

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

PROJECT NARRATIVE

Revised 11/20/24

Anthony and Lillian Gamache propose a modification to their previously approved multi-family residential development located on their existing 20.66-acre (+/-) parcel created last year 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 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 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 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 will each serve two buildings. 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. 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.

Requested waivers include a front building setback reduction to as little as 33' from the centerline of the new road versus the 75' required in the AR-2 District. A waiver is also requested in accordance with Section 5.2.B.2.d of the Development Regulations to allow backing of vehicles into the private road. Lastly, if we are only allowed to utilize the existing 230' of frontage on Georgia Middle Road, a frontage waiver is also requested.