



Town of Georgia

47 Town Common Road North. • St. Albans, VT 05478

• Phone: 802-524-3524 • Fax: 802-524-3543 • website: townofgeorgia.com

December 20, 2023

Sandy Birch Road LLC
55 Reed Road
Fairfield, VT 05455

RE: SK-006-23
Sketch Plan Review

Dear Applicant,

On December 19, 2023, the DRB reviewed your Sketch Plan Application for the proposed 7-lot subdivision of your 34-acre parcel located on Sandy Birch Road between Sandy Lane and 1085 Sandy Birch Road, in the AR-3 Zoning district of Georgia, Vermont.

The DRB has classified your proposal as a major PUD subdivision pursuant to the definition of *Planned Unit Development (PUD)* and *Subdivision, Major* in Article 10 of the Town of Georgia Development Regulations (02.27.23).

Your proposal will require a publicly warned Preliminary Plat hearing & Final Plat hearing before the DRB. Your Preliminary Plat application is due within 6 months of the sketch plan review. Therefore, if you wish to proceed, you must submit your Preliminary Plat application prior to **June 28, 2024 for the July 16, 2024 DRB meeting.**

Prior to submitting your Preliminary Plat application, the DRB has concluded that the following issues shall be considered and/or addressed:

1. Preliminary Plat plans shall include all the requirements outlined under Section 4.4 (E) of the Georgia Development Regulations.
2. One scaled 24"x36" paper copy and eight 11"x17" sets of the preliminary survey plat must be completed by a licensed land surveyor and engineer and submitted to the Planning Coordinator with the Preliminary Plat application. The survey plat and site plan shall contain the following:
 - a) Proposed subdivision name or identifying title, the name of the municipality, the name and address of the record owner, the name, license number and seal of the licensed land surveyor, the boundaries of the subdivision and its general location in relation to existing street, scale, date, and true north point.

- b) The zoning district designation of the area to be subdivided and any zoning district boundaries affecting the parcel within the blocks.
 - c) The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distance, and tangent bearings for each street.
 - d) Lots within the subdivision numbered in alternating order.
 - e) Building envelopes showing proposed setbacks and the protection of natural features.
 - f) A 50' wide setback around the entire perimeter of the parcel.
 - g) Wastewater easements with metes and bounds.
 - h) Wastewater locations with isolation areas.
 - i) Drilled wells and well isolation areas.
 - j) Drainage details.
 - k) Erosion control details.
 - l) Stormwater details.
 - m) Contour lines at minimum of 5' intervals.
 - n) Existing and proposed utilities (power lines serving each proposed dwelling).
 - o) Existing and proposed private road and driveways.
 - p) Landscaping details.
 - q) Natural features of the proposed site, including wetlands with associated required buffers, streams with associated required river corridors and or buffers, prime agricultural soils, rock outcroppings, and slopes >25%.
 - r) Permanent reference monuments and lot corner markers shall be clearly indicated. Monuments shall be set at all corners and angle points of the boundaries of the subdivision.
 - s) Rights of way and utility easements with metes and bounds calculated.
 - t) Deed reference, tax map reference.
 - u) Names and deed reference of all abutting landowners.
 - v) DRB and Town Clerk signature blocks.
3. The property boundary of the subject parcel will need to be surveyed and accurately plotted on all survey and site plan drawings prior to filing a final plat application.
 4. Copies of all required State permits including, but not limited to, Act 250, wastewater and potable water supply permits, and wetland permits will need to be submitted to the Zoning Administrator for inclusion in the project file prior to the issuance of any zoning permits.
 5. Private road to be built to A76 standards and Town of Georgia Private Road and Driveway Standards (4.24.2023). A road name application will need to be submitted to the Zoning Administrator for e911 review and approval. E911 coordinator will ensure all residences have been properly addressed. Applicant will label each property according to e911 standards to include reflective address signs at each residence.
 6. Preliminary Plat Review application shall include a statement setting forth the nature of all proposed waivers/modifications of these Regulations and justification for why the DRB should grant such waivers/modifications. The Preliminary Plat application shall also include draft deed language for each lot subject to waivers/modifications to the dimensional requirements.

7. Require a request in writing for a waiver use of the 60' right of way in lieu of lot frontage to the DRB as listed in Article 3 & in Article 5 of the Town of Georgia Development Regulations.
8. Applicant shall provide an "Ability to Serve" letter from the Town of Georgia Fire Chief indicating the ability to provide emergency services to the proposed subdivision.

Once your Preliminary Plat plans are complete, please submit one full-sized copy (24"x 36") and eight reduced copies (11"x17") of your subdivision plat and site plans. Also, please include a single copy of any supporting documents (e.g., legal language regarding easements, State level correspondence, correspondence with utility provider, etc.), addressed and stamped envelopes for all abutting property owners, and a completed Final Plat application form with the appropriate fees.

If you have questions concerning the above requirements or the application and review process, please contact the Zoning Administrator at the Town Office or zoning@townofgeorgia.com.

Sincerely,

Suzanna Brown,
Georgia DRB Chair

cc: Engineer, Interested Parties