



GEORGIA VERMONT

Sketch Plan Review Application

Application #SK

☐ Minor (3 lots or less) ☐ Major (4 lots or more)

Submission Requirements: An application for Sketch Plan Review will consist of one set 11"x17" site plan maps plus a digital file in *.pdf format which includes scale, north arrow, legend, abutters, title block, existing and proposed lots, existing and proposed structures, roads, driveways, easements and/or rights of way.

Applicant must also submit a list for all abutters, including those across a public or private right of way.

Incomplete applications will be returned and will delay scheduling your hearing.

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): Anthony & Lillian Gamache
Address: 147 Georgia Middle Road
Georgia, VT
Zip Code 05468 Telephone 802-524-6347
Email apgama@yahoo.com

Applicant(s): Landowners
Address: _____
Zip Code _____ Telephone _____
Email _____

Tax Parcel ID: Lot 3A of 109960000 Zoning District: AR-2 PUD ☒ Yes ☐ No

CERTIFICATION OF APPLICANT(S)

AFFIRMATION: The undersigned hereby certifies that the information submitted in this application is true, accurate, and complete.

Signature of Applicant: Anthony Gamache LLC Date: 11/20/24

Signature of Applicant: Lillian Gamache Date: _____

PROPERTY OWNERS' AUTHORIZATION

The undersigned property owner(s) hereby certify that the information submitted in this application regarding this property is true, accurate and complete and that the Applicant(s) have full authority to request approval for the proposed use of the property and any proposed structure(s).

Signature of Owner: Anthony Gamache Date: 11/20/24

Signature of Owner: Lillian Gamache Date: _____

47 Town Common Road North. • St. Albans, VT 05478

Phone: 802-524-3524 • Fax: 802-524-3543 • website: townofgeorgia.com

Location of Property:

Lot 3A of 147 Georgia Middle Road

Parcel ID No.: Part of 109960000

Zoning District: AR-2

Deed Reference: Volume 99 Page 320

Size of Parcel: 20.66 acres

Previous subdivision of parcel (if applicable)

Permittee name: Gamache - FP-005-23

Date: 11/21/23

Map #

Previous Site Plan Approval (if applicable)

Permittee name: SP-002-23 and CU-004-23

Date: 11/21/23

Map #

If applicable:

Engineer: Justin Holmes - Pinnacle Eng.

Surveyor: Mark Day - Lay Land Surveying

Phone: 802-782-5980

Phone: 802-849-6516

Email: justin@pinnacle-vt.com

Email: mark@daylandsurveying.com

Description of proposed project: (Please describe here or attach a separate proposal)

Landowner proposes 4 duplexes instead of the 4-household residence previously permitted. Proposed road will be lengthened and a cul-de-sac added.

Number and size of lots proposed (including all building lots, common area lots, retained lots, and donated/ open space lots):

All 4 buildings are proposed on Lot 3A with common interest community language. 4.15 acres at the western edge of the lot is designated to include an open space easement - half is wooded and the other half is hayfield.

If a PUD, are you requesting waivers for proposed lot size & setbacks?

☒ Yes ☐ No (If yes please describe here)

Requesting front yard setback reduction to the proposed private road and waiver to allow backing of vehicles into the private road so residences may be clustered outside the wetland and wastewater disposal areas in the southern portion of the lot. The new road results in a total frontage length of 1,554', but a frontage reduction is requested if only the 230' of Georgia Middle Road frontage may be utilized.

List of plans, sketches, or other information submitted with this application:

Overall Site Plan, Detailed Site Plan.

Names and addresses of abutting property owners:

See Attached.

Existing and/or proposed road & driveway access to site:

The private road approved under SP-002-23 and DP-2024-007 is to be lengthened to serve the 4 buildings.

A cul-de-sac is now proposed instead of the approved L turnaround.

Existing and/or proposed easements and rights-of-way:

The proposed private road will be located within a 60' right-of-way.

Proposed and/or existing wastewater disposal and water supply:

A shared mound leachfield and two drilled wells are proposed to serve the 8 units.

Proposed drainage/storm water runoff (if required):

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.

Proposed landscaping (if applicable):

Additional evergreen trees are proposed along property lines abutting residential neighbors. A few small ornamental plantings will be provided around the units.

Size and location of proposed and/or existing buildings:

No buildings currently exist on the property. The previously approved 4-household dwelling will be replaced by 4 duplexes with approximate overall dimensions of 40' x 60'

State permits required and/or obtained for this project:

An Individual Wetland Permit has been issued to allow construction of the private road through buffer area.

A WW permit is necessary in addition to the operational (3-9050) and construction (3-9020) stormwater permits.

Please Note: *sketch plan review does not constitute approval of a proposed subdivision plat. Following the public meeting, Applicant will receive a letter classifying the project as a Major or Minor subdivision, with guidance regarding next steps for their application.*

For the purpose of classification and initial discussion, subdivision applicants, prior to submitting applicable Preliminary or Final Plat applications, shall submit Sketch Plan information as outlined below. Applications shall be submitted at least 15 days prior to a regularly scheduled meeting of the Development Review Board (DRB) and no meeting shall be scheduled until all application materials are received. Applicants will be notified in writing if application materials are missing following submission. Sketch Plan meetings shall be noticed to adjacent property owners and posted at the Georgia Municipal Building. Sketch plans shall not be publicly warned in the Town's newspaper of general circulation, as they do not constitute Public Hearings. (Section 4.3 (C)(1), Town of Georgia Development Regulations 05.02.22).

A Sketch Plan meeting with the DRB is required for all subdivisions (Major or Minor). Following Sketch Plan review, the DRB, will send a letter to all applicants summarizing feedback provided at the Sketch Plan meeting.

Sketch Plan review is intended to be an informal meeting. Surveyed and/or engineered drawings are not expected. Instead, the intention is for the Applicant to provide scaled and accurate drawings indicating proposed subdivision layout and related improvements. The DRB can then provide verbal and subsequent written feedback about applicable regulations prior to the Applicant incurring investment in survey and engineering work. Sketch Plan review does not constitute approval of a subdivision plat and is merely authorization for the Applicant to file a preliminary plat or final plat application.

APPLICATION SUBMITTAL REQUIREMENTS:

- 1) Completed Sketch Plan application form.
- 2) Sketch Plan application fee. Fee schedule is on the website at townofgeorgia.com.
- 3) A List for all adjacent property owners and current addresses, including all properties abutting the property proposed for subdivision and those properties across a street, highway, or other right-of-way
- 4) The Sketch Plan application shall consist of one or more maps or drawings which may be printed or reproduced on paper with all dimensions shown in feet or decimals of a foot, drawn to a scale of not more than one hundred (100) feet per inch, showing or accompanied by the following information:
 - a) Proposed subdivision name or identifying title and the name of the town.
 - b) Name and address of the record owner and applicant (if different).
 - c) Boundaries and area of proposed subdivision.
 - d) Size of lots and number of proposed lots.
 - e) Existing and proposed layout of property lines, type, and location of existing and proposed restrictions on land, such as easement and covenants, buildings, existing septic systems, well, water courses and other essential existing physical features, including mapped wetlands and flood plains.
 - f) Type, location, and approximate size of existing and proposed streets, utilities, and open space, if applicable.
 - g) Date, true north arrow, and scale (numerical and graphic).
 - h) Location map showing relation of proposed subdivision to adjacent property and surrounding area. Page 4 of 4
 - i) Deed reference and parcel tax identification number.
 - j) Zoning district(s) designation of the area to be subdivided and any zoning district boundaries affecting the subject parcel.

Please submit 11"x17" of sketch plans and a digital file of plans.

The subdivider, or a duly authorized representative, shall attend the meeting of the DRB on the sketch plan to discuss the requirements of these regulations for streets, improvements, drainage, sewage, water supply, fire protection, and similar aspects, as well as the availability of existing services and facilities and other pertinent information.

The DRB shall study the sketch plan to determine whether or not it conforms to, or would be in conflict with, the town plan, zoning regulations, and any other by-laws then in effect, and shall, where it deems necessary, make specific recommendations for changes

in subsequent submissions, which recommendations shall be provided in writing to the Applicant/Owner.

Approval of a sketch plan shall not constitute approval of a subdivision plat and is merely authorization for the Applicant to file a preliminary or final plat application.

(FOR TOWN USE ONLY):

Date received: _____ Fee paid: _____ Check # _____

Returned (incomplete) _____ Date: _____

Signed: _____

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator

You will receive a written Decision and Finding of Fact within 45 days of the close of the hearing.