

Scott Strode
Lots 21 & 22 Subdivision Amendment
Dugway Road, Richmond, Vermont
January 19, 2023

Project Description

Scott Strode is proposing a Subdivision Amendment for his two adjoining parcels (Lots 21 & 22) located at Dugway Road in Richmond. The lots are subject to Town of Richmond Subdivision Approval #00-165 and Act 250 Land Use Permit #4C0557-9.

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; adjust building envelope & gravel drive.

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.

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. The Final Subdivision Plat drawings PL-1 & PL-2 are marked “DRAFT – For Review Only”.
- **420.2 Final Subdivision Plat** – The Final Subdivision Plat drawings PL-1 & PL-2 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 amendment.
 - (6) Existing Lots numbers 21 & 22.
 - (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 Plat drawings PL-1 & PL-2 include the following information:
 - (1) The proposed wastewater disposal systems and wastewater isolation zones are identified on the Site Plan drawings. Overall Subdivision Plan drawing S-1 includes Project Note #6 certifying that the 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 April 12, 2019.
 - (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. A significant benefit of the proposed amendment is reconfigured building envelopes and engineered gravel drives that are designed better to avoid and protect these resources.
 - (5) Typical cross sections and proposed grading are included on the Stormwater Plan drawings.
 - (6) Culvert design are included on the Stormwater Plan drawings.
 - (7) N/A – No roads are proposed.
 - (8) Existing and finish grade contours are included on the Site Plan and Stormwater Plan drawings.
 - (9) N/A – No additional information is requested at this time.
 - (10) Cover letter included with required statement regarding compliance of proposed infrastructure design & engineering.
 - (11) N/A – No additional documents were required previously.

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 subject parcels contain a variety of natural resources including, but not limited to, wetlands, wildlife habitat, forest and farm land. The proposed amendment is designed to further avoid and protect the property’s natural resources.
- (3) **Runoff and Erosion** – Since there will be over one (1) acre of disturbance associated with the project, an Erosion and Sediment Control Permit will be required under Construction General Permit 3-9020. Since there will be over one-half (1/2) acre of impervious area (i.e. gravel or paved drives, parking areas and roof tops), a Stormwater General Permit 3-9050 will be required from the Vermont Watershed Management Division. As shown, the project contains 23,260 square feet (0.53± acres) of impervious surface area.
- (4) **Compliance with Other Regulations** – The proposed amendment will reduce environmental impact while providing a greater variety of residential opportunities with safer and more efficient use of infrastructure. These benefits advance the goals of the Act and the town of Richmond, while maintaining and improving compliance with the

use, performance and dimensional standards of the applicable regulations and ordinances.

- (5) **Settlement Pattern** – The proposed amendment will remain compatible with the existing planned settlement pattern for the area. The relocated Lot 22 principal dwelling building envelope will consolidate development closer to Dugway Road to avoid impact to the forest beyond. The proposed accessory dwellings will provide further variety of residential opportunities with efficient use of the infrastructure related to the principal dwellings.
- (6) **Density** – The lot densities of one (1) dwelling unit per 190.5± acres (Lot 21) and 188.8± acres (Lot 22) are below the AR zoning district maximum density of one (1) dwelling unit per 1.00 acre.
- (7) **Municipal/Government Services and Facilities** – The scope of the proposed amendment is relatively minor and is not anticipated to place undue burden on municipal or government services and facilities. The shared drive has been engineered to be wider and lower slope with improved stormwater management, while the Lot 22 principal dwelling drive will be significantly shorter and at a lower elevation. As a result, emergency access and shared utilities/infrastructure will be improved, while the property assessment and tax will be increased to offset the associated increase in municipal demand.
- (8) **Potable Water Supply and Wastewater Disposal** – The Lot 21 principal and accessory dwellings will be served by a single on-site mound wastewater system and will be provided water by a single on-site drilled well. The Lots 22 principal and accessory dwellings will be served by separate on-site mound wastewater systems and will be provided water by separate on-site drilled wells. 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 April 12, 2019. As part of this project, a State of Vermont Wastewater System and Potable Water Supply Permit will be applied for.
- (9) **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.
- (10) **Roads and Highways** – The proposal includes amending the currently permitted access by widening from 15’ to 16’ and reducing the maximum slope from 13% to 12%. These improvements will provide a safer intersection with Dugway Road that is engineered to current town standards. The addition of two accessory dwellings will not cause undue congestion.
- (11) **Large Animal Habitat** – The proposed amendment will conserve large animal habitat by relocating the Lot 22 principal dwelling closer to existing development to avoid impact to the property’s upland forest.
- (12) **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 – As part of this project, the previously approved access will be redesigned and constructed in accordance with current standards.
 - 600.2 Arrangement – No change is proposed to the previously approved arrangement, which includes minor realignment of the existing gravel access.
 - 600.3 Topography – The access is designed responsively to the natural topography and existing conditions; no change is proposed to the previously approved layout.
 - 600.4 Curb Cuts – Access Permit #2022-02 has been issued for the proposed access.
 - 600.5 Reserved Strips – N/A – no reserved strips are proposed.
 - 600.6 Dead End Roads – A hammerhead turn-around area is provided.
 - 600.7 Intersections – The existing road intersection is safe and will be further improved as part of the redesigned access in accordance with current standards.
 - 600.8 Accessibility – Emergency vehicle access is provided to each building envelope. The proposed amendment benefits accessibility significantly by relocating the Lot 22 principal dwelling out of the mountain forest, and by redesigning the access to current standards.
 - 600.9 Sight Distances – Sight distances (south: 150’, north: 350’) were measured and approved by the town Highway Foreman under Access Permit #2022-02.
 - 600.10 Drainage – The proposed amendment will improve drainage by redesigning the stormwater management system in accordance with current standards. As part of this project, a State of Vermont Stormwater General Permit #3-9050 for discharge of stormwater runoff from operational activity is required.
 - 600.11 Road Names – The road name “Strode Farm Lane” has been approved by the Selectboard.
 - 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 amendment.
 - 600.13 Construction or Structures in the Absence of Security – No action is required at this time. Prior to Zoning Permit(s) being issued to construct the proposed structures, all roads and other facilities identified in Section 600 shall be completed and as-built drawings shall be approved by the Town Engineer and submitted to the Administrative Officer.
 - 600.14 Sidewalks – N/A – No sidewalks are proposed.
- **610 Lot Layout:**
 - 610.1 Zoning Regulations – No change is proposed to the existing lot layout. The proposed building envelopes are located to comply with zoning setbacks, and to be more consistent with the surrounding settlement pattern by not extending into the core forest beyond.
 - 610.2 Other Considerations – The proposed building envelopes and drives have been designed responsively to all natural resources/features and existing conditions. The proposed configuration is designed to be an improvement over the previously approved layout.
 - **620 Pedestrian and Bicycle Access** – No dedicated pedestrian/bicycle easements are proposed. The amendment includes widening the access from 15’ to 16’ and reducing the slope from a maximum of 13% to 12%; these improvements will further benefit pedestrian and bicycle safety.
 - **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; the proposed amendment is intended to utilize existing clearings in lieu of impact to the forest.
 - 640.2 Landscaping – The parcel is predominantly forested with existing tree-lined clearings and large setbacks; no new landscaping is proposed. Current and/or future landowners may add accent landscaping (e.g., flower beds, shrubs, shade trees, etc.) to complement the homes.

- **650 Drainage and Fill:**
 - 650.1 Design of Drainage System – Stormwater narrative, plans & specifications are included.
 - 650.2 Accommodation of Anticipated Flows – The stormwater management system has been designed to accommodate all existing plus anticipated run-off.
 - 650.3 Downstream Drainage Facilities – The stormwater management system has been designed such that the existing drainage facilities below the grade of the subdivision will accommodate the additional anticipated run-off.
 - 650.4 Twenty-Five Year Storm – The stormwater management system and easements have been designed to accommodate water from a twenty-five (25) year storm.
 - 650.5 Erosion Control – The contractor and 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 contractor or landowner to ensure that these guidelines are followed and erosion/sediment control measures are maintained throughout the course of the project. As part of this project, a State of Vermont Construction General Permit #3-9020 for discharge of stormwater runoff from construction activity is being applied for.
 - 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 Lot 21 principal and accessory dwellings will be served by a single on-site mound wastewater system and will be provided water by a single on-site drilled well. The Lots 22 principal and accessory dwellings will be served by separate on-site mound wastewater systems and will be provided water by separate on-site drilled wells. 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 April 12, 2019. As part of this project, a State of Vermont Wastewater System and Potable Water Supply Permit will be applied for.

- **670 Utilities:**
 - 670.1 General – The existing and proposed utility systems are included on the Final Subdivision Plat.
 - 670.2 Underground Installation – All utilities serving Lots 21 & 22 are proposed to be underground from the existing utility pole along the existing gravel road.
 - 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 Act 250 Land Use Permit.**
 - For Amendment to Act 250 permit #4C0557-9.
2. **State of Vermont Wastewater System and Potable Water Supply Permit.**
 - For water supply & wastewater disposal systems.
3. **State of Vermont Construction General Permit #3-9020.**
 - For discharge of stormwater runoff from construction activity.
4. **State of Vermont Stormwater General Permit #3-9050.**
 - For discharge of stormwater runoff from operational activity.