



GEORGIA

VERMONT

December 16, 2025

Cline Road LLC
c/o Jake Smith, Aaron O'Grady
7 Oak Street
St. Albans, VT 05478

RE: SK-006-25
Sketch Plan Review

Dear Jake Smith & Aaron O'Grady,

On December 2, 2025, the Development Review Board (DRB) reviewed your Sketch Plan Application for the proposed 32 Lot/ 30-unit subdivision of your parcel located off Cline Road and Horseshoe Barn Road (Parcel ID #102130000) in the AR zoning district. The DRB has classified your proposal as a major Planned Unit Development (PUD) subdivision pursuant to the definition of *Subdivision, Major* in 7.3.5 and *Planned Unit Development* in 6.5 of the Town of Georgia Development Regulations (October 13, 2025). A major subdivision will require a publicly warned Preliminary Plat Review before the DRB. The application for the Preliminary Plat Review shall be submitted to the Zoning Administrator within six (6) months of the date of this letter pursuant to Section 7.3.5.

- 6 (six) months from the date of this letter is June 16, 2026.

In addition to those requirements delineated in Section 6.5.2 and Section 7.2, Table 7.1 of the Georgia Development Regulations and Preliminary Plat application checklist, the DRB requests the application and next set of site plan(s) include the following:

1. The survey plat must be completed by a licensed land surveyor and engineer and submitted to the Zoning Administrator with the Preliminary plat application. The survey plat and site plan shall contain the following:
 - a. Proposed subdivision name or identifying title, the name of the municipality, the name and address of the record owner, the name, license number and seal of the

licensed land surveyor, the boundaries of the subdivision and its general location in relation to existing street, scale, date and true north point.

- b. The zoning district designation of the area to be subdivided and any zoning district boundaries affecting the parcel within the blocks.
 - c. The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distance, and tangent bearings for each street.
 - d. Lots within the subdivision numbered in alternating order.
 - e. Permanent reference monuments and lot corner markers shall be clearly indicated. Monuments shall be set at all corners and angle points of the boundaries of the subdivision.
 - f. Rights of way with metes and bounds calculated along the centerline of said rights of way.
 - g. Deed reference, tax map reference.
 - h. Names and deed reference of all abutting landowners.
 - i. DRB and Town Clerk signature blocks
2. Waivers to be submitted from the Sketch Plan Review:
- a. Right-of-way in lieu of road frontage;
 - b. Side and rear setbacks from 20 feet to 15 feet, to accommodate the PUD in the AR zoning district;
 - c. Waiver for Lot 9, over the one-acre minimum, unless the property lines are adjusted.
3. The Applicant's will move the entry/exit to the proposed private road south of the driveway located at 891 Cline Road and leveled to the road height.
4. A privacy screen of evergreen trees or hedges is to be planted from the entrance north to Lot 4 between the private road and abutting properties on Cline Road.
5. The HOA will hold ownership of the 12 acres of Open Space and will be shown on the Site Plan as a separate lot. The remaining acreage of the 60 acres for the PUD will be shown as a separate lot and deeded for no future development.
6. Applicants shall submit draft HOA documents that include maintenance of the private road, landscaping for screening, and maintenance of common lands.
7. Applicants shall submit the deeds and HOA documents for the new units to the Town of Georgia at the time the mylar is recorded. There will be a \$500 escrow for deed review with the Town attorney at the time of Final Plat Application submission.
8. Wetlands shall be delineated with boulders prior to any building permits being issued.
9. The private road shall be paved to comply with A-76 standards and the Town of Georgia Private Roads and Driveway Policy (February 28, 2020).

10. Applicants shall submit a road name application to the e911 coordinator prior to submitting the Final Plat Application.
11. Applicant shall obtain an “Ability to Serve” letter from the Town of Georgia Fire Chief indicating the ability to provide emergency services to the proposed PUD subdivision as part of the preliminary plat application.
12. Applicant shall provide the DRB Coordinator with a Permit Navigator and updates to the Applicant’s Act 250, wastewater and stormwater permits.
13. In addition to what is noted in this letter, the Applicant is responsible for securing any and all necessary permits to complete this project.
14. This project shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the DRB and on file in the Town Office, and in accordance with the conditions of this approval.
15. All plans, drawings, and conditions/requirements etc. listed above or submitted at the hearing and used as the basis for the decision to grant this permit shall be binding on the applicants, and their heirs and assigns. Projects shall be completed in accordance with such approved plans and conditions. Any deviation from the approved plans shall constitute a violation of permit and be subject to enforcement action by the Town.

If you have any questions, please contact our Zoning Administrator and DRB Coordinator, Douglas Bergstrom, at 524-3524 or zoning@townofgeorgia.com.

We look forward to receiving your next submittal.

Sincerely,

Charles Cross
Georgia DRB Chair

Cc: Engineer, Interested Parties