

SKETCH PLAN REVIEW
Two-Lot Minor Subdivision
SK-001-25

Owner/Applicant: Ivan Favreau 38 Hibbard Road, Georgia VT 05468 PH: Email:	Property Tax Parcel & Location: 38 Hibbard Road Georgia, VT 05468 Parcel# 108190000 Zone: AR-1
Engineer:	Surveyor: Mark Day Day Land Surveying, PLLC PH: 802-849-6516 mark@daylandsurveying.com

Background

Ivan Favreau, hereafter referred to as Applicant, is requesting Sketch Plan review for a two-lot Minor Subdivision at 38 Hibbard Road and consisting of ± 10.26 acres. The parcel is located in the AR-1 zoning district. Said parcel is benefitted by ± 670 ft of road frontage along Hibbard Road.

Applicant is proposing a subdivision of the ± 10.26 acres into two (2) lots: ± 5.13 acres (Lot 2) and ± 5.13 acres (Lot 2A).

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:

	AR-1	Lot 2	Lot 2A
Minimum Lot Size	5 acres	± 5.13 acres	± 5.13 acres
Lot Frontage	250 ft	± 304 ft	± 360 ft
Front Yard Setback	75 ft	N/A	N/A
Side Setbacks	40 ft	N/A	N/A
Rear Setbacks	40 ft	N/A	N/A

- 2. Site plans.** Applicant has submitted one map titled, “Subdivision Plat” prepared by Day Land Surveying, PLLC on 12/18/2024.
- 3. Lot layout.** The proposed layout will divide the current lot into two lots, where Lot 2 will contain the existing dwelling and outbuildings, and Lot 2A will remain vacant land to be sold in the future.

4. **Suitability for development.** The land meets the Development Regulation requirements for subdivision of property.
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 AR-1 zoning district.
8. **Compatibility with surroundings.** The proposed two 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.** N/A
11. **Vehicular Traffic.** N/A
12. **Landscaping Plan and Lighting.** N/A
13. **State permits.** N/A

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Town of Georgia

cc: Applicant