

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

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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