

**SKETCH PLAN REVIEW  
 Two-Lot Minor Subdivision  
 SK-001-24**

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

**Background**

Sara Nye Vester, hereafter referred to as Applicant, is requesting Sketch Plan 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 a subdivision of the ±344 acres into two (2) lots: ±328 acres (Lot 1) and ±15.9 acres (Lot 2).

**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:

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

**Site plans.** Applicant has submitted site plans titled “Total Station Survey- Portions of Land Owned by the Estate of Pauline Nye- Lot 2” prepared Brad M. Ruderman & Assoc. dated 5/3/2021.

- 2. Lot layout.** As proposed, the boundary lines are linear and proposed lots are generally regular in shape.
- 3. Suitability for development.** The parcel is vacant land and will remain vacant land after subdivision of property.

4. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** N/A
5. **Storm water and erosion control plan during construction.** N/A
6. **Conformance with Town Plan and Bylaws.** This project meets the minimum dimensional requirements for the AR-1 district.
7. **Compatibility with surroundings.** Proposed two lot subdivision will conform with the existing AR-1 zoning standards.
8. **Municipal Services.** N/A
9. **Individual Water Supply.** N/A
10. **Vehicular Traffic.** N/A
11. **Landscaping Plan and Lighting.** N/A
12. **State permits.** N/A

Respectfully submitted,

Kollene Caspers  
Zoning Clerk  
Town of Georgia

cc: Applicant