

**FINAL PLAT REVIEW: FP-005-23**  
**SITE PLAN REVIEW: SP-002-23**  
**CONDITIONAL USE: CU-004-23**

|  |   |
|--|---|
| <b>Owner:</b><br>Anthony & Lillian Gamache<br>147 Georgia Middle Road<br>Milton, VT 05468<br>#802-524-6347                           | <b>Applicant:</b><br>Same   |
| <b>Surveyor/Engineer:</b><br>Justin T. Holmes, PE<br>Pinnacle Engineering, PLC<br>189 Maple Drive, Georgia VT 05478<br>#802-782-5980 | <b>Property Tax Parcel &amp; Location:</b><br>Parcel ID# 109960000<br>147 Georgia Middle Road, Georgia, VT<br>Zoning District: AR-1, AR-2 |

**Background**

Anthony & Lillian Gamache, hereafter referred to as Applicant, is requesting Final Plat review , Site Plan Review and Conditional Use for a 2-lot minor subdivision. The parcel is located at 147 Georgia Middle Road and consists of ±91 acres. The parcel is located within the AR-1 and AR-2 zoning districts. Said parcel is benefitted by ±230 foot lot frontage.

Applicant is proposing the creation of two lots.

- Proposed Lot 3A will consist of ±21.3 acres with frontage on Georgia Middle Road.
- Proposed Lot 3 will be comprised of the remaining ±69.7 acres, with no changes to the existing four-bedroom residence, and one-bedroom accessory apartment.

**COMMENTS**

**General Subdivision and Site Plan Review Requirements**

1. **Dimensional Requirements.** The dimensional requirements of the AR-1 and AR-2 zoning districts and the proposed dimensional measurements are as follows:

|                         | Required |  | Proposed    |             |
|-------------------------|----------|--|-------------|-------------|
|                         | AR-1     | AR-2                                     | Lot 3A      | Lot 3       |
| <b>Minimum Lot Size</b> | 5 acres  | 4 acres (for a 3 & 4 household dwelling) | ±21.3 acres | ±69.7 acres |
| <b>Lot Frontage</b>     | 250 ft   | 150 ft                                   | ±230 ft     | ±855 ft     |
| <b>Front Setback</b>    | 75 ft    | 75 ft                                    | ±275 ft     |             |
| <b>Side Setback</b>     | 40 ft    | 25 ft                                    | ±280 ft     |             |

|                        |             |         |          |  |
|------------------------|-------------|---------|----------|--|
| <b>Rear Setback</b>    | 40 ft       | 25 ft   | ±2500 ft |  |
| <b>Building Height</b> | 35 ft (max) | 35 (ft) |          |  |

2. **Site plans.** Applicant has submitted a site plan titled “Anthony & Lillian Gamache, Proposed Two-Lot Subdivision, 147 Georgia Middle Road, Georgia, VT. Overall Subdivision Plan” prepared by Pinnacle Engineering, PLC dated 10/03/2023.

- i. The proposed property lines
- ii. The proposed boundaries for Lot 3A and Lot 3
- iii. The location of existing and previous Structures on Lot 3
- iv. Existing well and wastewater areas on Lot 3
- v. Existing Driveway on Lot 3
- vi. Proposed road on Lot 3A
- vii. Proposed Four Household Residence and parking area
- viii. Proposed well and wastewater areas on Lot 3A

3. **Lot layout.** As proposed, the boundary lines are linear and proposed lots are generally regular in shape.

4. **The land is suitable for subdivision or development.** The land meets the requirements for the subdivision with setbacks, road frontage and acreage. One proposed new building and road.

5. **The proposed development will not result in undue water or air pollution.** Not applicable.

6. **Legal language.** Applicant will submit draft warranty deed for new Lot 3A. Deed will require legal review by the Town of Georgia. Applicant shall submit \$500 with the Final Application to cover the legal review of the deeds and any other required legal instruments by the attorney for the Town of Georgia. Any funds not expended on the legal review will be refunded to the Applicant.

Applicant shall submit draft deeds and any other associated legal instruments for all impacted lots and public infrastructure for review and approval by the attorney for the Town of Georgia. All requested revisions must be complete before the Plat may be recorded. Only instruments approved by the Town of Georgia may be recorded in the Town of Georgia Land Records. The attorney for the Town of Georgia must approve the subdivision plat prior to filling the final plat on mylar.

7. **Access permit.** Not applicable.

8. **State permits.** Wetland Permit and Wastewater Permit Amendment required. Stormwater Construction Permit for disturbance >1A Operational Stormwater Permit is required. The proposed four-unit building will be served by a proposed on-site drilled well and mound wastewater disposal system. An amendment to WW-6-2878 is required. Conditional Use and Site Plan review is required for Lot 3A.

9. **Easements.** No easements are proposed or existing.
10. **Fire protection** – The Applicant will need to obtain an ability to serve letter from the Town of Georgia Fire Chief.
11. **Financial surety** – Not applicable.
12. **Performance Standards** – Not applicable.
13. **Road Name-** Road name has not been submitted. Private road must conform with Town of Georgia Private Road and Driveway Standards. A road name application will need to be submitted to the Zoning Administrator for E911 review and approval.
14. **Driveway Standards** – Existing driveway that serves Lot 3 is to remain unchanged. A new private road off Georgia Middle Road is proposed to serve the proposed use on Lot 3A.

#### **ARTICLE 7 PLANNING and DESIGN STANDARDS:**

**Section 7.1 Energy Efficient Design** – Not applicable.

**Section 7.2 Farm and Forestland Preservation** – Not applicable.

**Section 7.3 Site Design** – The existing house and ADU buildings on Lot 3 are to remain unchanged. The proposed four-household residence is proposed on Lot 3A with approximate dimensions of 50 feet by 32 feet.

**Section 7.4 Exterior Storage of Materials or Equipment** – Not applicable.

**Section 7.5 Landscaping and Screening** – Light landscaping is proposed adjacent to the new building. Additional landscaping is proposed adjacent to the property line to partially screen the development from neighboring properties.

**Section 7.6 Outdoor Lighting** – No site lighting is proposed.

**Section 7.7 Vehicular Circulation** – See Section 7.9

**Section 7.8 Pedestrian Accessibility** – Not applicable

**Section 7.9 Parking, Traffic Access, and Circulation** – Existing driveway that serves Lot 3 will remain unchanged. A new driveway with a length of 775 feet and width of 24 feet is proposed on Georgia Middle Road to serve the proposed four-household residence. Eight parking spaces are proposed in front of the new four-unit building.

**Section 7.10 Street Signs** – Street signs shall be installed according to Town of Georgia Traffic Control Devices Policy and Procedures.

**Section 7.11 Public and Private Road Standards** – New driveway will conform with VTrans Standard B-71b and Town of Georgia Driveway Standards. New Private Road is necessary to accommodate four-unit dwelling according to **Town of Georgia Development Regulations (2/27/2023)**,

**Section 5.2, Access and Driveways:**

*B. Driveways. Driveways may serve up to two (2) lots. Driveways shall meet the following standards:*

*2. Driveway Construction Standards. All residential driveways servicing single- or two-household dwellings shall be constructed in accordance with current Vermont Agency of Transportation B71 Standards and the Town of Georgia Private Road and Driveway Standards policy dated July 27,2020, and as may be amended. In addition, the following standards shall apply:*

*a. Driveways to be a minimum 12' in width with 2' shoulders.*

*b. Culverts required within the town right-of-way shall be of a type approved by the Town and be a minimum of 30' in length and 18" inches in diameter. A waiver of the required culvert diameter may be requested of, and granted by, the Selectboard if the applicant can demonstrate an unnecessary hardship due to unique physical circumstances or conditions. (Applicant shall attach a waiver request to the Access/Driveway Permit application.)*

**Section 5.3, Access Management:**

*(C)(i) Land Development on Private Roads. The following are requirements for all land development on any private road: i. Private roads that have been constructed to meet the private road standards in Section 7.11, as certified by a professional engineer, may serve as access for no more than ten (10) dwelling units or ten (10) lots used for non-residential purposes. Private roads that have not been constructed to meet the private road standards in Section 7.11 may only serve as access to three (3) dwelling units or three (3) lots used for non-residential purposes, except for lots solely in agricultural or forestry use, or a combination of dwelling units and non-residential lots greater than three, except in a PUD where a waiver is granted by the DRB.*

**Section 7.12 Site Preservation and Erosion Control** – Not applicable.

**Section 7.13 Stormwater** – Stormwater treatment is proposed in accordance with the Vermont Stormwater Management Manual in order to obtain an operational stormwater permit. Stormwater Construction Permit for disturbance >1A Operational Stormwater Permit is required.

**Section 7.14 Utilities.** Not applicable.

## SPECIFIC AND GENERAL STANDARDS FOR CONDITIONAL USES:

Per Town of Georgia Development Regulations dated February 27, 2023 Section 3.2

1. **Public facilities and services** *are reasonably available to serve the proposal or are planned and included in the Town Capital Budget and program to serve the proposal at the time anticipated for its completion:* Two (2) one-bedroom and two(2) two-bedroom units are proposed within the four-household dwelling. The proposed Private Road is less than 800 feet. An emergency vehicle turnaround can be provided, if determined necessary by the Town of Georgia Fire Chief. Estimated number of students is just 2 (0.5 students per unit per NAHB 2017 study). Estimated peak PM trips = 4 units x 0.6 trips per unit = 2.4 trips. Estimated daily trips = 4 units x 6.5 trips per unit = 26 daily trips. This will not burden nearby roads and intersections.
2. **The character of the neighborhood, area, or district affected will not be adversely impacted and that:** *A nuisance or hazard will not be created to the detriment of the health, safety, or welfare of the intended users, neighbors, or citizens of the town.* The proposed dwelling is located much farther from neighboring properties than the 25 foot minimum distance. The proposed residential use will not create a nuisance or hazard to neighbors or citizens.
3. **The proposed use or building and the relationship between the buildings and the land will be compatible with the purposes of the district and the character of the surrounding neighborhood and will not unduly detract from abutting residences or other properties:** The proposed building will be set away from existing neighborhood uses. The building will be located west of a slight knoll which will provide a partial visual screen. A minimal amount of cut fill are proposed to accommodate the improvements – shallow bedrock is not present so blasting is not anticipated. Proposed disturbance will minimize impacts to the adjacent wetland. Some landscaping is proposed.
4. **Appropriate use or development of adjacent property will not be impeded, i.e., the scale of the proposed development in relation to the existing and proposed uses and buildings and the effect of the proposed use on the continued enjoyment of and access to existing and approved uses in the vicinity of the proposed use will not be adversely impacted.** The proposed building will not impede the use and development of the adjacent properties.
5. **Traffic generated or patterns of ingress or egress will not cause congestion, hazard or detriment to the neighborhood or nearby intersections (the DRB may require a traffic study to determine compliance with this standard.)** Estimated peak PM trips = 4 units x 0.6 trips per unit = 2.4 trips. Estimated daily trips = 4 units x 6.5 trips per unit = 26 daily trips. This will not burden nearby roads and intersections. Adequate sight distances are available.
6. **The proposed use is consistent with the purpose of the district, the Town Plan, the Town of Georgia Development Regulations, and other bylaws and ordinances adopted by the Town of Georgia.** The purpose of the AR-2 Residential Medium Density district is to

enable residential development at a higher density than surrounding rural areas. There is a huge need for residential units in Georgia.

7. **That the utilization of renewable energy resources will not be adversely affected.** There are no known renewable energy resources on or adjacent to the subject property. This proposal will not hinder the future development of renewable energy projects.

**PERFORMANCE STANDARDS FOR CONDITIONAL USES:**

1. The proposed use will not emit noise in excess of 70 decibels at the property line or a noise which is considered offensive;
2. The proposed use will not emit any odor, dust, dirt, or smoke which is considered offensive;
3. The proposed use will not emit any noxious gases that endanger the health, comfort, safety or welfare of any person or that could cause injury or damage to property, business or vegetation;
4. The proposed use will not cause as a result of normal operations a vibration that creates a displacement of 0.002 inches within the ground at the property lines;
5. The proposed use will not have lighting or signs that create glare that could impair the vision of a driver of any motor vehicle;
6. The proposed use will not cause a fire, explosion or safety hazard;
7. The proposed use will not create an unsafe or unhealthy condition as determined by the Town of Georgia Health Officer;
8. The proposed use will not interfere with a renewable energy resource or the ability to utilize a renewable energy source.

Respectfully submitted,

Douglas Bergstrom  
Zoning Administrator  
Planning, DRB & 911 Coordinator

cc: Applicant and Engineer