



Town of Georgia

47 Town Common Road North. • St. Albans, VT 05478
• Phone: 802-524-3524 • Fax: 802-524-3543 • website: townofgeorgia.com

August 6, 2024

Chad Heath/ Larry & Marie Paradis
312 Bronson Road
Georgia, VT 05478

RE: SK-002-24
Sketch Plan Review

Dear Applicant,

On July 16, 2024, the Development Review Board (DRB) reviewed your Sketch Plan Application for the proposed 2-lot subdivision of Larry and Marie Paradis' parcel located at 312 Bronson Road in Georgia, Vermont within the AR-1 and AR-2 zoning districts. The DRB has classified your proposal as a minor subdivision pursuant to the definition of *Subdivision, Minor* in Article 10 of the Town of Georgia Development Regulations (February 27, 2023). A minor subdivision will require a publicly warned Final Plat Review before the DRB. Final Plat Review shall be submitted within six (6) months of the date of this letter pursuant to Section 4.4 (D).

- 6 (six) months from the date of this letter is January 16, 2025.

The Waiver as presented creating a front lot and rear lot was declined by the Development Review Board (DRB). The DRB will allow for a 50% reduction in the road frontage for the AR-2 Zoning District from 150 feet to 75 feet of necessary road frontage. The new subdivision plans will still need a minimum of 5 acres and shall include 75 feet of road frontage along Bronson Road.

In addition to those requirements delineated in Section 4.4 (D) of the Georgia Development Regulations (February 27, 2023) and Preliminary Plat application checklist, the DRB requests the application and next iteration of the plans include the following:

1. A survey must be completed by a licensed land surveyor and indicate 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.
2. The Mylar shall include:
 - a. Clear and legible data and information;
 - b. 18.0 inches by 24.0 inches in size;
 - c. Stamp and signature of licensed Land Surveyor;
 - d. Margin of 2.0 inches outside of the borderlines on the left side for binding and a 1.0-inch margin outside the border along the remaining sides;
 - e. Inset location map clearly indicating the location of the land depicted and a legend of symbols used;
 - f. Plat scale ratios sufficient to allow all pertinent survey data to be shown, and graphic scale graduated in units of measure used in the body of the plat;
 - g. Town Clerk and DRB Chairperson signature blocks, a new version of this signature block is available on the Town of Georgia website (under Zoning Resources).
3. The Final Plat shall be accompanied by a vicinity map drawn at the 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.
4. Draft deeds for all lots which discuss all right of way, easements, and restrictions shall be submitted with the Final Plat application.
5. The driveway shall be constructed to comply with the Town of Georgia Private Roads and Driveway Policy (February 28, 2020) and B-71A driveway standards.
6. Applicant shall obtain an “Ability to Serve” letter from the Town of Georgia Fire Chief indicating the ability to provide emergency services to the proposed subdivision.
7. Beyond what is noted in this letter, the Applicant is responsible for securing any and all necessary permits to complete this project.

Please be in touch with our Zoning Administrator & DRB Coordinator, Douglas Bergstrom, at 524-3524 or zoning@townofgeorgia.com if you have any questions.

We look forward to receiving your next submittal.

Sincerely,

Suzanna Brown
Georgia DRB Chair

Cc: Interested Parties