



GEORGIA

VERMONT

November 4, 2025

17 Black Walnut, LLC
c/o Kevin Camisa
85 South Bay Circle
Colchester, VT 05446

RE: SK-005-25
Sketch Plan Review

Dear Mr. Camisa,

On October 21, 2025, the Development Review Board (DRB) reviewed your Sketch Plan Application for the proposed 20-lot subdivision of your parcel located at 26-104 Ballard Road, Georgia Vermont (Parcel IDs #109630200, #109630400, #109630500 and #109630600) within the Village Core (VC) zoning district. The DRB has classified your proposal as a major subdivision pursuant to the definition of *Subdivision, Major* in 7.3.5 of the Town of Georgia Development Regulations (October 13, 2025). A major subdivision will require a publicly warned Preliminary Plat Review before the DRB. The application for the Preliminary Plat Review shall be submitted to the Zoning Administrator within six (6) months of the date of this letter pursuant to Section 7.3.5.

- 6 (six) months from the date of this letter is April 21, 2026.

In addition to those requirements delineated in Section 7.2, Table 7.1 of the Georgia Development Regulations and Preliminary Plat application checklist, the DRB requests the application and next set of site plan(s) include the following:

1. The survey plat must be completed by a licensed land surveyor and engineer and submitted to the Zoning Administrator with the Preliminary plat application. The survey plat and site plan shall contain the following:
 - a. Proposed subdivision name or identifying title, the name of the municipality, the name and address of the record owner, the name, license number and seal of the

- licensed land surveyor, the boundaries of the subdivision and its general location in relation to existing street, scale, date and true north point.
- b. The zoning district designation of the area to be subdivided and any zoning district boundaries affecting the parcel within the blocks.
 - c. The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distance, and tangent bearings for each street.
 - d. Lots within the subdivision numbered in alternating order.
 - e. Permanent reference monuments and lot corner markers shall be clearly indicated. Monuments shall be set at all corners and angle points of the boundaries of the subdivision.
 - f. Rights of way with metes and bounds calculated along the centerline of said rights of way.
 - g. Deed reference, tax map reference.
 - h. Names and deed reference of all abutting landowners.
 - i. DRB and Town Clerk signature blocks
2. The Preliminary Plat shall be accompanied by a vicinity map drawn at a scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area.
 3. The Village Core (VC) District promotes a compact settlement of mixed-use small-scale businesses, civic, and residential uses in a walkable community. The project's design should encourage uninterrupted pedestrian circulation through sidewalks or multi-use paths.
 4. Due to the property's limitations in handling impervious surfaces, the DRB would consider a project design utilizing one-way roads to benefit traffic flow and allow for a better pedestrian/automobile layout.
 5. The project, as proposed, would require 8,500 SF of commercial space to offset the residential portion of the project per Georgia Development Regulations Section 2.10.4 (C)(3)(a)
 6. The proposed public recreation area would offset 3,500 SF of the commercial space requirement if approved.
 7. From the Sketch Plan Review, the following waivers may be required:
 - a. Backing of vehicles onto a private road.
 - b. Use of a one-way road
 8. A Boundary Line Adjustment application should be submitted as part of the preliminary plat application to address the change between 26 Ballard Road (lot 4) and lot 2.
 9. The Applicants shall provide an ability to serve letter from the Fire Chief as part of the preliminary plat application.

- 10.
11. Applicant shall provide the DRB Coordinator with updates to the Applicant's Stormwater permit.
12. The Applicant must submit approved wastewater permits as part of the preliminary plat application.
13. Draft deeds for all lots that discuss all right-of-way, easements, and restrictions shall be submitted with the Preliminary Plat application.
14. In addition to what is noted in this letter, the Applicant is responsible for securing any and all necessary permits to complete this project.

If you have any questions, please contact our Zoning Administrator and DRB Coordinator, Douglas Bergstrom, at 524-3524 or zoning@townofgeorgia.com.

We look forward to receiving your next submittal.

Sincerely,

James Powell
Georgia DRB Vice-Chair

Cc: Interested Parties