

**SKETCH PLAN REVIEW
 Three-Lot Minor Subdivision
 SK-004-25**

Owner/Applicant: Joseph and Jamie Gray 5659 Georgia Shore Road, Georgia VT 05478 PH: 802-370-2011	Property Tax Parcel & Location: 5659 Georgia Shore Road Georgia, VT 05478 Parcel#107310400 Zone: Lakeview/LV (L-1)
Engineer: Stephen Tetreault LDBW 802-524-4460 Email: stephen@tdhsurvey.com	Surveyor: Mark Day Day Land Surveying, PLLC PH: 802-849-6516 mark@daylandsurveying.com

Background

Joseph and Jamie Gray, hereafter referred to as Applicants, are requesting Sketch Plan review for a three-lot Minor Subdivision at 5659 Georgia Shore Road and consisting of ±4.44 acres. The parcel is located in the Lakeview/LV (former L-1) zoning district. Said parcel is benefitted by ±252 ft of road frontage along Georgia Shore Road.

Applicant is proposing a subdivision of the ±4.44 acres into three (3) lots:

- Lot 1, ±1.0 acres,
- Lot 2, ±1.0 acres, with ±1.5 acres of common land to the lake (COM34),
- Lot 3, ±1.75 acres, which includes the current residence.

COMMENTS

General Subdivision and Site Plan Review Requirements

1. Dimensional Requirements. The dimensional requirements of the Zoning District and the proposed lot dimensions are as follows:

	LV	LOT 1	LOT 2	LOT 3
Minimum Lot Size	.5 acres	±1.0 acres	±1.0 acres	±1.75 acres
Lot Frontage	100 ft	0	0	±252 ft
Front Yard Setback	30 ft	N/A	N/A	±100 ft
Side Setbacks	10 ft	N/A	N/A	±50 ft
Rear Setbacks	10 ft	N/A	N/A	±200 ft
Shoreline Setback	10 ft	N/A	N/A	N/A

2. Site plans. Applicant has submitted one map self-prepared on 9/15/2025.

3. Lot layout. The proposed layout will divide the current lot into three lots, where Lot 3 will contain the existing dwelling and Lots 1 and 2 will be reserved for future development.

4. **Suitability for development.** Proposed Lot 1 has the current 2,300 sq ft single-family dwelling, and a 25' easement across the property for rights-of-way.
5. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** N/A
6. **Storm water and erosion control plan during construction.** N/A
7. **Conformance with Town Plan and Bylaws.** This project meets the minimum dimensional requirements for the Lakeview/LV (former L-1) zoning district. Lots 1 and 2 do not meet Development Regulations for lot frontage requirements, Applicant will have to complete a Waiver application with fee to apply to the DRB for a waiver.
8. **Compatibility with surroundings.** The proposed three lot subdivision will conform with the existing zoning standards.
9. **Municipal Services.** The existing single-family dwelling has already confirmed municipal services.
10. **Individual Water Supply.** Lots 1 and 2 will need water supply and septic permits.
11. **Vehicular Traffic.** Proposed 12-foot-wide driveway within the proposed 25 ft permanent easement for access, where the minimum easement is 20 feet.
12. **Landscaping Plan and Lighting.** N/A
13. **State permits.** Wastewater permits for Lots 1 and 2 will be necessary for proposed mound system.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Town of Georgia

cc: Applicant