



ACCESS PERMIT APPLICATION

Permit # AC2024-05
Parcel ID: H43912

Any new or modified access areas onto a Town highway requires Town approval. For access proposals on State roads, including RT 2 and RT 117, applicants are required to apply directly to VT Agency of Transportation. For local approvals, please review section 6.6 of the *Public Improvement Standards & Specifications for the Town of Richmond* (see municipal website) and provide all the information requested in this application. If you have questions please contact the Highway Department at 434-2631. Additional local permits and approvals may also be required, for information contact the Zoning Administrative Officer at 434-2430.

Application Date: 10/8/24 Physical Address of Property: Mayo RD, Richmond

Applicant Name: Ralph Towers Property Owner Name: Ralph and Rachel Towers

Applicant Mailing Address: 3912 Huntington Rd
Richmond VT 05477

Owner Mailing Address: _____
3912 Huntington RD.
Richmond VT 05477

Phone: 802-434-2412 Phone: 802-434-2412

Email: besserytowers@yahoo.com Email: rachelalldairetowers@gmail.com

Description of Project: new building lot Is property in floodplain? N

The Highway Department will review the proposal to ensure adequate sight lines, culverts and drainage issues. All new driveway culverts must have a minimum diameter of 15". Appropriate techniques such as headwalls and wingwalls may be required especially where erosion or undermining may be expected to occur. The landowner is responsible for purchasing and installing all required materials as approved for installation in the access permit. The landowner is responsible for all maintenance and repair for one year from the date of completion. For the replacement of existing culverts, the Highway Department will make the decision that an existing culvert has failed. The landowner will pay for the purchase price of the culvert. If the grade of the driveway is altered by the landowner so that the culvert is affected by frost action, the landowner will be responsible for repairs.

- Please include a Sketch Plan showing the proposed location of the new or modified access. (see reverse)
- Town Highway Access Application Fee—\$115 residential/\$145 commercial

Submit the completed application form with the required fee to Planning & Zoning Office.

Signatures: The undersigned hereby certifies this information to be complete and true.

Ralph E. Towers / Rachel R. Towers Ralph E. Towers / Rachel R. Towers
Applicant Signature date 10/17/2024 Property Owner Signature 10/17/2024 date

— DO NOT WRITE BELOW THIS LINE—OFFICE USE ONLY—DO NOT WRITE BELOW THIS LINE—OFFICE USE ONLY—DO NOT WRITE BELOW THIS LINE—OFFICE USE ONLY—

Application received by ZAO & forwarded to Highway Department (date & initial): TM / 10/21/24 Fee: _____

Application received & reviewed by Highway Department (date): 12-11-24 Decision: APPROVED / DENIED / WITHDRAWN

Comments: SIGHTLINE FROM ACCESS COOKING SOUTH EXCEEDS Additional comments on reverse

Highway Foreman Signature: _____ Date: 12-11-24

Application received by Town Manager and scheduled for Selectboard approval (date of SB meeting): _____

Selectboard Decision: APPROVED / DENIED / WITHDRAWN Comments: _____

Selectboard Chair Signature: _____ Date: _____

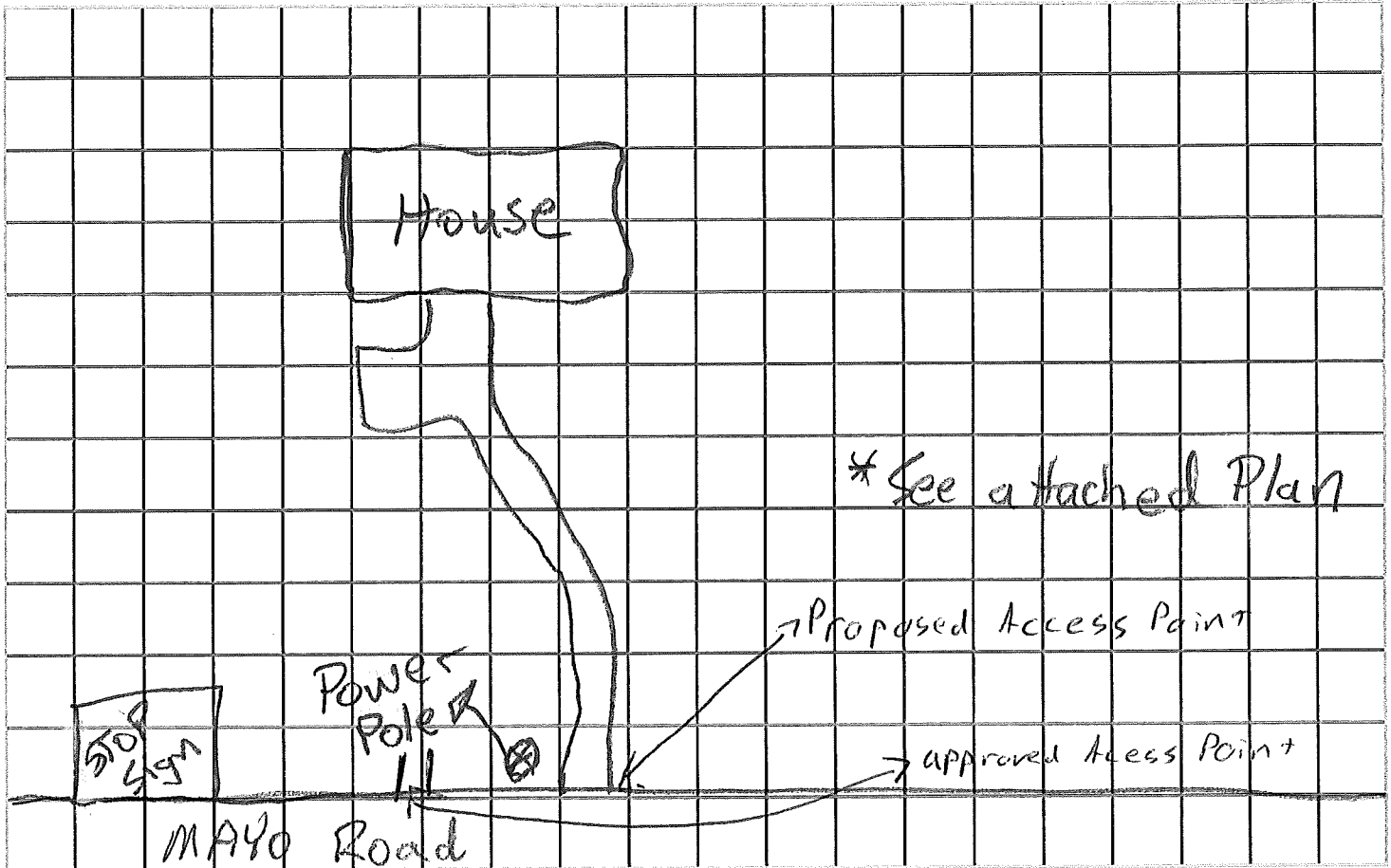
Return approved application to Planning & Zoning Office for applicant notification and filing (ZAO date & initial): _____

TOWN CLERK'S OFFICE Received for Record: _____ A.D. _____ At _____ o'clock _____ minutes _____ M

And Recorded in Book: _____ page _____ Attest: _____

Sketch Plan: Please include a Sketch Plan showing the proposed location of the new or modified access, with accurate measurements from the centerline of the proposed access (where it meet the town road) to any permanent mark. Please follow the specifications and profiles from the current Public Improvement Standards & Specifications for the Town of Richmond, including the culvert size (diameter and length). Additional information may be required depending on the nature of the project.

Sketch Plan:



— DO NOT WRITE BELOW THIS LINE—OFFICE USE ONLY—DO NOT WRITE BELOW THIS LINE—OFFICE USE ONLY—DO NOT WRITE BELOW THIS LINE—OFFICE USE ONLY—

Highway Department Comments: 285' OK, ACCESS IS 100' FROM HUNTINGTON RD, INTERSECTION OK, INSTALL 12" X 30' HDPE CULVERT PER RICHMOND PUBLIC WORKS STANDARDS. *AS*

Is a post construction inspection required? YES / NO Reason for post construction inspection: _____

Fee required (insert amount): _____ Fee collected (include amount and date received): _____

Is an independent professional inspection required? YES / NO Reason for independent professional inspection: _____

Fee required (insert amount): _____ Fee collected (include amount and date received): _____

Highway Foreman Signature: *[Signature]* Date: 12-11-04

Date of completed post construction inspection / independent professional inspection: _____

Rene Bessery-Towers

From: Rene Towers <besserytowers@yahoo.com>
Sent: Tuesday, October 15, 2024 10:07 PM
To: Rene Bessery-Towers
Subject: Fwd: Towers

Sent from my iPhone

Begin forwarded message:

From: Willis Design Associates <willisdesignvt@gmail.com>
Date: October 15, 2024 at 9:08:48 PM EDT
To: Rene Towers <Besserytowers@yahoo.com>
Subject: Re: Towers

My plan covers primarily water/wastewater. Unless their rules have changed, they don't normally require engineering plans for the driveway. The town requires you to install the curb cut/access per VT B-71 standards, which includes required grades at the road intersection. The approach to the house is also not steep, so that shouldn't be an issue.

I would ask Pete if he needs engineered plans (which seems unnecessary in this case) or if you can refer to B-71. The downgradient, receiving culvert by the barn is 18 inch, so that's all you need being upstream.

If they insist on a special driveway plan (which I was hoping wasn't needed to save you expense), I can make arrangements to have that done using my site plan. The driveway just needs to be a 12% grade or less, which should be very easy to accomplish.

Thanks,

Justin

On Tue, Oct 15, 2024, 8:56 PM Rene Towers <besserytowers@yahoo.com> wrote:

Hi Justin,
We are filling out the access permit for the driveway and it says we need to sketch it with accurate measurements from the center line with specifications and profiles from the public improvements standards and specs- including culvert size and length. Can you advise how we should proceed with this? We didn't see anything pertaining to this in the drawings you send us prior. We were told Pete has to approve this along with the board in Richmond.

Thanks

Rene

Sent from my iPhone

