
RE: Follow up on Southview 3-acre permit

From Purcell, Terry <Terry.Purcell@vermont.gov>

Date Wed 11/13/2024 4:27 PM

To Josh Arneson <jarneson@richmondvt.gov>

 1 attachment (408 KB)

0166.TIF;

Hi Josh,

The requested map is attached. Generally, yes, the lots within the blue polygon in our map are subject to the permit and the 3-acre requirements. However I did just provide a determination to the owner of 145 Southview Drive that her lot (which appears to be Lot #46 in your map with lots numbered) should have been excluded as it was not a numbered lot in the original plan, and the impervious surface on that lot can be omitted from the 3-acre permitting.

In my response to the owner of 145 Southview Drive I noted the following. The Stormwater Program identified 3-acre sites by utilizing parcel data and impervious coverage data, in addition to permit data for multiple parcels that were previously subject to an operational stormwater discharge permit with three or more acres of impervious. This information was crosschecked with network permit and project files, land use type (residential/commercial/agriculture/silviculture), and issued permits. The development of new site plans accurately showing the extent of impervious surface and where applicable the lots that are part of the 3-acre site is a permit application requirement and is the responsibility of permit applicants. For projects like Southview that have a previously issued stormwater permit, we have the previously approved plans and any available previously approved application materials on hand to provide for applicants and consultants to assist with that task. I was noting all of this to make it clear that some level of revision or reconsideration was anticipated (often minor, but sometimes more significant) across the hundreds of 3-acre sites statewide in the review process, and we were not making a final ruling regarding the boundaries of all 3-acre sites based only on the initial DEC analysis. There is a required role for an applicant and consultant to create up-to-date site plans and in some cases refine our initial assessment as needed in developing new site plans, whether for impervious surface acreage, boundaries of the site, lots, etc. The DEC GIS-based map of a 3-acre site and associated impervious can't simply be sent back to us in a permit application as is and we have always noted that conditions on the ground may differ and further analysis by applicants and/or their consultants may be necessary.

Thanks,

Terry



Terry Purcell | Operational Section Supervisor (he, him)
Vermont Department of Environmental Conservation
Watershed Management Division, Stormwater Program
Davis 3, 1 National Life Drive | Montpelier, VT 05620-3522
802-490-6166 cell | terry.purcell@vermont.gov

<https://dec.vermont.gov.watershed>

The Agency of Natural Resources supports telework, and there are times when I may be working from another office location. I am available to connect by phone and email. I am also available to connect in-person upon request.

Vermonters, businesses, and communities impacted by the July 2024 flood should report damage to [Vermont 211](#). Find resources, guidance and referral information at vermont.gov/Flood. [Volunteer to help](#) or [donate to the Vermont Flood Response and Recovery Fund](#) to support all those impacted.

From: Josh Arneson <jarneson@richmondvt.gov>
Sent: Wednesday, November 13, 2024 1:44 PM
To: Purcell, Terry <Terry.Purcell@vermont.gov>
Subject: Re: Follow up on Southview 3-acre permit

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Terry,

Can you forward me the map from the original Southview Subdivision which was subject to the State operational stormwater permit originally issued in the 80's?

Thanks,

Josh Arneson (he/him)

Town Manager
Town of Richmond
P.O. Box 285
Richmond, VT 05477
(802) 434-5170

From: Josh Arneson <jarneson@richmondvt.gov>
Sent: Friday, November 8, 2024 4:17 PM
To: Purcell, Terry <Terry.Purcell@vermont.gov>
Subject: Re: Follow up on Southview 3-acre permit

Okay, I think I got the 44 from a statement you had made, and it probably does tie back to the original development. Would it be best communicated as the lots in the blue polygon on the map you provided?

Josh Arneson (he/him)

Town Manager
Town of Richmond
P.O. Box 285
Richmond, VT 05477
(802) 434-5170

From: Purcell, Terry <Terry.Purcell@vermont.gov>
Sent: Friday, November 8, 2024 3:46 PM
To: Josh Arneson <jarneson@richmondvt.gov>
Subject: RE: Follow up on Southview 3-acre permit

Hi Josh,

In that response I was simply noting the subject of the bullet point as you had asked in the 10/9/24 email "do you have a list of the 44 lots that make up the Southview Development." I was not stating with certainty that the Southview development today currently consists of 44 lots. 44 lots were proposed to be built by the developer in the original stormwater permit application for Southview from the 1980's. That may not be the number of lots today.

Thanks,

Terry



Terry Purcell | Operational Section Supervisor (he, him)
Vermont Department of Environmental Conservation
Watershed Management Division, Stormwater Program
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802-490-6166 cell | terry.purcell@vermont.gov
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From: Josh Arneson <jarneson@richmondvt.gov>
Sent: Friday, November 8, 2024 11:24 AM
To: Purcell, Terry <Terry.Purcell@vermont.gov>
Subject: Follow up on Southview 3-acre permit

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Terry,

I have a few question about the number of lots that are contained in the Southview 3-acre permit. You have stated that the Southview area consists of 44 lots (see the first complete bullet point on page 5 of this [email](#).) But the map you sent appears to show 49 lots. (see attached map with lots numbered). How can we reconcile this discrepancy?

Josh Arneson (he/him)

Town Manager
Town of Richmond
P.O. Box 285
Richmond, VT 05477
(802) 434-5170