

**FINAL PLAT REVIEW
Two-Lot Minor Subdivision
FP-002-24**

Owner: Estate of Pauline Nye 644 Plains Road, Georgia VT 05468 802-524-3996	Applicant: Sara Nye Vester 644 Plains Road, Georgia, VT 05468 802-752-8306
Surveyor/Engineer: Brad M. Ruderman, P.E. 28 U.S. Route 5N, Windsor, VT 05089 802-674-4248	Property Tax Parcel & Location: Plains Road & Decker Road Georgia, VT 05468 Parcel#104380000 Zone: AR-1

Background

Sara Nye Vester, hereafter referred to as Applicant, is requesting Final Plat review for a two-lot Minor Subdivision of a vacant parcel. The parcel is located on Plains Road and Decker Roads and consists of ±344 acres. The parcel is entirely located within the AR-1 zoning district. Said parcel is benefitted by ±639 ft of road frontage along Decker Road.

Applicant is proposing the creation of two lots.

- Proposed Lot 1 will consist of ±328 acres.
- Proposed Lot 2 will consist of ±15.9 acres.

No construction is proposed, Lot 2 will remain vacant land after subdivision. This property will be added to existing Current Use of neighboring property.

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:

	AR-1	Lot 1	Lot 2
Minimum Lot Size	5 acres	±328 acres	±15.9 acres
Lot Frontage	250 ft	±1000 ft	±639 ft
Front Yard Setback	75 ft	N/A	N/A
Side and Rear Setbacks	40 ft	N/A	N/A
Building Height	40 ft	N/A	N/A

2. **Site plans.** Applicant has submitted a site plan titled “Total Station Survey- Portions of Lands Owned by The Estate of Pauline Nye- Lot 2” prepared by Brad Ruderman & Associates, Inc. dated 6/26/2024.
 - i. The proposed property lines
 - ii. The proposed boundaries for Lot 1 and Lot 2

- iii. The location of existing well
 - iv. The location of existing farm road
 - v. Locations of iron rebars found
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 road frontage and acreage. The parcel is vacant land and will remain vacant land after subdivision of property.
5. **The proposed development will not result in undue water or air pollution.** N/A
6. **Legal language.** N/A
7. **Access permit.** N/A
8. **State permits.** N/A
9. **Easements.** N/A
10. **Fire protection** – N/A
11. **Financial surety** – N/A
12. **Performance Standards** - The use must conform to the Performance Standards in Section 3.6 of the Georgia Development Regulations.
13. **Road Name-** N/A
14. **Driveway Standards** – Not applicable at this time as Applicant is not proposing making any changes to the existing farm road.

ARTICLE 7 PLANNING and DESIGN STANDARDS:

Section 7.1 Energy Efficient Design – N/A

Section 7.2 Farm and Forestland Preservation – N/A

Section 7.3 Site Design – N/A

Section 7.4 Exterior Storage of Materials or Equipment – N/A

Section 7.5 Landscaping and Screening – N/A

Section 7.6 Outdoor Lighting – N/A

Section 7.7 Vehicular Circulation – N/A

Section 7.8 Pedestrian Accessibility – N/A

Section 7.9 Parking, Traffic Access, and Circulation – N/A

Section 7.10 Street Signs – N/A

Section 7.11 Public and Private Road Standards – N/A

Section 7.12 Site Preservation and Erosion Control – N/A

Section 7.13 Stormwater – N/A

Section 7.14 Utilities. N/A

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk

cc: Applicant and Engineer