




**FINAL PLAT REVIEW  
 Three-Lot Minor Subdivision  
 DRB-003-26**

<b>Owner/Applicant:</b> Joseph and Jamie Gray 	<b>Property Tax Parcel &amp; Location:</b> 5659 Georgia Shore Road Georgia, VT 05478 Parcel#107310400 Zone: Lakeview/LV (L-1)
<b>Engineer:</b> Stephen Tetreault LDBW 	<b>Surveyor:</b> Mark Day Day Land Surveying, PLLC 

**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 ±4.45 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 ±4.45 acres into three (3) lots:

- Lot 4, ±1.91 acres, which includes the current residence,
- Lot 4-1, ±1.05 acres,
- Lot 4-2, ±1.48 acres, with ±1.5 acres of common land to the lake (COM34).

**SECTION 7 - GENERAL SUBDIVISION and SECTION 6 - SITE PLAN REVIEW  
 REQUIREMENTS**

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

	<b>LV</b>	<b>LOT 4</b>	<b>LOT 4-1</b>	<b>LOT 4-2</b>
<b>Minimum Lot Size</b>	.5 acres	±1.91 acres	±1.05 acres	±1.48 acres
<b>Lot Frontage</b>	100 ft	±252 ft	0	0
<b>Front Yard Setback</b>	30 ft	±100 ft	N/A	N/A
<b>Side Setbacks</b>	10 ft	±50 ft	N/A	N/A
<b>Rear Setbacks</b>	10 ft	±200 ft	N/A	N/A

2. **Site plans.** Applicant has submitted one map titled, “Boundary Retracement Survey Plat” prepared by Day Land Surveying on 1/8/2026.

3. **Lot layout.** The proposed layout will divide the current lot into three lots, where Lot 4 will contain the existing dwelling and Lots 4-1 and 4-2 will be reserved for future development.
4. **Suitability for development.** The land meets the Development Regulation requirements for subdivision of property in the zoning district.
5. **The proposed development will not result in undue water or air pollution.** Not applicable.
6. **Legal language.** The DRB may require legal deed and HOA document review by the Town Attorney. Applicant is responsible for all attorney fees. An escrow amount will be held by the town for attorney reviews.
7. **Access permit.** Not applicable.
8. **State permits.** Wastewater permit WW-6-3050-1 will be amended and shall be submitted to the ZA, as well as any necessary town permits.
9. **Easements.** Proposed easement of 30 feet will border the property line between Gray and Boissonault property. All easements are shown on the Final Plat survey.
10. **Fire protection** – Applicant has submitted an Ability to Serve letter from the Town of Georgia Fire Chief.
11. **Financial surety** – Not applicable.
12. **Performance Standards** - This project meets the minimum dimensional requirements for the Lakeview (LV) zoning district.
13. **Road Name**- Not applicable.
14. **Driveway Standards** – Lot 4 will contain the existing dwelling and driveway. Lots 4-1 and 4-2 will share a driveway. A Driveway Agreement has been submitted.
15. **Waiver Request** – Driveway waiver for subdivision lots 4-1 and 4-2. There will be 30 feet of road frontage.

## **SECTION 5 - PLANNING and DESIGN STANDARDS:**

**Section 5.1 Energy Efficient Design** – Developments are encouraged to incorporate energy-efficient siting of buildings.

**Section 5.2 Exterior Storage of Materials or Equipment** – In certain situations, the DRB may require that exterior storage of materials or equipment be excluded from the front yard and/or screened.

**Section 5.3 Landscaping and Screening** – Landscaping will be placed along the property line of the Gray and Boissonault property line in the back between Gray and Riley property line. This

will protect the site line for Riley’s and Moulton’s properties. Please see attached plan of tree placement.

**Section 5.4 Outdoor Lighting** – None proposed.

**Section 5.5 Parking, Traffic Access, and Circulation** – Access will be on the driveway with the 30-foot easement. Proposed driveway will be 12-feet wide with the easement and meet state specifications.

**Section 5.6 Pedestrian Accessibility** – Not applicable.

**Section 5.7 Public and Private Road Standards** – Not applicable.

**Section 5.8 Site Design** – See attached Site Plan.

**Section 5.9 Site Preservation and Erosion Control** – This site plan or subdivision plat will meet the following standards for erosion control.

**Section 5.10 Stormwater** – No stormwater runoff permit is needed, per the engineer.

**Section 5.11 Street Signs** – Not applicable.

**Section 5.12 Utilities.** Not applicable.

#### **ARTICLE 6 - WAIVERS:**

**6 (B) Lot Frontage Waiver.** In conjunction with a proposed subdivision and/or subdivision application, the DRB may waive the minimum lot frontage standard up to 50% in any district to allow for flexibility in subdivision design if all of the following conditions apply. According to 24 V.S.A. §4412(3), waivers are permissible for any permanent easement or right-of-way at least 20 feet in width.

Respectfully submitted,

Kollene Caspers  
Zoning Clerk  
Town of Georgia

cc: Applicant