

**SKETCH PLAN REVIEW**  
**Two-Lot Minor Subdivision**  
**SK-002-25**

<b>Owners:</b> Lawrence Rowley, John Jr Rowley & Thomas Rowley 501 Lake Road, Milton VT 05468	<b>Applicants:</b> Raymond Bosley & Katherine Rowley 501 Lake Road Milton, Vermont 05468 PH: 802-238-0442 Email: katerowley148@gmail.com
<b>Engineer/ Surveyor:</b> Jason Barnard Barnard & Gervais 167 Main Street, Enosburgh Falls, VT 05450 #802-482-2597	<b>Property Tax Parcel &amp; Location:</b> Located off Ethan Allen Highway on the westerly side of U.S. Route 7 and northerly side of Dee Road Georgia, VT 05454 Parcel#117730000,a Zone: Business

**BACKGROUND**

Raymond Bosley & Katherine Rowley, hereafter referred to as Applicants, are requesting Sketch Plan review for a two-lot Minor Subdivision at of Lawrence Rowley, John Jr Rowley & Thomas Rowley, hereafter referred to as Owners,  $\pm 48.8$  acre undeveloped property located on the westerly side of U.S. Route 7 and northerly side of Dee Road to create one (1) new developable lot (Lot 2). These lots are located within the Business zoning district.

After subdivision, Lot 2 will be  $\pm 2.5$  acres and will be improved with a 3-bedroom residence and detached garage, with access from Route 7 via extension of the existing solar array access. The proposed Lot 2 residence will be served by an off-site mound wastewater system located within an easement on Lot 1, and will be provided water by an on-site drilled well; the remaining lands (Lot 1) will be  $\pm 46.3$  acres and will remain undeveloped at this time.

**COMMENTS**

**General Subdivision and Site Plan Review Requirements**

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

	<b>Business</b>	<b>Lot 1</b>	<b>Lot 2</b>
<b>Minimum Lot Size</b>	1 acre	$\pm 46.3$ acres	$\pm 2.5$ acres
<b>Lot Frontage</b>	120 ft	$\pm 1,515$ ft Dee Road & $\pm 448$ ft on Rt 7	$\pm 50$ ft Rt 7 with ROW easement
<b>Front Yard Setback</b>	75 ft		$> \pm 75$ ft
<b>Side Setbacks</b>	20 ft		$> \pm 20$ ft
<b>Rear Setbacks</b>	20 ft		$> \pm 20$ ft

- 2. Site plans.** Applicant has submitted one map titled, “Sketch Plan” prepared by Barnard & Gervais, LLC on 4/6/2025 and labeled SK-1.

3. **Lot layout.** The proposed layout will divide the current lot into two lots, where Lot 2 will contain the proposed future dwelling and Lot 1 will remain vacant land. Under the proposed application. Lot 2 will not have any road frontage and will be served by a right-of-way through Lot 1 to Route 7. Either a Waiver for road frontage will be necessary or a change in the lot layout will be needed to include road frontage on Route 7.
4. **Suitability for development.** The surrounding area includes residential homes, commercial businesses, solar fields, and vacant or farmed lands.
5. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** Lot 1 contains solar field with gravel driveway. Wetlands Boundary and Wetlands Buffer Boundary are located to the Northwest of Lot 1.
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 Business zoning district.
8. **Compatibility with surroundings.** The proposed two-lot subdivision will conform with the existing zoning standards.
9. **Municipal Services.** Applicant will need to obtain an Ability to Serve letter from the Town of Georgia Fire Chief.
10. **Wastewater Disposal and Water Supply.** The proposed Lot 2 residence will be served by an off-site mound wastewater system located within a 20 foot wide force main easement on Lot 1. Lot 2 will be provided water by an on-site drilled water supply well.
11. **Vehicular Traffic.** The existing gravel access for the solar array will be converted to a shared access, with the proposed gravel drive extending from the end of the existing drive. A 50 foot right-of-way (ROW) will be provided for the Lot 2 access and utility services.
12. **Landscaping Plan and Lighting.** No landscaping proposed.
13. **State permits.** This project will require a State of Vermont wastewater system and potable Water Supply Permit and a VTrans Highway Access permit.

Respectfully submitted,

Kollene Caspers  
Zoning Clerk  
Town of Georgia

cc: Applicant