



RICHMOND, VT TOWN CLERK'S OFFICE

Received for record

December 4 A.D. 2000

At 8 o'clock 30 minutes A.M.
and recorded in Book 117 Page 421
of Land Records.

Attest:

Debra E. LaPrade
Town Clerk

DG1498

00-165

02567

Planning Commission
Town of Richmond
P.O. Box 285
Richmond, VT 05477
(802) 434-2430 phone
(802) 434-5570 facsimile
tor@madriver.com email

November 17, 2000

Earl and Lotta Rosen
14 Dexter Rd.
Westport, CT 06880

RE: Final Approval, Subdivision Application 00-165.

Dear Mr. and Mrs. Rosen:

The Planning Commission held a meeting on Wednesday, November 1, 2000 to discuss the above-referenced application for a 5-Lot subdivision off Dugway Road as presented in your application deemed complete October 13, 2000 consisting of plan sheets C1-C10 entitled "Rosen Property Partial Site Plan", prepared by Champlain Consulting Engineers and last revised on September 20, 2000; plans sheets 1A-5A entitled Lot #23, prepared by Lamoureaux and Dickinson and last revised October 7, 2000; and plan sheets 21-1,21-2,22-1,22-1,23-1,23-2 prepared by Willis Design Associates and dated January 20, 2000. The Commission approved your application subject to the following conditions:

1. All requirements of Richmond's Subdivision Regulations (1998), Zoning Regulations (1999) and Public Works Specifications, including underground utilities, not waived in this approval, and noted herein, must be met.
2. The project shall be developed in compliance with the approved subdivision plans. Compliance with all of the details listed in the approved subdivision plans shall be a condition of this approval.
3. Prior to the issuance of any Richmond building permits and within 90 days of the date of this approval letter, this letter of approval must be recorded with the Richmond Town Clerk along with a mylar of the subdivision and a letter of authorization from the Richmond Selectboard for work with the rights-of-way for TH26 and TH27. The mylar shall contain a sign off block for the signature of the Planning Commission Chair. A copy of the same plan must also be submitted for Planning Commission records.
4. Prior to the issuance of any Richmond building permits and within 1 year of the date of this approval letter, any and all required State permits must be obtained. If the State approvals differ substantially from the local approval, local approval must be amended where necessary by the appropriate local governing body.
5. Through the issuance of this approval for subdivision, the former Lots 8 & 19 are considered null and void and are now considered part of Lot 23.
6. It shall be the responsibility of the owner of Lot 23 to afford access for emergency vehicles to his / her lot. The owner of Lot 23 shall not, however, be prevented from receiving compensation from others that may benefit from this maintenance.

This decision may be appealed to the Vermont Environmental Court within thirty days under VSA Title 24, Chapter 117, in accordance with the governing rules of procedure and rules of the Vermont Environmental Court.

Sincerely,

A handwritten signature in cursive script that reads "William F. Smith".

William F. Smith, Chair
Planning Commission

cc: file, David Spitz