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**RE: 6116-9050.1 Southview Subdivision**

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

**Date** Thu 7/31/2025 2:21 PM

**To** Josh Arneson <jarneson@richmondvt.gov>; McIntyre, Megan <Megan.McIntyre@vermont.gov>

**Cc** Andres Torizzo <andres@watershedca.com>; anna <anna@watershedca.com>

Hi Josh,

Outreach to our Department from 3-acre sites lacking an owner's association has been limited of late. I know the Town is agreeing to take on full responsibility for the stormwater permit at Jersey Heights in Morrisville. There was a special tax district formed for the development and that is a Public-Private Partnership project, so it is different in some ways from other 3-acre sites. I heard recently from a Selectboard member in Swanton who indicated they have made little progress with their permitting for a 3-acre site that was an orphan and has no association.

I believe Andres has been involved with some 3-acre sites in Barre Town where there is no association. He may have additional information that we do not at this point regarding their progress.

Other than that, there are sites we heard from shortly after the letters we sent out last year, including one in Georgia, and another in Newport City, where we have not been given any recent updates to my knowledge nor have permit applications been submitted. Some of these did not apply for ARPA funding and are not subject to the ARPA milestones and may be aware of the regulatory extension that now provides more time for them to come into compliance.

Thanks,

Terry

**Terry Purcell** (he, him) | Operational Section Supervisor  
Watershed Management Division, Stormwater Program  
Vermont Department of Environmental Conservation  
Davis 3, 1 National Life Drive | Montpelier, VT 05620-3522  
802-490-6166 | [terry.purcell@vermont.gov](mailto:terry.purcell@vermont.gov)  
<https://dec.vermont.gov/watershed>

There are times when I may be working from another office location. Contact me by phone or email to schedule an in-person meeting.

Written communications to and from state officials regarding state business are considered public records and may be subject to public scrutiny.

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**From:** Josh Arneson <jarneson@richmondvt.gov>

**Sent:** Monday, July 28, 2025 12:57 PM

**To:** Purcell, Terry <Terry.Purcell@vermont.gov>; McIntyre, Megan <Megan.McIntyre@vermont.gov>

**Cc:** Andres Torizzo <andres@watershedca.com>; anna <anna@watershedca.com>

**Subject:** Re: 6116-9050.1 Southview Subdivision

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Thank you. Do you know how the other 17 sites without an HOA are proceeding?

Josh Arneson (he/him)

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

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**From:** Purcell, Terry <[Terry.Purcell@vermont.gov](mailto:Terry.Purcell@vermont.gov)>

**Sent:** Thursday, July 24, 2025 5:54 PM

**To:** Josh Arneson <[jarneson@richmondvt.gov](mailto:jarneson@richmondvt.gov)>; McIntyre, Megan <[Megan.McIntyre@vermont.gov](mailto:Megan.McIntyre@vermont.gov)>

**Cc:** Andres Torizzo <[andres@watershedca.com](mailto:andres@watershedca.com)>; anna <[anna@watershedca.com](mailto:anna@watershedca.com)>

**Subject:** RE: 6116-9050.1 Southview Subdivision

Hi Josh,

The total number of 3-acre sites that we believe, to the best of our knowledge, lack an owner's association, or where an owner's association if in existence has not previously been a permittee for the operational stormwater discharge permit, is 18, including Southview.

Thanks,

Terry

**Terry Purcell** (he, him) | Operational Section Supervisor  
Watershed Management Division, Stormwater Program  
Vermont Department of Environmental Conservation  
Davis 3, 1 National Life Drive | Montpelier, VT 05620-3522  
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**From:** Josh Arneson <[jarneson@richmondvt.gov](mailto:jarneson@richmondvt.gov)>

**Sent:** Wednesday, July 23, 2025 11:21 AM

**To:** McIntyre, Megan <[Megan.McIntyre@vermont.gov](mailto:Megan.McIntyre@vermont.gov)>; Purcell, Terry <[Terry.Purcell@vermont.gov](mailto:Terry.Purcell@vermont.gov)>

**Cc:** Andres Torizzo <[andres@watershedca.com](mailto:andres@watershedca.com)>; anna <[anna@watershedca.com](mailto:anna@watershedca.com)>

**Subject:** Re: 6116-9050.1 Southview Subdivision

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Sorry, one more follow up. We are curious to know how many other three acre sites involving multiple residential properties do not have HOAs. If you have that figure can you please share it

with me?

Thanks,

Josh Arneson (he/him)

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

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**From:** Josh Arneson  
**Sent:** Wednesday, July 23, 2025 11:19 AM  
**To:** McIntyre, Megan <[megan.mcintyre@vermont.gov](mailto:megan.mcintyre@vermont.gov)>; Purcell, Terry <[terry.purcell@vermont.gov](mailto:terry.purcell@vermont.gov)>  
**Cc:** Andres Torizzo <[andres@watershedca.com](mailto:andres@watershedca.com)>; Anna Sherman <[anna@watershedca.com](mailto:anna@watershedca.com)>  
**Subject:** 6116-9050.1 Southview Subdivision

Megan and Terry,

The Town of Richmond is working toward submitting an administratively complete NOI by September in order to meet the deadline for the grant funding for engineering and permit fees. As we did in December, we will be submitting the attached letter with the NOI. Can the NOI be considered administratively complete without the Town as the sole permittee or without the Town and a Homeowners Association as co-permittees? You may recall that there are 48 parcels in this permit area, but a Homeowners Association does not exist.

Thanks,

Josh Arneson (he/him)

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