

Fwd: Peaceable Kingdom Subdivision - Richmond, Vermont

Jean & Gary Bressor <bressor@wcvt.com>

Wed 8/14/2024 12:50 PM

To: Tyler Machia <tmachia@richmondvt.gov>

Hi Tyler,

I am forwarding this and ask that it be relayed to the DRB members at tonight's hearing. Other items to follow is separate emails.

Thanks

Begin forwarded message:

From: Stephen Diglio <StephenD@kas-consulting.com>
Subject: Peaceable Kingdom Subdivision - Richmond, Vermont
Date: August 14, 2024 at 12:20:57 PM EDT
To: "bressor@wcvt.com" <bressor@wcvt.com>

Good Afternoon Mr. Bressor,

This email is in regards to the estimated impervious cover at the Peaceable Kingdom Subdivision in Richmond, Vermont, and the implications for the requirement for a VTDEC Operational Stormwater Permit (3-9050). Based on our preliminary calculations, after the existing barn is removed the resulting impervious cover associated with the currently development of the subdivision will be 0.465 acres, which is less than the current 0.5-acre threshold for a 3-9050 permit. In addition, when this subdivision was approved in 2020, there was a 1.0-acre permit threshold in effect. Per the 3-9050 permit transition exemptions, it appears that the 1.0-acre threshold should still apply per the since substantial construction commenced well before July 1, 2024. KAS will seek additional clarification from the VTDEC to determine if the subdivision will fall under the 0.5 or 1.0- acre threshold for proposed amended subdivision design, as the transition language is subject to interpretation for permit amendments.

Consequently, it is our opinion that a 3-9050 Stormwater Permit is not required for the subdivision as currently developed. If the 0.5-acre threshold applies to the proposed permit amendments for the currently undeveloped lots, any additional proposed impervious cover development would trigger the requirement for a 3-9050 permit. If the 1.0-acre threshold applies since substantial construction commenced prior to July 1, 2024, the total proposed impervious area maybe less than 1.0-acre and the subdivision may be exempt from a 3-9050 permit.

Please feel free to contact me if with any questions, comments, or concerns.

Best Regards,



Stephen Diglio, P.E.

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