

**PRELIMINARY PLAT REVIEW  
PR-002-23**

<b>Owner:</b> Cline Road LLC 7 Oak Street St. Albans, VT 05478	<b>Applicant:</b> Same
<b>Surveyor/Engineer:</b> Luke Willey, Ruggiano Engineering 5 Lake Street St. Albans, VT 05478 #802-524-9300	<b>Property Tax Parcel &amp; Location:</b> Parcel ID#102130000 Cline Road, Georgia, VT Zoning District: AR-1

**Background**

Cline Road, LLC, hereafter referred to as Applicant, is requesting Preliminary Plat review for a 15-lot 14 unit Planned Unit Development (PUD) subdivision. The parcel is located at Cline Road and Horseshoe Barn Road and consists of ±94.49 acres. The parcel is located within the AR-1 zoning district.

Applicant is proposing the creation of fifteen (15) lots:

- Proposed Lot 1 will consist of ±.85 acres.
- Proposed Lot 2 will consist of ±.85 acres.
- Proposed Lot 3 will consist of ±1.01 acres.
- Proposed Lot 4 will consist of ±1.0 acres.
- Proposed Lot 5 will consist of ±1.15 acres.
- Proposed Lot 6 will consist of ±1.09 acres.
- Proposed Lot 7 will consist of ±1.00 acres.
- Proposed Lot 8 will consist of ±1.23 acres.
- Proposed Lot 9 will consist of ±.84 acres.
- Proposed Lot 10 will consist of ±1.42 acres.
- Proposed Lot 11 will consist of ±.83 acres.
- Proposed Lot 12 will consist of ±.81 acres.
- Proposed Lot 13 will consist of ±.82 acres.
- Proposed Lot 14 will consist of ±.85 acres.
- Proposed Lot 15 will consist of three (3) separate areas with a total of ± 81 acres. 1.24 Acres located next to Lot 5 listed as *open space easement*. 18.89 acres located to the East of Lots 3,4,6,8, and 10 listed as *open space easement*. **Open Space for PUD (20% total acreage = 18.90 acres)**

**COMMENTS**

**General Subdivision Review Requirements**

1. **Dimensional Requirements.** The dimensional requirements of the AR-1 zoning districts and the proposed dimensional measurements are as follows:

	<b>Minimum Lot Size</b>	<b>Lot Frontage</b>	<b>Front Yard Setbacks</b>	<b>Side Setbacks</b>	<b>Rear Setbacks</b>
<b>AR-1/ PUD Requirements</b>	Min .75 acres per use	250 ft	75 ft	40 ft	40 ft
<b>LOT 1</b>	±.85 acres	116.1’			
<b>LOT 2</b>	±.85 acres	162.33’			
<b>LOT 3</b>	±1.01 acres	189.02’			
<b>LOT 4</b>	±1.0 acres	Not Listed			
<b>LOT 5</b>	±1.15 acres	Not Listed			
<b>LOT 6</b>	±1.09 acres	Not Listed			
<b>LOT 7</b>	±1.00 acres	Not Listed			
<b>LOT 8</b>	±1.23 acres	Not Listed			
<b>LOT 9</b>	±.86 acres	Not Listed			
<b>LOT 10</b>	±1.42 acres	49.16’			
<b>LOT 11</b>	±.83 acres	180.3’			
<b>LOT 12</b>	±.81 acres	145.2’			
<b>LOT 13</b>	±.82 acres	Not Listed			
<b>LOT 14</b>	±.85 acres	Not Listed			
<b>LOT 15</b>	Open space 20%- totaling ± 19.42 acres				

2. **Waiver Requested.** Waiver of the 1500’ max road length for private dead-end roads. The proposed road is the minimum distance to access the developable portion of the site where all lots can be clustered to the greatest extent possible. Total proposed road length is +/- 2,460’.

3. **Site plans.** Applicant has submitted 11 site plans prepared by Ruggiano Engineering, dated 7/14/2023. Applicant submitted 2 plats from Day Land Surveying, PLLC dated 8/2/23.

- i. The proposed property lines.
- ii. The proposed boundaries for Lots 1-15
- iii. The location of Open Spaces
- iv. Proposed Private Road, 24’ minimum with 24’ steel culvert.
- v. Proposed roundabout.
- vi. Existing wastewater system with proposed access for maintenance
- vii. Proposed mounds and proposed wells
- viii. Gravel wetland
- ix. Proposed

4. **Lot layout.** As proposed, the boundary lines are linear and proposed lots are generally regular in shape.

5. **The land is suitable for subdivision or development.** The land meets the requirements for the PUD subdivision with acreage and use; with waiver request for private road length.

6. **The proposed development will not result in undue water or air pollution.** Applicant should submit to the Zoning Administrator a state Act 250 permit navigator.
7. **Legal language.** Applicant will need to submit draft deed language to include all easements, Private Road maintenance, HOA information, common property uses, et. cetera.
8. **Access permit.** The proposed development will be accessed via an existing curb cut utilized by historic farm activities, directly across from 891 Cline Road.
9. **State permits.** State of Vermont Wastewater System and Potable Supply Permit (for water and wastewater systems); State of Vermont Construction Central Permit #3-9020 (for discharge of storm water runoff from construction activity); and State of Vermont Wetlands General Permit #3-9025 (for private road crossing wetland and/or buffer.) The applicant is responsible for identifying any further state permits for this proposal. Applicants will need to submit Permit Navigator Results with their Final Plat application for Act 250 compliance. Copies of all required state permits shall be submitted to the Zoning Administrator upon receipt.
10. **Easements.** 60' easement through lot 15 near lot 1 for access to the Wilcox property. 20' pedestrian easement to the South of lot 5 to benefit the Town of Georgia. Open space easements on Lot 15 (marked in green). 25' Access easement to be conveyed to Vermont Transco, llc. 60' Power easement. (Power poles have been removed and easement is being verified)
11. **Fire protection** – The Applicant has not obtained an ability to serve letter from the Fire Chief.
12. **Financial surety** – Not applicable.
13. **Performance Standards** - The use must conform to the Performance Standards in Section 3.6 of the Georgia Development Regulations.
14. **Road Name**- Road name has not been submitted. Private road must conform with Town of Georgia Private Road and Driveway Standards. An road name application will need to be submitted to the Zoning Administrator for E911 review and approval.
15. **Driveway Standards** – Driveway must conform with Town of Georgia Private Road and Driveway Standards.

#### **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** –

**Section 7.3 Site Design** –

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

**Section 7.5 Landscaping and Screening** – Will be addressed at Final Plat

**Section 7.6 Outdoor Lighting** – Will be addressed at Final Plat

**Section 7.7 Vehicular Circulation** – Lots will be accessed by use of proposed private road with cul-de-sac.

**Section 7.8 Pedestrian Accessibility** – Sidewalks???

**Section 7.9 Parking, Traffic Access, and Circulation** – Each lot will have its own driveway for parking.

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

**Section 7.11 Public and Private Road Standards** – Applicant will utilize plans C-3, C-4 and C-5 Road Plans and Profiles and shall follow the Town of Georgia’s Private Road and Driveway Standards.

**Section 7.12 Site Preservation and Erosion Control** – Applicant has not indicated any additional site preservation and or erosion control.

**Section 7.13 Stormwater** – Referenced in the plans C-8 and C-9, Stormwater Plans and Details.

Applicant submitted plans entitled, “Cline Road LLC, Plan 23022” dated 07/14/2023, prepared by O’Leary- Burke Civil Associates, PLC.

- C-1 of 11 – Site Plan
  - C-2 of 11 – Overall Development Plan
  - C-3 of 11 – Road Plan and Profile, STA. 00+00, 09+00
  - C-4 of 11 – Road Plan and Profile, STA. 09+00, 21+50
  - C-5 of 11 – Road Plan and Profile, STA. 21+50, 24+60
  - C-6 of 11 – Wastewater Plans and Details
  - C-7 of 11– Wastewater Details
  - C-8 of 11– Stormwater Plans & Details
  - C-9 of 11– Stormwater Details
  - C-10 of 11– Maintenance Plan
  - C-11 of 11– Details
- Preliminary Subdivision Plat Cline Road, LLC, versions 1 & 2

Respectfully submitted,

Douglas Bergstrom  
Zoning Administrator  
Planning, DRB & 911 Coordinator

cc: Applicant and Engineer