

**PRELIMINARY PLAT REVIEW**  
**Proposed PUD Duplex Development**  
**PR-001-25**

<b>Owner/Applicant:</b> Anthony & Lillian Gamache 147 Georgia Middle Road Milton, VT 05468 #802-524-6347 / apgama@yahoo.com	<b>Property Tax Parcel &amp; Location:</b> 147 Georgia Middle Road- Lot3A Parcel#109960000 Zone: AR-2
<b>Engineer:</b> Justin Holmes, Pinnacle Engineering, PLC 189 Maple Drive, Georgia, VT 05478 #802-782-5980	<b>Surveyor:</b> Mark Day, Day Land Surveying #802-849-6516 mark@daylandsurveying.com

**Background**

Anthony & Lillian Gamache, hereafter referred to as Applicant, are requesting Preliminary Plat review for a four (4) duplex/eight (8) unit Planned Unit Development (PUD). The parcel is located at 147 Georgia Middle Road (Lot3A) and consists of  $\pm 20.66$  acres. The parcel is located within the AR-2 zoning district. Said parcel is benefitted by  $\pm 1554$  ft of road frontage along Georgia Middle Road.

Applicant is proposing the four (4) duplexes on one parcel of land as a PUD project with common interest community language. The Open Space easement will include  $\pm 4.15$  acres at the western edge of the lot, half the lot is wooded and half will remain hayfield.

The proposed duplex development project falls under the definition of Planned Unit Development (PUD) in the Town of Georgia Development Regulations (2/27/2023):

**COMMENTS**

**General Subdivision and Site Plan Review Requirements**

1. **Dimensional Requirements.** The dimensional requirements of the AR-2/PUD Zoning District and the proposed lot dimensions are as follows:

	<b>AR-2 /PUD</b>	<b>Proposed Lot 3A</b>
<b>Minimum Lot Size</b>	2 acres/duplex	$\pm 20.66$ acres
<b>Lot Frontage</b>	150 ft	$\pm 1554$ ft*
<b>Front Yard Setback</b>	75 ft	$\pm 33+$ ft
<b>Side Setbacks</b>	25 ft	$\pm 105$ ft
<b>Rear Setbacks</b>	25 ft	$\pm 105$ ft
<b>Building Height (max)</b>	35 ft	$\pm 28$ ft

\*The proposed private road results in a total frontage length of 1,554 ft, but a frontage reduction is requested if only the  $\pm 230$  ft of Georgia Middle Road frontage may be utilized.

2. **Site plans.** Applicant has submitted two site plans titled “Detailed Site Plan” prepared Pinnacle Engineering, PLC dated 11/20/2024; and an “Overall Site Plan” prepared by Pinnacle Engineering, PLC dated 11/20/2024. Applicant has also provided a Grading and Utility Plan, Details & Specifications.
3. **Waivers.** The following waivers were granted by the DRB within the Sketch Plan Review Letter:
  - (1) Waiver to allow multiple principal structures/ uses on a single lot. (6.6.C.2, Georgia Development Regulations 2/27/2023)
  - (2) Waiver to allow the reduction of front building setbacks to as little as 33’ as measured from the centerline of the new private road to allow homes to be clustered.
  - (3) Waiver to allow backing of motor vehicles into a private road to allow homes to be clustered. (5.2.B.2.d, Georgia Development Regulations 2/27/2023)
4. **Lot layout.** As proposed, there is only one lot, which will remain the same as the mylar submitted (Map Slide 300, Map 668).
5. **Suitability for development.** The parcel has been deemed suitable for development according to the 2023 Final Plat Decision (FP-005-23).
6. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** Steep slopes and wetlands are featured on the property. No development is proposed on or near any slopes or wetlands.
7. **Storm water and erosion control plan during construction.** A state stormwater permit is required as the proposed impervious area exceeds 0.5 acres. Catch basins, storm piping, grass swales, infiltration and extended detention are proposed to treat stormwater. The 3-9050 permit will be filed in the coming days.
8. **Conformance with Town Plan and Bylaws.** This project meets the minimum dimensional requirements for a PUD in the AR-2 zoning district, with a waiver for the front building setbacks and multiple units on a single parcel. The project will add duplex residences to the existing residential structures in the area.
9. **Water and Air Pollution.** None Listed.
10. **Pedestrian Accessibility.** Sidewalks have not been addressed in the Preliminary Plat Review application.
  - 7.8 Pedestrian Accessibility (Town of Georgia Development Regulations, 2/27/2023)**
    - B. Public Sidewalks.** The following standards shall apply to all sidewalks that are intended to serve the general public in Georgia:
      1. **Location.** Sidewalks shall be required in the following locations:
        - (e) As required by the DRB within the PUD or subdivision in any zoning district. The DRB may require a sidewalk or sidewalk easement on at least one side of each road approved as a part of a PUD.

11. **Municipal Services.** Applicant has not obtained an Ability to Serve letter from the Fire Chief. A letter will be required for Final Plat Review.
12. **Individual Water Supply.** A shared mound leach field and two drilled wells will serve the eight (8) units. Two drilled wells are proposed, each will serve 4 units.
13. **Vehicular Traffic.** The private road approved under SP-002-23 and DP-2024-007 is to be lengthened to serve the four (4) buildings. A cul-de-sac will be added to provide better access for emergency service vehicles in accordance with Town of Georgia road standards.
14. **Existing and/or proposed easements and rights-of-way.** The proposed private road will be located within a 60' right-of-way. The Open Space area will be provided with rights of access to residents of the property.
15. **Landscaping Plan and Lighting.** Additional evergreen trees are proposed along property lines abutting residential neighbors. A few small ornamental plantings will be provided around the units. Some trees may be utilized to demark the wetland buffer/impact boundaries.  
  
No street lighting is proposed. Only building-mounted residential lighting is proposed. No flood lights are allowed. All lighting will comply with the Town lighting standards.
16. **State permits.** The Applicant shall submit any and all required State Permits with the Final Plat Application. An individual Wetland Permit (#2023-0310) has been issued to allow construction of the private road through buffer area. A wastewater permit is required as well as stormwater permits (3-9050 and 3-9020).

#### **ARTICLE 7 PLANNING and DESIGN STANDARDS:**

**Section 7.1 Energy Efficient Design** – Developments are encouraged to incorporate energy-efficient siding of buildings.

**Section 7.2 Farm and Forestland Preservation** – Not applicable.

**Section 7.3 Site Design** – See site plans.

**Section 7.4 Exterior Storage of Materials or Equipment** – Not applicable.

**Section 7.5 Landscaping and Screening** – Additional landscaping is proposed along property lines abutting residential neighbors, around the units and some trees may be utilized to demark the wetland buffer/impact boundaries.

**Section 7.6 Outdoor Lighting** – No street lighting is proposed. Only building-mounted residential lighting is proposed. No flood lights are allowed. All lighting will comply with the Town lighting standards.

**Section 7.7 Vehicular Circulation** – The private road and cul-de-sac will adhere to Town of Georgia road standards.

**Section 7.8 Pedestrian Accessibility** – Sidewalks shall be added in accordance with the Town of Georgia Development Regulations, (2/27/2023):

**Section 7.8 (B)(1) Sidewalks shall be required in the following locations:**

(e) As required by the DRB within the PUD or subdivision in any zoning district. The DRB may require a sidewalk or sidewalk easement on at least one side of each road approved as a part of a PUD.

**Section 7.9 Parking, Traffic Access, and Circulation** – Each unit will have a garage space plus a space in front of the garage. Additional parallel parking spaces are also proposed along the road and cul-de-sac. Including garage spaces, a total of 22 spaces are proposed.

**Section 7.10 Street Signs** – In accordance with Town of Georgia regulations.

**Section 7.11 Public and Private Road Standards** – Applicant shall follow the A76 Standards and Town of Georgia's Private Road and Driveway Standards.

**Section 7.12 Site Preservation and Erosion Control** – (see below)

**Section 7.13 Stormwater** – A state stormwater permit is required as the proposed impervious area exceeds 0.5 acres. Catch basins, storm piping, grass swales, infiltration and extended detention are proposed to treat stormwater.

Respectfully submitted,

Kollene Caspers  
Zoning Clerk  
Planning & DRB Clerk

cc: Applicant and Engineer