

**SKETCH PLAN REVIEW  
Proposed Duplex Development  
SK-005-24**

<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 Sketch Plan review for replacement of the previously permitted four-household residence with 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):

***Planned Unit Development (PUD).** One or more lots, tracts, or parcels of land to be developed as a single entity, the plan for which may propose any authorized combination of density or intensity transfers or increases, as well as the mixing of land uses. This plan, as authorized, may deviate from these Regulations' requirements that are otherwise applicable to the area in which the PUD is located with respect to lot size, bulk or type of dwelling or building, use, density, intensity, lot coverage, parking, required common open space, or other standards pursuant to Section 3.5 of the Regulations.*

**COMMENTS**

**General Subdivision and Site Plan Review Requirements**

1. **Dimensional Requirements.** The dimensional requirements of the 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	±20.66 acres
<b>Lot Frontage</b>	150 ft	±1554 ft*
<b>Front Yard Setback</b>	75 ft	±33+ ft
<b>Side Setbacks</b>	25 ft	±105 ft
<b>Rear Setbacks</b>	25 ft	±105 ft
<b>Building Height (max)</b>	35 ft	±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 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.

- i. The existing and proposed property lines
- ii. The location of easements and rights-of-way
- iii. The location of wood and wire fences
- iv. The proposed boundaries for all buildings
- v. The location of existing and proposed water service
- vi. The location of existing and proposed sewer line
- vii. The location of existing and proposed storm drain
- viii. The location of proposed underground utility
- ix. The location of existing overhead utility
- x. The location of existing and proposed yard lights
- xi. The location of the tree line
- xii. The locations of proposed well and wastewater
- xiii. The location of existing wetlands
- xiv. The location of existing wetland buffers
- xv. The location of existing catch basin/yard drain
- xvi. The location of the proposed catch basin
- xvii. The location of proposed Open Space
- xviii. The location new proposed driveway

3. **Waivers.** Applicant is requesting three (3) waivers:  
(1) Waiver to allow multiple principal structures/ uses on a single lot. (6.6.C.2)

**6.6 Specific Use Standards, Mixed Use (Town of Georgia Development Regulations, 2/27/2023.) C. Standards.** All properties with mixed uses shall meet the following standards:  
2. There shall not be more than one principal structure on a lot unless approved as part of a PUD.

(2) Waiver to allow the reduction of front building setbacks as measures to the centerline of the private road to allow homes to be clustered. (See Table 2.3(c) of the Town of Georgia Development Regulations 2/27/2023.)

(3) Waiver to allow backing of motor vehicles into a private road to allow homes to be clustered. (5.2.B.2.d)

**5.2 Access and Driveways (Town of Georgia Development Regulations, 2/27/2023.) B. Driveways.** Driveways may serve up to two (2) lots. Driveways shall meet the following standards:

2. **Driveway Construction Standards.** All residential driveways servicing single- or two household dwellings shall be constructed in accordance with current Vermont Agency of Transportation B71 Standards and the Town of Georgia Private Road and Driveway Standards policy dated July 27, 2020, and as may be amended. In addition, the following standards shall apply:

(d) All driveways shall have a hammerhead type turnaround to eliminate vehicles backing onto private or public roads. A waiver may be granted for driveways off private roads.

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 operational stormwater discharge permit is required in addition to the construction general permit. Grass swales and stormwater detention are proposed methods of treatment.
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.
9. **Compatibility with surroundings.** The project will add duplex residences to the existing residential structures in the area.
10. **Municipal Services.** Applicant has not obtained an Ability to Serve letter from the Fire Chief. A letter will be required for Final Plat Review.

11. **Individual Water Supply.** A shared mound leach field and two drilled wells will serve the eight (8) units.
12. **Vehicular Traffic.** The proposed private road will be located within a 60' right-of-way. 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 is now proposed instead of the approved "L" turnaround. A waiver is requested to allow the backing of vehicles into the private road to allow homes to be clustered.
13. **Pedestrian Accessibility.** Sidewalks have not been addressed in the 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.*
14. **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.
15. **State permits.** The Applicant shall submit any and all required State Permits with the Final Plat Application. An individual Wetland Permit has been issued to allow construction of the private road through buffer area. A wastewater permit is necessary, in addition to the operational (3-9050) and construction (3-9020) stormwater permits.
16. Applicant requests the PUD proceed as a minor zoning project, as no subdivision is proposed. A minor project would combine the preliminary and final plat hearings.

**3.5 Planned Unit Development (Town of Georgia Development Regulations, 2/27/2023.) B. PUD Review Process:**

*1. All PUD applications shall be reviewed using the same process as a major subdivision (sketch, preliminary, final) as outlined in Section 4.4. All PUDs involving the subdivision of land shall have their PUD application and subdivision application reviewed concurrently.*

Respectfully submitted,

Kollene Caspers  
Zoning Clerk  
Planning & DRB Clerk

cc: Applicant and Engineer