

To the Town of Richmond Select board--- July 5, 2024

Hi Josh,

We are seeking to amend a subdivision on our farm- (1925 Jericho Road). Lot 12 was created when a 13 lot PUD Sadlar Meadow subdivision was developed and approved back in 2012-2013 in Richmond. We want to be able to build a home on Lot 12. Lot 12 is located at the end of Mary Drive and the Mary Drive cul-de-sac and Lot K, all parcels of land owned by the Town of Richmond. Lot K was deeded to the Town on February 11, 1993 (Book 83 Page 24) at the same time Mary Drive was deeded to the town. ----- (See the Boundary Plat drawn by O'leary-Burke for the PUD Sadlar Meadow 13 lot subdivision)

We are seeking to use these parcels and the existing driveway through Lot 13 to access Lot 12. We ask to use the Private Rural Road standards because Lot 12 will be a 4th house but in a limited development area. We understand that we will need a Subdivision permit and an Access permit. We are actively amending our ACT 250 permit. Lot 13, which is the rest of our "whole" farm has restrictions placed on it from the ACT 250 Land Use Permit 4C0702R-6, the permit created with Sadlar Meadow. Lot 13 is to be used for "Agricultural purposes" only. That statement is found in the Richmond DRB Decision dated October 22, 2012 – recorded October 29, 2012 Book 215 Page 149-157 under the "Findings of Fact" #5 and in Board Decisions 4c. It is also stated on the first page of the Land Use Permit Amendment 4C0702R-6 and further within the permit. We would like to name the access for these 4 homes off from the Mary Drive cul-de-sac ---*Mary Drive Ext* ----Ext short for Extension.

Because of the restrictions placed on Lot 13, we also seek a waiver on rural road requirements needed all the way to the entrance of Lot 12. We want to build to rural road standards to the boundary of Lot K and Lot 13. From that point, we enter Lot 13 which has the Agricultural only restrictions. The existing driveway entering Lot 13 built in 2007 will service 2 homes and currently meets driveway requirements. The two homes being serviced will be Lot 12 and an existing home (450 Mary Drive)- the 3rd and 4th homes of Mary Drive Ext.

Please let us know what our next steps need to be. Danny Peet 802-578-5170
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