

ANTHONY & LILLIAN GAMACHE
PROPOSED DUPLEX DEVELOPMENT
LOT 3A - GEORGIA MIDDLE ROAD, GEORGIA, VT

PROJECT NARRATIVE

Revised 1/16/25

Anthony and Lillian Gamache propose a modification to their previously approved multi-family residential development located on their existing 20.66-acre (+/-) parcel created in 2023 under FP-005-23, SP-002-23 and CU-004-23. Instead of the four-household residence, four duplex buildings are proposed with a total of 8 residential units. A two-household residence is a permitted use within the AR-2 Zoning District; however, the multiple principal structures and uses necessitate PUD approval from the DRB. The project has received a sketch letter and this narrative is part of the Preliminary Application.

The parcel is surrounded by their homestead property to the north and west as well as residential properties to the east and south. Lot 3A includes mild to moderate slopes with no areas exceeding 25%. The site includes a mix of well-drained to somewhat poorly drained soils. There is a farm ditch that was recently mapped as a stream though the drainage area is less than 0.10 square miles and flows are intermittent. Class II wetlands exist adjacent to this stream. The area nearest the proposed development has been delineated by Fitzgerald Environmental Associates, LLC, and an Individual Wetland Permit (#2023-0310) has been issued to allow impacts to the wetland buffer associated with construction of the private road. The wetland areas will be demarked and work will be completed in accordance with that permit. There are no other significant environmental concerns on or adjacent to the subject property.

Lot #3A includes about 230' of frontage on Georgia Middle Road. The private road previously approved under DP-2024-007 and the DRB will be extended and modified to include a cul-de-sac. The private road results in a total frontage length of 1,554'. The new road is to be constructed in accordance with Vermont Agency of Transportation Standard B-71b, A-76 and Town Private Road Standards. Available sight distances exceed the minimum requirements for the 40 mph Georgia Middle Road speed limit. The duplex units will each include up to 3 bedrooms. Each unit will include a 1-car garage plus a parking space in front of the garage and additional parking spaces available along the private road. Two new drilled well water supplies are proposed - each will serve two duplexes. A mound wastewater disposal system is proposed.

A 4.15-acre open space area is proposed at the western end of Lot 3A in accordance with the 20% PUD requirement. This area is comprised of approximately equal parts grass meadow and woods with no mapped wetlands shown on the Vermont Significant Wetlands Inventory or the Wetland Advisory layer of the Vermont Natural Resources Atlas. Language is proposed in the deed to allow recreational use of this area for residents of the development. The land is not enrolled in the Current Use program. The parcel does include soils mapped as primary agricultural soils of statewide importance, but the property is located within the AR-2 district so section 7.2 does not apply.

Additional landscaping is proposed to lessen visual impacts of the proposed buildings from adjacent properties as part of this PUD application. No neighboring residences are located immediately adjacent to the property. Only minor lighting customary with residences will be installed. Stormwater treatment is proposed in accordance with the Vermont Stormwater Management Manual as the proposed impervious area exceeds 0.5 acres necessitating an operational stormwater permit. Erosion control will be provided in accordance with the Low Risk Site Handbook.

Though not required for the proposed density, the landowners wish to state their intention to construct the duplexes in a way that would take advantage of density bonuses outlined in Section 3.5.F of the Development Regulations to potentially allow development elsewhere on Lot 3A at some point in the future.

The landowners currently wish to construct and rent these duplexes. They will be responsible for all site and facility maintenance. The landowners understand that if they wish to sell the units at some point in the future, the Town will need to review deeds, easements and HOA documents that address maintenance of the road, wastewater, water supply, stormwater, landscaping, common area, etc. prior to close.

The following waivers were granted by the DRB within the Sketch Plan Review letter: a) multiple principal structures on a lot in accordance with Town of Georgia Development Regulations Section 6.6.C.2, b) a reduction of the front building setback to as little as 33' from the centerline of the new road, and c) backing of motor vehicles into a private road in accordance with Section 5.2.B.2.d. The private road frontage was utilized to calculate minimum road frontage, so a frontage waiver was not required.