
RE: Mary Dr. Stormwater Permit Questions

From andres@watershedca.com <andres@watershedca.com>

Date Fri 7/17/2026 6:51 AM

To Josh Arneson <jarneson@richmondvt.gov>

Cc Keith Osborne <koborne@richmondvt.gov>

Josh

The current permit authorizes 2.5 acres and any additional gets added to the 1.76. However, I would suggest a careful review of the proposed expansion plans by me to verify the system can in fact handle the extra impervious. And before making any final decisions I would suggest getting an approval in writing from DEC to make sure they concur with the planned approach.

From: Josh Arneson <jarneson@richmondvt.gov>

Sent: Thursday, July 16, 2026 11:04 AM

To: andres@watershedca.com

Cc: Keith Osborne <koborne@richmondvt.gov>

Subject: Re: Mary Dr. Stormwater Permit Questions

Andres,

Thanks for the reply and clarification. I am copying our Director of Planning and Zoning on my reply as he is also working on this project. Keith, see below.

Andres, if I am understanding correctly; any additional impervious surface will be added to the 1.76 acres and the current permit and design can handle up to 2.5 acres total. Is that correct?

Josh Arneson (he/him)

Town Manager
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P.O. Box 285
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(802) 434-5170

From: andres@watershedca.com <andres@watershedca.com>

Sent: Wednesday, July 15, 2026 4:52 AM

To: Josh Arneson <jarneson@richmondvt.gov>

Subject: RE: Mary Dr. Stormwater Permit Questions

Sorry for the delay in my reply.

These are good questions. 1.76 is the as-built measurement we came up with. But we asked DEC to reauthorize at the 2.5 acres since that was what the original permit carried. The 1.76 acre number is "correct" in terms of what is there but having the 2.5 acres written into the permit should allow some buffer.

Regardless I think that if the Town wants to do this expansion it would make sense for me to evaluate the impact of the road expansion. The goal being to develop an email or memo summary to DEC to explain that there is indeed this buffer and that the current stormwater system can accommodate this additional road surface. Get this expansion on record to make sure they do not ask for an amendment to cover it.

It shouldn't get into a 3 acre rule situation as we are still well below that threshold.

Happy to talk more if that is not clear.

From: Josh Arneson <jarneson@richmondvt.gov>

Sent: Wednesday, July 8, 2026 5:55 AM

To: Andres Torizzo <andres@watershedca.com>; Anna Sherman <anna@watershedca.com>

Subject: Mary Dr. Stormwater Permit Questions

Andres and Anna,

I have a few questions regarding the Mary Dr. stormwater permit. The portion of Mary Dr. that proceeds south from the cul-de-sac is currently built to driveway standards. There is discussion of upgrading about 240 feet of this driveway to road standards. This would involve widening the 240 foot section from 12' wide to 24' wide. This would add about 2,880 of impervious surface. Since this is part of the permitted area there are questions about how much impervious surface currently exists and how much will exist after the road is improved. Which also leads to questions about how much total impervious surface can be added to the permitted area and what are the consequences of adding impervious surface.

- The map you provided for the permitted area (attached) shows 0.82 of privately owned impervious and 0.94 of Town owned impervious surface for a total of 1.76 acres of impervious surface. However the Authorization to Discharge (attached) says the area is 2.50 acres of impervious surface. Which figure is the correct total of impervious surface?
- What happens if the impervious surface total increases, but the total remains below 3 acres?
- If the total impervious surface increase to 3 acres or more in the permitted area, is the permitted area then subject to the 3 acre rule?

Thanks,

Josh Arneson (he/him)

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