



O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

June 7, 2023

Doug Bergstrom
Zoning Administrator
Town of Georgia, VT
47 Town Common Road No.
St. Albans, VT 05478

RE: 864 Ethan Allen Highway, Georgia - Sketch Plan Application

Dear Doug:

We are writing on behalf of 864 Ethan Allen Highway, LLC (c/o Rick Bove) to request Sketch Plan Review for a proposed Planned Unit Development located at 864 Ethan Allen Highway in Georgia. The existing 12.3 acre parcel is located in the South Village Core zoning district and previously functioned as the Homestead Campground. The parcel currently contains two existing houses, gravel driveways, and several small accessory structures, all of which are to be removed.

The proposed project involves subdividing the existing parcel into eighteen (18) Lots (see plan Sheet 1 – Overall Plan for lot sizes). Lots 1, 2, and 3 will contain mixed use buildings with commercial space on the first floor and 2-bedroom residential units on the second floor. Lot 4 will contain a multi-family residential building with 2-bedroom residential units on the first and second floors. Lot 5 will contain a 33-unit senior living building. Lot 6 will remain open for future development. Lots 7 and 8 will be open space and will contain the public community water system and on-site wastewater disposal systems that will serve the project. Lot 9 will remain open for future development. Lots 10-17 will contain eight (8) 3-bedroom single-family homes and Lot 18 will contain one (1) multi-family building with five (5) 2-bedroom carriage homes.

The proposed mixed-use and multi-family residential buildings on Lots 1, 2, 3 and 4 are located in the front of the parcel and face the proposed public road and/or Ethan Allen Highway with parking located between or behind the buildings. The remaining proposed lots containing the senior housing building, single-family homes, and carriage units are located toward the rear of the parcel. Access will be provided via a public road within a 60 FT wide right of way. Discussions have been held with VTRANS concerning a new curb cut to serve this project opposite Ballard Road which will likely be pursued depending on the results of a traffic study and signal warrant analysis.

Please find the following information attached:

- 1) Signed Sketch Plan Review Application;
- 2) Sketch Plan Application Review Fee: \$3,550.00 (\$300 + (\$50/Unit x (66 – 1) Units);
- 3) Abutter list;
- 4) One (1) 11" x 17" copy of Plan Sheet 1 – "Overall Plan";
- 5) Digital copies of all application materials via email

If you have any question or need additional information, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Graham Tidman". The signature is written in a cursive, flowing style.

Graham Tidman, E.I.



Town of Georgia

47 Town Common Road North • St. Albans, VT 05478
Phone: 802-524-3524 • Fax: 802-524-3543 • website: townofgeorgia.com

Sketch Plan Review Application

Application #SK _____

Minor (3 lots or less) Major (4 lots or more)

Submission Requirements: An application for Sketch Plan Review will consist of one set 11"x17" site plan maps plus a digital file in *.pdf format which includes scale, north arrow, legend, abutters, title block, existing and proposed lots, existing and proposed structures, roads, driveways, easements and/or rights of way.

Applicant must also submit a list for all abutters, including those across a public or private right of way.

Incomplete applications will be returned and will delay scheduling your hearing.

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): 864 Ethan Allen Highway LLC

Applicant(s): SAME AS OWNER

Address: 218 Overlake Drive

Address: _____

Colchester, VT

Zip Code 05446 Telephone 802-864-3430

Zip Code _____ Telephone _____

Email rickbove@comcast.net

Email _____

Tax Parcel ID: 117200000 Zoning District: SV PUD Yes No

CERTIFICATION OF APPLICANT(S)

AFFIRMATION: The undersigned hereby certifies that the information submitted in this application is true, accurate, and complete.

Signature of Applicant: _____ Date: 6/2/23

Signature of Applicant: _____ Date: _____

PROPERTY OWNERS' AUTHORIZATION

The undersigned property owner(s) hereby certify that the information submitted in this application regarding this property is true, accurate and complete and that the Applicant(s) have full authority to request approval for the proposed use of the property and any proposed structure(s).

Signature of Owner: _____ Date: 6/2/23

Signature of Owner: _____ Date: _____

Location of Property:

864 Ethan Allen Highway, Georgia, VT

Parcel ID No.: 117200000

Zoning District: SV

Deed Reference: Volume 316 Page 289

Size of Parcel: 12.30 acres

Previous subdivision of parcel (if applicable)

Permittee name: _____

Date: _____ Map # _____

Previous Site Plan Approval (if applicable)

Permittee name: _____

Date: _____ Map # _____

If applicable:

Engineer: Bryan Currier (O'Leary-Burke Civil Assoc.)

Surveyor: _____

Phone: 802-878-9990

Phone: _____

Email: bcurrier@olearyburke.com

Email: _____

Description of proposed project: (Please describe here or attach a separate proposal)

Project involves 18-Lot subdivision with public road. Lots 1, 2, & 3 will contain mixed-use buildings (1st floor commercial, 2nd floor residential) Lot 4 contains multi-family residential building. Lot 5 contains 33-unit senior living building. Lots 6 and 9 will remain open for future development. Lots 7 and 8 contain on-site water and sewer systems. Remaining lots contain (8) S.F. homes and (1) 5-plex

Number and size of lots proposed (including all building lots, common area lots, retained lots, and donated/ open space lots):

Lot 1 = 0.43 ac, Lot 2 = 0.75 ac, Lot 3 = 0.72 ac, Lot 4 = 0.40 ac, Lot 5 = 0.95 ac, Lot 6 = 0.35 ac, Lot 7 = 2.86 ac,

Lot 8 = 1.86 ac, Lot 9 = 0.39 ac, Eight (8) Single Family Lots 10-17 = 0.14 ac - 0.16 ac, 5-Plex Lot 18 = 0.30 ac,

Public Road ROW = 2.10 ac

If a PUD, are you requesting waivers for proposed lot size & setbacks?

Yes No (If yes please describe here)

List of plans, sketches, or other information submitted with this application:

Plan Sheet 1 - Overall Plan

Names and addresses of abutting property owners:

See attached Abutters List

Existing and/or proposed road & driveway access to site:

Proposed new access off Ethan Allen Highway opposite Ballard Road

Existing and/or proposed easements and rights-of-way:

New public road serving project shall be within 60' wide right-of-way.

Proposed and/or existing wastewater disposal and water supply:

Proposed mixed-use buildings and residential units shall be served by existing drilled wells and a proposed Public Community Water System. All proposed buildings will be served by on-site wastewater systems with Commercial uses and Residential uses being served by separate systems.

Proposed drainage/storm water runoff (if required):

Full stormwater design will be submitted with preliminary / final applications and a state stormwater permit will be obtained.

Proposed landscaping (if applicable):

Landscaping will be proposed at preliminary / final application.

Size and location of proposed and/or existing buildings:

Lots 1, 2, 3, and 4 will contain buildings with 5,400 SF - 6,600 SF footprints. Lots 1, 2, and 3 will have 1st floor commercial, and 2nd floor residential units. Lot 4 building is all residential. Lot 5 is a 33-unit senior living building. Lot 10-17 buildings are 3-bedroom single-family homes. Lot 18 building is a 5-plex containing five (5) 2-bedroom carriage homes.

State permits required and/or obtained for this project:

Water & Wastewater, Water Supply, Stormwater, Erosion Control, VTRANS, Act 250

Please Note: *sketch plan review does not constitute approval of a proposed subdivision plat. Following the public meeting, Applicant will receive a letter classifying the project as a Major or Minor subdivision, with guidance regarding next steps for their application.*

For the purpose of classification and initial discussion, subdivision applicants, prior to submitting applicable Preliminary or Final Plat applications, shall submit Sketch Plan information as outlined below. Applications shall be submitted at least 15 days prior to a regularly scheduled meeting of the Development Review Board (DRB) and no meeting shall be scheduled until all application materials are received. Applicants will be notified in writing if application materials are missing following submission. Sketch Plan meetings shall be noticed to adjacent property owners and posted at the Georgia Municipal Building. Sketch plans shall not be publicly warned in the Town's newspaper of general circulation, as they do not constitute Public Hearings. (Section 4.3 (C)(1), Town of Georgia Development Regulations 05.02.22).

A Sketch Plan meeting with the DRB is required for all subdivisions (Major or Minor). Following Sketch Plan review, the DRB, will send a letter to all applicants summarizing feedback provided at the Sketch Plan meeting.

Sketch Plan review is intended to be an informal meeting. Surveyed and/or engineered drawings are not expected. Instead, the intention is for the Applicant to provide scaled and accurate drawings indicating proposed subdivision layout and related improvements. The DRB can then provide verbal and subsequent written feedback about applicable regulations prior to the Applicant incurring investment in survey and engineering work. Sketch Plan review does not constitute approval of a subdivision plat and is merely authorization for the Applicant to file a preliminary plat or final plat application.

APPLICATION SUBMITTAL REQUIREMENTS:

- 1) Completed Sketch Plan application form.
- 2) Sketch Plan application fee. Fee schedule is on the website at townofgeorgia.com.
- 3) A List for all adjacent property owners and current addresses, including all properties abutting the property proposed for subdivision and those properties across a street, highway, or other right-of-way
- 4) The Sketch Plan application shall consist of one or more maps or drawings which may be printed or reproduced on paper with all dimensions shown in feet or decimals of a foot, drawn to a scale of not more than one hundred (100) feet per inch, showing or accompanied by the following information:
 - a) Proposed subdivision name or identifying title and the name of the town.
 - b) Name and address of the record owner and applicant (if different).
 - c) Boundaries and area of proposed subdivision.
 - d) Size of lots and number of proposed lots.
 - e) Existing and proposed layout of property lines, type, and location of existing and proposed restrictions on land, such as easement and covenants, buildings, existing septic systems, well, water courses and other essential existing physical features, including mapped wetlands and flood plains.
 - f) Type, location, and approximate size of existing and proposed streets, utilities, and open space, if applicable.
 - g) Date, true north arrow, and scale (numerical and graphic).
 - h) Location map showing relation of proposed subdivision to adjacent property and surrounding area. Page 4 of 4
 - i) Deed reference and parcel tax identification number.
 - j) Zoning district(s) designation of the area to be subdivided and any zoning district boundaries affecting the subject parcel.

Please submit 11"x17" of sketch plans and a digital file of plans.

The subdivider, or a duly authorized representative, shall attend the meeting of the DRB on the sketch plan to discuss the requirements of these regulations for streets, improvements, drainage, sewage, water supply, fire protection, and similar aspects, as well as the availability of existing services and facilities and other pertinent information.

The DRB shall study the sketch plan to determine whether or not it conforms to, or would be in conflict with, the town plan, zoning regulations, and any other by-laws then in effect, and shall, where it deems necessary, make specific recommendations for changes

in subsequent submissions, which recommendations shall be provided in writing to the Applicant/Owner.

Approval of a sketch plan shall not constitute approval of a subdivision plat and is merely authorization for the Applicant to file a preliminary or final plat application.

(FOR TOWN USE ONLY):

Date received: _____ Fee paid: _____ Check # _____

Returned (incomplete) _____ Date: _____

Signed: _____

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator

You will receive a written Decision and Finding of Fact within 45 days of the close of the hearing.

864 Ethan Allen Highway LLC

Abutters: 6-7-23

DG Strategic II LLC
100 Mission Ridge
Goodlettsville, TN 37072-2171

DC Lang LLC
554 Sand Hill Road
Milton, VT 05468

Gayle Myers
110 Village Drive Extension
Fairfax, VT 05454

Daniel & Elizabeth Triggs
796 Ethan Allen Highway
Milton, VT 05468

Stacey St. Peter
19 Meadowood Drive
Georgia, VT 05468

Mary Camp Life Estate
PO Box 117
Milton, VT 05468-0117

Thomas Palermo
182 Meadowood Drive
Milton, VT 05468

Christopher & Mari Wetmore
284 Overlake Drive
Fairfax, VT 05454-5486

Myles Descoteaux & Haley Daudelin
4231 Highbridge Road
Fairfax, VT 05454-5445

Micheline Larose
PO Box 358
Milton, VT 05468

Woodnladder Realty LLC
434 Maquam Shore Road
Swanton, VT 05488

Northwestern Medical Center
133 Fairfield Street
St. Albans, Vermont 05478