.C) and points of tangency (PT) on both sides of any road lines, and at any other critical points in the road lines as will enable a land surveyor to correctly stake out any LOT in the SUBDIVISION;
- Names of all SUBDIVISIONS immediately adjacent and the names of ADJOINING PROPERTY OWNERS; and
- SUBDIVISION location map.

Along with the FINAL SUBDIVISION PLAT, the SUBDIVIDER shall submit to the Town a set of materials that constitute a FINAL SUBDIVISION PLAN, which shall include the following information:

- Location and envelope area of wastewater disposal system(s) including primary and any required replacement areas, and a letter from the wastewater disposal system designer stating that all such systems will be designed and constructed in conformance with all applicable state regulations and standards;
- For lots that require a State Wastewater or Subdivision permit, a copy of any permit for on-site sewage systems from the Vermont Agency of Natural Resources;
- Location of and envelope area of all existing and proposed sources of potable water and wastewater system(s);
- Location and design of all of the considerations and improvements referred to in Article V (Planning Standards) and Article VI (Required Improvements and Design Standards);
- Identification and methods of protection of natural features or site elements (i.e., streams, ponds, wetlands, flood plain, forest stands, established LARGE ANIMAL HABITAT, rock outcroppings, etc.);
- Typical cross sections and proposed grading of roadways;
- Designs of any bridges or culverts which may be required on the SUBDIVISION;
- A signed statement reciting:
 - A) the location, type and length of any proposed road or roads. All roads shall be designed to the specification in SECTION 600 of these Subdivision Regulations;
 - B) the nature and extent of any recreational features, open spaces, parks, or playgrounds to be provided, if any, and intended to be dedicated to the Town.
- Contour of finish grades at five (5) foot intervals if finished grade varies from existing grade by five (5) feet or more, except that contours at two (2) foot intervals shall be shown in areas where wastewater disposal systems are to be located;
- At the discretion of the DRB, letters from the Chittenden East School District Superintendent, the Richmond Police Chief, the head of Richmond Rescue, and the Richmond Fire Chief indication their assessment of the impact of the proposed SUBDIVISION on the provision of school, police, rescue or fire protection services, or letters from others on relevant issues;
- Any other documents required by the DRB as a result of SKETCH PLAN, PRELIMINARY SUBDIVISION OR FINAL SUBDIVISION ;

Submittal Materials:

-Three copies of a complete Final Subdivision Application that includes: One 24"x36" and three reduced (11"x17") prints of plat and plan.

-Submit fee based on the Richmond Fee Schedule and made payable to the Town of Richmond.

-The Subdivider shall submit one set of stamped envelopes addressed to all owners of contiguous property, including properties directly across any road or right-of-way from the proposed subdivision.

I hereby give my assurance that the above information is complete, accurate, and included in this submittal.

Matthew D. Dyer 9/14/2026 | 10:54 AM PDT

[Signature] 9/15/2026 | 6:48 AM PDT

Signed by Landowner or agent (a letter of authorization must accompany submittal if agent signs)

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): 10/11/26 DRB Hearing Date: 10/14/26

Comments: Request for Combined Preliminary + Final Review Zoning Fee: ~~\$300~~ \$510

Zoning Administrative Officer signature: Dante DeMault Date: 9/30/26

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants
www.barnardandgervais.com



September 15, 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 – Combined Preliminary/Final Plat Application

Dear Dante:

Attached are copies of the Matthew A. Dyer & Heather L. Chadwick sketch plan drawing and supporting documents relative to their 6.0± 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 3.7± 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 2.3± 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. Final Plat Application.
2. Project Narrative.
3. Names and Addresses of Abutting Landowners.
4. Stamped Addressed Envelopes for Abutting Landowners.
5. Waiver Request Sheet.
6. Final Plat Fee (Submitted Under Separate Cover)
7. Survey Plat Drawing PL-1 dated July 21, 2026 (3 copies).
8. Site Plan Drawing SP-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

**Matthew A. Dyer & Heather L. Chadwick
Two-Lot Subdivision
617 East Main Street, Richmond, Vermont
September 14, 2026**

Waivers:

As a part of this project, the following waivers are being requested.

Section 320 Field Markers: A waiver is being requested for the requirement to place markers in the field to show the proposed components of this subdivision. This waiver is being requested since the new proposed components are minimal and easily visualized on the plans.

Section 310 Preliminary Subdivision Application Submission Requirements: A waiver is being requested for the requirement to submit a separate preliminary subdivision application since the project is moving forward as a combined preliminary/final subdivision application. All the requirements of the preliminary application are covered in the final application, so a final application will be the only submission as it is more complete.

Matthew A. Dyer & Heather L. Chadwick
Two-Lot Subdivision
617 East Main Street, Richmond, Vermont
September 14, 2026

Project Description

Matthew A. Dyer & Heather L. Chadwick are proposing a two-lot subdivision of their 6.0± acre property (Lot 5A) located at 617 East Main Street in Richmond in order to create one (1) new developable parcel of land. This is a new subdivision, but the lot numbering is remaining sequential with previous permits to avoid confusion with existing town and state permits. As a result of this subdivision, the following parcels will be created:

Lot 5A will be 3.7± 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 2.3± 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.

Town of Richmond Subdivision Regulations

In accordance with **Section 420 – Final Subdivision Application Submission Requirements** of the Town of Richmond Subdivision Regulations, the applicant shall submit to the Administrative Officer the following information:

- **420.1 Copies** – Three (3) full-size and eight (8) reduced-size copies of the plat & plans and supporting documentation are included.
- **420.2 Final Subdivision Plat** – The Final Subdivision Plat drawings include the following information:
 - (1) Subdivision name, town, owner of record name & address, surveyor license number, boundaries, general location, scale, date and north arrow.
 - (2) Road names, trails, lots and easements.
 - (3) Location, bearing and length of every road and lot/boundary line.
 - (4) Line and curve data.
 - (5) N/A – No public open space is proposed as part of this project.
 - (6) Proposed Parcel 6 is numbered sequentially after existing Parcel 5A, with acreages and Parcel ID #'s listed on the plans within the lot boundaries.
 - (7) N/A – No zoning overlay districts apply to the subject property.
 - (8) Well shields.
 - (9) Existing and proposed easements.
 - (10) Locations of all improvements.
 - (11) Existing and proposed monuments.
 - (12) Adjoining property owners.
 - (13) Subdivision location map.

• **420.3 Final Subdivision Plat and Plan and Supporting Documents** – The Final Subdivision Site Plans include the following information:

- (1) The proposed wastewater disposal systems and wastewater isolation zones are identified on the site plans.
- (2) The proposed drilled well sites and drilled well isolation zones are identified on the Site Plan drawings.
- (3) All improvements referred to in Articles V & VI are included on the Site Plan drawings.
- (4) All natural features/resources are identified on the Site Plan drawings. By utilizing the existing driveway and existing cleared areas, there will be negligible impact to any natural features.
- (5) The existing drive will continue to be used as-is, therefore there is no proposed grading.
- (6) There is one 18" HDPE culvert proposed under the existing drive on the north side of Lot 6. This culvert will transport water into a grassy swale.
- (7) a. N/A – No new roads are proposed.
b. N/A – No public open spaces are proposed.
- (8) Existing and proposed grade contours are included on the Site Plan drawings.
- (9) N/A – No additional information is requested at this time.
- (10) No public infrastructure is proposed; the proposed private infrastructure has been engineered in accordance with the Subdivision Regulations, Zoning Regulations and Rural Road Specifications.
- (11) N/A – The Final Plat application includes the required information; no additional documents requested.

In accordance with **Section 500 – General Planning Standards** of the Town of Richmond Subdivision Regulations, the Development Review Board (DRB) shall evaluate any application for subdivision in accordance with the following considerations:

- (1) **Safety, Health and General Welfare** – The proposed improvements are not located in areas that are subject to periodic flooding, improper drainage, steep slopes, exposed rock formations or topography. There are no easements or other features that would be harmful to the safety, health and general welfare of the present or future inhabitants of the subdivision and/or its surrounding area.
- (2) **Historical Resources or Natural Features** – The proposed subdivision is designed to avoid and protect the property's natural resources.
- (3) **Runoff and Erosion** – Since this project proposes to utilize existing impervious infrastructure, there will be minimal impact to runoff and erosion.
- (4) **Compliance with Other Regulations** – The proposed subdivision is in compliance with all applicable regulations.
- (5) **Density** – The site is suitable to accommodate the two proposed dwelling units on a total of 6± acres, at a density of approximately 1 DU/ 3± AC.
- (6) **Municipal/Government Services and Facilities** – The proposed subdivision will not unduly burden the municipal facilities and services.
- (7) **Potable Water Supply and Wastewater Disposal** – As shown on the site plan, there is adequate area for wastewater disposal and a potable water supply on the proposed Lot 6. Lot 5A will continue to utilize its existing water and wastewater infrastructure.
- (8) **Surface Water and Groundwater** – The potable water supply and wastewater disposal systems have been designed in accordance with state requirements to ensure that the systems will not impair or pollute surface water or groundwater.

- (9) **Roads and Highways** – The proposed subdivision will create one new developable parcel of land (Lot 6), which will not cause unreasonable congestion or unsafe conditions along East Main Street. The existing driveway will be utilized as a shared drive so there are no new curb cuts proposed.
- (10) **Large Animal Habitat** – The property contains a small amount of deer wintering area and habitat block located in the northwest corner. The proposed subdivision improvements are located on the opposite side of the parcel and will have no impact on the deer wintering area or habitat block.
- (11) **Air, Water, Noise or Light Pollution** – No air, water, noise or light pollution is anticipated beyond that of customary single-family residential use in keeping with the surrounding area.

In accordance with **Article VI – Required Improvements and Design Standards** of the Town of Richmond Subdivision Regulations, subdivisions shall comply with the following improvements and design standards:

- **600 Roads and Other Facilities:**

- 600.1 Construction – The existing drive was constructed in accordance with the Town of Richmond Public Works Specifications.
- 600.2 Arrangement – The proposed shared drive is the same as the existing drive.
- 600.3 Topography – The drive was designed responsively to the natural topography to minimize disturbance and avoid undue adverse impact to natural features.
- 600.4 Curb Cuts – No new curb cuts are proposed; the existing shared drive curb cut will be utilized.
- 600.5 Reserved Strips – N/A – no reserved strips are proposed.
- 600.6 Dead End Roads – There is an existing hammerhead turn-around at the site near the Lot 6 house.
- 600.7 Intersections – The existing shared drive access intersects East Main Street/US Route 2 at a right angle. The access is currently safe and will remain as-is.
- 600.8 Accessibility – The shared drive will provide suitable access for emergency vehicles. A hammerhead “T” turn-around area is provided by the house on Lot 5A and there are pull off areas along the drive.
- 600.9 Sight Distances – Sight in both directions along East Main Street for the existing drive access is adequate.
- 600.10 Drainage – The proposed subdivision is designed with suitable drainage for stormwater management.
- 600.11 Road Names – N/A – no road names are required.
- 600.12 Dedication for Road Realignment or Widening – N/A – no dedication for future road realignment or widening is required as a result of the proposed subdivision.
- 600.13 Construction or Structures in the Absence of Security – No action is required at this time.
- 600.14 Sidewalks – N/A – No sidewalks are proposed.

- **610 Lot Layout:**

- 610.1 Zoning Regulations – The proposed parcels are configured to comply with the lot size and setback requirements of the Agricultural/Residential (AR) zoning district. Lot 6 includes sufficient frontage along East Main Street; Lot 5A will be accessed by a 30’ wide right-of-way.

- 610.2 Other Considerations – The proposed lots, building envelopes and drives have been designed responsively to all natural resources/features and existing conditions.
- **620 Pedestrian and Bicycle Access:**
 - No dedicated pedestrian/bicycle easements are proposed.
- **630 Outdoor Lighting:**
 - Outdoor lighting shall comply with Richmond Zoning Regulations Section 4.11 Exterior Lighting. Prior to issuing a Zoning Permit for each proposed structure, a site plan and supporting information shall be submitted to the Administrative Officer that identifies the exterior light fixture locations, mounting heights not to exceed fifteen (15) feet, and the required illumination specifications for each fixture.
- **640 Trees, Shrubs and Landscaping:**
 - 640.1 New Trees or Shrubs – No new trees or shrubs are proposed.
 - 640.2 Landscaping – The proposed clearing is limited to the extent necessary to accommodate the residential sites and their associated infrastructure. Given the existing vegetation to remain, no new landscaping is proposed.
- **650 Drainage and Fill:**
 - 650.1 Design of Drainage System – Stormwater on the site will be managed by a series of culverts along the driveway and grassy swales which leads to the 36” culvert underneath East Main Street. Stormwater will also be treated by sheet flow across grassy areas. The existing drainage on site has been performing adequately, and minimal changes are proposed as part of this project, so it is believed that this drainage system will continue performing.
 - 650.2 Accommodation of Anticipated Flows – The anticipated increase in surface water flows is minimal, as the new impervious area being created is only the size of the new single family residence. Therefore, the existing stormwater management system will accommodate all existing plus anticipated run-off.
 - 650.3 Downstream Drainage Facilities – The on-site stormwater management system has been designed to direct runoff to the 36” culvert underneath East Main Street. This culvert and the existing drainage facilities below the grade of the subdivision will accommodate the minimal amount of additional anticipated run-off.
 - 650.4 Twenty-Five Year Storm – The stormwater management system is sized to accommodate water from a twenty-five (25) year storm. The 36” culvert underneath East Main Street was properly sized to handle the floods in 2023 and 2024, so there are no concerns about the existing stormwater treatment capabilities.
 - 650.5 Erosion Control – The contractor and landowner shall adhere to the guidelines set forth in the State of Vermont Low-Risk Site Handbook for Erosion Prevention and Sediment Control. It is the responsibility of the contractor or landowner to ensure that these guidelines are followed and erosion/sediment control measures are maintained throughout the course of the project. This project is considered a low-risk site.
 - 650.6 Fill – All fill placed shall be suitable for its intended use and in accordance with engineering specifications, where applicable. No stumps, wood, roots or other fibrous materials or refuse shall be used as fill except in areas stipulated for no development.

- **660 Water Supply and Wastewater Disposal Systems:**

- The potable water supply and wastewater disposal systems have been designed in accordance with the State of Vermont, Agency of Natural Resources, Environmental Protection Rules, Chapter 1, "Wastewater System and Potable Water Supply Rules" effective November 6, 2023. Lot 5A is currently subject to State of Vermont Wastewater System and Potable Water Supply Permit WW-4-5205-1. A permit amendment is being applied for to allow the construction of a drilled well and a mound system to serve Lot 6.

- **670 Utilities:**

- 670.1 General – The existing and proposed utility systems are included on the final project plans.
- 670.2 Underground Installation – All utilities serving Lot 5A are existing. All utilities serving Lot 6 are proposed to be underground within the proposed rights-of-way.
- 670.3 Easements – All proposed easements are of sufficient width to accommodate the development, including access, utilities, and stormwater management.

- **680 Phasing:**

- N/A - No phasing is proposed.

State Permits Required:

1. **State of Vermont Wastewater System and Potable Water Supply Permit.**
 - For water supply & wastewater disposal systems.

**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	Joshua Bicknell & Mara Bovee	664 East Main St. 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	Michael Sirois Revocable Trust	837 East Main St. Richmond, VT 05477

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that We, **MATTHEW A. DYER and HEATHER L. CHADWICK** of Richmond, County of Chittenden and State of Vermont, GRANTORS, in consideration of Ten or More Dollars paid to our full satisfaction by **BUYER** of Town, County of Chittenden and State of Vermont, GRANTEE, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto said GRANTEE, **BUYER**, and his heirs, successors and/or assigns forever, a certain piece of land in the Town of Richmond, County of Chittenden and State of Vermont, described as follows, viz:

Being a portion of the same lands and premises conveyed to Matthew A. Dyer and Heather L. Chadwick, husband and wife, as tenants by the entirety, by Warranty Deed of Eric A. Wood and Patricia Wood dated May 15, 2020 and recorded in Volume 253 at Page 649 of the Land Records of the Town of Richmond.

Being an unimproved parcel of land said to contain 2.3 acres, more or less, and depicted as **Lot 6** on a plat of survey entitled, "Lands of Matthew A. Dyer and Heather L. Chadwick, 617 East Main Street, Richmond, Vermont, Two-Lot Subdivision Survey Plat," prepared by _____, Licensed Land Surveyor for Barnard & Gervais, LLC, dated _____, 2026 and recorded at Map Slide # _____ of the Land Records of the Town of Richmond, which survey shall govern this description in the event of any question or ambiguity.

Said lands and premises are subject to and have the benefit of a thirty foot (30') wide right-of-way and shared driveway over an existing gravel drive in common with Lot 5A for the purpose of general ingress and egress as well as utility access for the benefit of Grantors, their heirs, successors and/or assigns, as more particularly depicted on the above-mentioned survey recorded at Map Slide # _____ of the Land Records of the Town of Richmond. The record owner(s) of Lot 6 and Lot 5A, their heirs, successors and/or assigns, shall share the cost of maintenance, snowplowing, and/or road improvement/repair expenses equally for that portion of the said shared driveway that both parties use. Such equal share responsibility for expenses shall begin upon the commencement of construction of a dwelling on Lot 6. Equal shares shall be defined as one-half (1/2) of the total of all annual expenses and maintenance charges for said shared driveway.

Said lands and premises are subject to a utility easement for the benefit of Grantors herein, their heirs, successors and/or assigns, located over and along the north easterly corner of said

Lot 6 conveyed herein, as more particularly depicted on the above-mentioned survey recorded at Map Slide #_____ of the Land Records of the Town of Richmond. Said easement is conveyed along with the right to connect to a power source as well as the right to construct, repair, inspect, and maintain underground utility lines and all appurtenances thereto together with the right to enter upon Lot 6 for purposes of exercising these rights. Any and all work shall be performed in a workman like manner with the easement area restored, as nearly as possible, to its original condition including grading and re-seeding.

Said lands and premises are subject to the terms and conditions of:

- a.) State of Vermont Wastewater System and Potable Water Supply Permit #WW-4-5205-2 dated _____, 2026 and recorded in Volume _____ at Page _____ of the Land Records of the Town of Richmond; and
- b.) Town of Richmond Subdivision Permit # _____ dated _____, 2026 and recorded in Volume _____ at Page _____ of the Land Records of the Town of Richmond.

Said lands and premises are subject to: a.) the terms and conditions of VTrans Permit ID #44066 dated August 31, 2020, a notice of which is recorded in Highway Volume 3 at Page 345 of the Land Records of the Town of Richmond, as well as b.) certain easements and/or rights for the benefit of the State of Vermont Agency of Transportation ("VTrans") as more particularly described in a Warranty Deed of Easement of Matthew A. Dyer and Heather L. Chadwick dated November 18, 2022 and recorded in Volume 269 at Page 103 of the Land Records of the Town of Richmond

Said lands and premises are subject to a utility easement for the benefit of Green Mountain Power Corporation as more particularly described in an instrument dated September 22, 2021 and recorded in Volume 264 at Page 186 of the Land Records of the Town of Richmond.

Reference is hereby made to the instruments aforementioned, and the records thereof, and the instruments therein referred to, and the records thereof, in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, **BUYER**, and his heirs, successors and/or assigns, to his own use and behoof forever; and We, **MATTHEW A. DYER and HEATHER L.**

CHADWICK, for ourselves and our heirs, executors and/or administrators, do covenant with the said GRANTEE, **BUYER**, and his heirs, successors and/or assigns, that until the ensealing of these presents We are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that it is FREE FROM EVERY ENCUMBRANCE, except as aforesaid, and We hereby engage to WARRANT and DEFEND the same against all lawful

claims whatever, except as aforesaid.

We have hereunto set our hands this ____ day of October, 2026.

MATTHEW A. DYER

HEATHER L. CHADWICK

STATE OF VERMONT }
CHITTENDEN COUNTY, SS. }

At Richmond, in said County, this ____ day of October, 2026, personally appeared
MATTHEW A. DYER and HEATHER L. CHADWICK and they acknowledged this
instrument, by them sealed and subscribed, to be their free act and deed.

Before me, _____
Notary Public
My commission expires: 1/31/2027



Matt Dyer <mattady79@gmail.com>

East Main St Richmond

Peterson, David <David.Peterson@vermont.gov>
To: "mattady79@gmail.com" <mattady79@gmail.com>

Tue, Sep 22, 2026 at 12:45 PM

Hi Matt,

After discussing the analysis of the culvert on US 2 east of Bridge 29 over I-89, the assumed runoff coefficients used were fairly conservative for the design of the new culvert and only a very significant change to a large amount of land use in the drainage area would warrant a need to re-assess the culvert. A new drive access requiring an 1111 permit would also trigger the need to reassess the area.

If you need anything else on our end, please let me know.

Thanks,

David Peterson, P.E. | Project Engineer/Project Manager

Structures Section
Vermont Agency of Transportation
219 N Main Street, Barre VT 05641
802-917-8431 office
vtrans.vermont.gov

From: Cota, Carolyn <Carolyn.Cota@vermont.gov>
Sent: Monday, September 14, 2026 11:45 AM
To: Peterson, David <David.Peterson@vermont.gov>
Subject: FW: East Main St Richmond

Matt's phone number is (802) 316-0204

[Quoted text hidden]



State of Vermont
Department of Environmental Conservation
Drinking Water and Groundwater Protection Division
Essex Junction Regional Office
<http://dec.vermont.gov/water/ww-systems>

Agency of Natural Resources

October 1, 2026

Matthew A. Dyer & Heather L. Chadwick
617 East Main Street
Richmond, VT 05477

RE: WW-4-5205-2, This project is relative to a 6.12± acre property located at 617 East Main Street (Lot 5A) located in Richmond, Vermont. The property is improved with a 3-bedroom single family residence and a 1-bedroom ADU that are served by a shared on-site mound wastewater system and provided water by a shared on-site drilled well (all permitted under WW-4-5205-1). Mr. Dyer and Ms. Chadwick are proposing to subdivide this parcel into two lots., 617 East Main Street, Richmond, Vermont

Dear Applicant:

We received your complete application for this project on 10-01-2026. It has been assigned to Denise Johnson-Terk for technical review. Below is a copy of the payment record for this project.

Date	Type	Code	Amount	Check#	Balance
09-21-2026	FEE	RO2	870.00		\$-870.00
09-30-2026	RECVD		870.00	TransactionID:3a84bd95a47843ebaf 9811f0cebb1e58	\$0.00

We have up to 45 business days to review your application in our program. We do not count the days we spend waiting for any additional information requested.

If you have questions about the review process, or if you do not hear from us within that time, please contact me.

For the Drinking Water and Groundwater Protection Division,

Sue Cross
Environmental Technician III
+1 8027510130
Sue.Cross@vermont.gov

cc: Jason Barnard

Notice of Language and Communication Access Services: If you speak a language other than English or need a reasonable accommodation for effective communication to access materials or services, please call (802) 636-7827 or email anr.civilrights@vermont.gov to access our [free language services](#).

FREE LANGUAGE SERVICES | SERVICES LINGUISTIQUES GRATUITS
भाषासम्बन्धी निःशुल्क सेवाहरू | SERVICIOS GRATUITOS DE IDIOMAS | 免費語言服務
BESPLATNE JEZIČKE USLUGE | БЕСПЛАТНЫЕ УСЛУГИ ПЕРЕВОДА
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HUDUMA ZA MSAADA WA LUGHA BILA MALIPO | BESPLATNE JEZIČKE USLUGE |
အခမဲ့ ဘာသာစကား ဝန်ဆောင်မှုများ | ADEEGYO LUUQADA AH OO BILAASH AH | خدمات لغة
مجانية

Please

note: These language services are for material from or interactions with the Agency of Natural Resources.

Notice of Nondiscrimination: The Vermont Agency of Natural Resources and its departments (the Department of Environmental Conservation, the Fish and Wildlife Department, and the Department of Forests, Parks, and Recreation) operate their programs, services, and activities without discriminating on the basis of race, religion, creed, color, national origin, ancestry, place of birth, disability, age, marital status, sex, sexual orientation, gender identity, or breastfeeding. We will not tolerate discrimination, intimidation, threats, coercion, or retaliation against any individual or group because they have exercised their rights protected by federal or state law.

TOWN OF RICHMOND HEARING NOTICE

*This property is the subject of a
Development Review Board hearing.*

Purpose: 2-Lot Subdivision

Parcel Code: EM0617

Permit #(s): SB 2026-004

Date of Hearing: 10/14/26

Time of Hearing: 7 PM

At Town Center, 203 Bridge Street

Information:

Richmond Zoning Administrator
802-434-2430

Applicant: This notice must be displayed immediately on your property, and shall be clearly visible from the public right-of-way, as required under RZR Section 8.2.3(a) from your receipt of this hearing notice and until your final decision's appeal period ends.