

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

www.barnardandgervais.com



January 19, 2023

Town of Richmond
Attn: Tyler Machia, DRB Coordinator
P.O. Box 285
Richmond, VT 05477

Subject: Scott Strode, Lots 21 & 22 Subdivision Amendment, Dugway Road, Richmond, Vermont – Final Subdivision Application and Required Information

Dear Tyler:

I am writing on behalf of Scott Strode to formally request a Final Subdivision review for a proposed Subdivision Amendment relative to his 190.5± acre and 188.8± acre undeveloped parcels (Lots 21 & 22) located at Dugway Road in Richmond. The parcels are subject to Town of Richmond Subdivision Approval #00-165 and Act 250 Land Use Permit #4C0557-9. Scott Strode is proposing to amend the subdivision as follows:

Lot 21 - Provide a 2-bedroom accessory dwelling and reduce the principal dwelling from 4-bedrooms to 3-bedrooms, with corresponding water & wastewater system capacity; amend building envelope accordingly.

Lot 22 - Provide a 2-bedroom accessory dwelling and increase the principal dwelling from 3-bedrooms to 7-bedrooms, with corresponding water & wastewater system capacity; provide relocated building envelopes and gravel drives (the currently permitted building envelope and gravel drive will be eliminated).

In accordance with Section 2.5 Land Capability of the Town of Richmond Zoning Regulations, the proposed subdivision is designed to meet the following criteria:

Section 2.5.1 Areas for Special Guidelines for Development:

- a) Flood Hazard Overlay – N/A, the project is not located within a Flood Hazard Area.
- b) Water Source Protection Areas – N/A, the project is not located within a Water Source Protection Area.
- c) Slopes >20% - The subject parcels include areas of steep slopes >20%. The proposed building envelopes and gravel drives are located to avoid impact to steep slopes.
- d) Shoreline Protection – N/A, the project is not located within 50 feet of a shoreline.

Section 2.5.2 Non-Developable Portions:

The proposed subdivision amendment is designed such that both Lots 21 & 22 include areas larger than 10,000 SF of Developable Area. In addition to the Site Plan drawings showing relevant boundaries, easements and topography, the enclosed Natural Resource Maps indicate wetlands, streams, rivers, ponds and flood hazard areas.

In accordance with Section 420 of the Town of Richmond Subdivision Regulations, the following items are respectfully submitted:


1. Town of Richmond – Final Subdivision Application.
2. Town of Richmond – Preliminary Subdivision Checklist.
3. Town of Richmond – Final Subdivision Checklist.

4. Project Narrative.
5. VT Agency of Agriculture, Food & Markets – Preliminary Approval.
6. VT Wetlands Program – Approval.
7. Town of Richmond – Subdivision Approval #00-165.
8. Names and addresses of all Adjoining Landowners.
9. Stamped addressed envelopes for all Adjoining Landowners.
10. USGS Location Map.
11. State of Vermont ANR – Natural Resources Maps:
 - a. VSWI & Advisory Wetlands (Context & Site).
 - b. River Corridors & SFHAs (Context & Site).
 - c. Wildlife Habitat & Rare/Threatened/Endangered Species (Context & Site).
 - d. Prime Agricultural Soils (Context & Site).
12. Survey Plat – Draft for Review, dated 12-21-2022:
 - a. Drawing PL-1 – Lots 21 & 22 Subdivision Amendment Survey Plat (Sheet 1 of 2).
 - b. Drawing PL-2 – Lots 21 & 22 Subdivision Amendment Survey Plat (Sheet 2 of 2).
13. Design Drawings, dated 01-19-2023:
 - a. Drawing S-1 – Lots 21 & 22 Overall Site Plan.
 - b. Drawing S-2 – Lots 21 & 22 Partial Site Plan.
 - c. Drawing S-3 – Lot 21 Site Plan.
 - d. Drawing S-4 – Lot 22 Principal Dwelling Site Plan.
 - e. Drawing S-5 – Lot 22 Accessory Dwelling Site Plan.
 - f. Drawing D-1 – Lot 21 Wastewater System Details and Notes.
 - g. Drawing D-2 – Lot 22 Principal Dwelling Wastewater System Details and Notes.
 - h. Drawing D-3 – Lot 22 Accessory Dwelling Wastewater System Details and Notes.
 - i. Drawing D-4 – Lots 21 & 22 Water Supply Systems Details and Notes.
 - j. Drawing AG-1 – Primary Agricultural Soils Plan (dated 12-12-2022).
14. Stormwater Narrative & Plan, by Tailwater Engineering, LLC, dated 12-15-2022:
 - a. Stormwater Narrative.
 - b. Drawing SW-1 – Overall Stormwater Conceptual Site Plan.
15. Final Plan Application Fee of \$260.00.
 - a. \$200.00 Subdivision Amendment fee + \$60.00 Recording fee (excluding mylar plat).

Please accept this letter as my statement that, to the best of my knowledge, all proposed infrastructure is designed (Barnard & Gervais, LLC) and engineered (Tailwater Engineering, LLC) in compliance with the applicable Richmond Subdivision Regulations, Zoning Regulations and Public Works Specifications.

Please review the included information and let me know if there are any other items that are required for the Final Subdivision review. In the meantime, should you have any questions or comments regarding the application, please do not hesitate to give me a call at (802) 482-2597.

Sincerely,



Jason S. Barnard
Licensed Designer #126179

c: Scott Strode