

**FINAL PLAT REVIEW  
Two-Lot Minor Subdivision  
FP-004-25**

|  |   |
|--|---|
| <b>Owner/Applicant:</b><br>The Entrust Group Inc.<br>Mark Letourneau<br>1110 Sioux Street, Los Alamos NM 87544<br>PH:505-412-7603<br>Email:m2j21@msn.com | <b>Property Tax Parcel &amp; Location:</b><br>522 Decker Road, Georgia, VT 05468<br>Parcel# 102970000<br>Zone: AR-1 |
| <b>Engineer:</b><br>Stephen Tetreault LDBW<br>802-524-4460<br>Email: stephen@tdhsurvey.com   | <b>Surveyor:</b><br>Mark Day<br>Day Land Surveying, PLLC<br>PH: 802-849-6516<br>mark@daylandsurveying.com           |

**Background**

Mark Letourneau, hereafter referred to as Applicant, is requesting Final Plat review for a two-lot Minor Subdivision at 522 Decker Road and consisting of  $\pm 10$  acres. The parcel is located in the AR-1 zoning district. Said parcel is benefitted by  $\pm 450$  ft of road frontage along Decker Road.

Applicant is proposing a subdivision of the  $\pm 10$  acres into two (2) lots:  $\pm 5$  acres (Lot 1) and  $\pm 5$  acres (Lot 2). The proposed subdivision allows direct access to Decker Road.

**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>AR-1</b> | <b>Lot 1</b>  | <b>Lot 2</b>    |
|---------------------------|-------------|---------------|-----------------|
| <b>Minimum Lot Size</b>   | 5 acres     | $\pm 5$ acres | $\pm 5$ acres   |
| <b>Lot Frontage</b>       | 250 ft      | $\pm 364$ ft  | $\pm 85.77$ ft* |
| <b>Front Yard Setback</b> | 75 ft       | N/A           | N/A             |
| <b>Side Setbacks</b>      | 40 ft       | N/A           | N/A             |
| <b>Rear Setbacks</b>      | 40 ft       | N/A           | N/A             |

\*waiver

- 2. Waiver.** Waiver request for reduction in road frontage for Lot 2 was granted in the Sketch Plan decision letter. Proposed Lot 2 will have  $\pm 88.77$  feet of frontage in lieu of the required 250 feet.
- 3. Site plans.** Applicant has submitted one map titled, “Subdivision Plat” prepared by Day Land Surveying, PLLC on 3/14/2024.

4. **Lot layout.** The proposed layout will divide the current lot into two lots, where Lot 1 will contain the existing dwelling and outbuildings, and Lot 2 will remain vacant with no current plans for development.
5. **Suitability for development.** The land meets the Development Regulation requirements for subdivision of property.
6. **The proposed development will not result in undue water or air pollution.** Not applicable.
7. **Legal language.** Not applicable.
8. **Access permit.** Existing gravel drive serves the property currently.
9. **State permits.** Wastewater permit has been submitted, WW-6-6330.
10. **Easements.** All easements are shown on the Final Plat survey.
11. **Fire protection** – The existing single-family dwelling has already confirmed municipal services. Proposed new Lot 2 will need an Ability to Serve letter from the Town of Georgia Fire Chief.
12. **Financial surety** – N/A
13. **Performance Standards** - This project meets the minimum dimensional requirements for the AR-1 district
14. **Road Name**- N/A
15. **Driveway Standards** – N/A

#### **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.** Wastewater permit for subdivision and replacement designation for Lot 1 has been obtained.

Respectfully submitted,

Kollene Caspers  
Zoning Clerk  
Town of Georgia

cc: Applicant/Engineer