

**Site Plan Amendment
Change of Driveway Location
SA-001-24**

Owner: Jennifer & Joel Desautels 1333 Bullock Road Georgia, VT 05468	Property Tax Parcel & Location: 1333 Bullock Road (Lot 1) L-2 Zoning District Parcel #101450000(a)
Engineer: Jennifer Desautels, P.E./TCE 802-370-4270 Jenn.desautels@tcevt.com	Surveyor: Gerald Stockman L.S. 802-879-6331 Gerald.stockman@tcevt.com

BACKGROUND

Jennifer and Joel Desautels, hereafter referred to as Applicants, are requesting a Site Plan Amendment from Final Plat decision (FP-002-21) to allow for a change in the location of a driveway. The parent parcel is located at 1333 Bullock Road and within the L-1 and AR-1 zoning district with the total acreage of ±15.37 acres in size. The subject parcel #101450000(a) (Lot 1) is located entirely in the L-1 zoning district and is ±9.01 acres.

PROJECT NARRATIVE SUMMARY

1. Applicant has submitted the following site plans prepared by TCE:
 - C2-00.1 *Lot 1 Overall Site Plan* dated 10/27/2023
 - C6-03 *Lot 1 Driveway Plan & Profile* dated 10/27/2023
 - C6-04 *Lot 1 Driveway Plan & Profile* dated 10/27/2023
 - C8-00.1 *Lot 1 Driveway Details* dated 1/17/2024
 - C8-05 *EPSC Low Risk Handbook Sheet 1* dated 10/3/2021
 - C8-06 *EPSC Low Risk Handbook Sheet 2* dated 10/3/2021
 - C2-01 *Site Plan* (previously approved) dated 12/30/2020
 - S1-02 *Boundary Line Agreement* dated 5/12/2022
 - C1-00 *Legend and Notes* dated 9/20/2021
2. Site Plan approval for the Desautels 3 Lot Subdivision project (FP-001-21) was issued 11/23/2021.
3. The site plan revision is limited to relocating the driveway. The previously approved driveway provides access to Lot 1 from Bullock Road. The proposed driveway for Lot 1 provides access from Georgia Shore Road. No other site plan changes are requested.
4. The road length of the new driveway location is almost exactly the length of the previously approved driveway. Coordination with both the Fire Chief and Road Foreman have occurred. See attached letters and documents.

5. Erosion control measures will follow State of Vermont Low-Risk Erosion Control Manual as required.
6. According to Town of Georgia Developmental Regulations (2/27/2023) Article 5.2 (B)(2)(g) No driveway shall be constructed with a grade greater than 10%. A waiver may be granted by the Selectboard to allow 11-12% grade if the applicant can demonstrate an unnecessary hardship due to unique physical circumstances or conditions. The DRB may request that any section of driveways approved by said waivers shall also be paved with a minimum of 2” of asphalt pavement.

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator