

**PRELIMINARY PLAT REVIEW**  
**Proposed 32-Lot/30-Unit PUD Major Subdivision**  
**SUB-011-2026**

<b>Owner/Applicant:</b> Cline Road LLC St. Albans, VT 05478	<b>Property Tax Parcel &amp; Location:</b> Parcel ID#102130000 Cline Road, Georgia, VT Zoning District: AR
<b>Surveyor/Engineer:</b> Luke Willey, Mumley Engineering, Inc. St. Albans, VT 05478	<b>Surveyor:</b> Day Land Surveying, PLLC

**BACKGROUND**

Cline Road, LLC, hereafter referred to as Applicant, is requesting Preliminary Plat review for a 32-lot/30-Unit Major Planned Unit Development (PUD) subdivision located off Cline Road and Horseshoe Barn Road in the AR zoning district. The ±94.49 acre parcel consists of agricultural fields and wooded areas, of which 60 acres will be used to create the PUD and the remaining 34 acres retained as undeveloped lands. The proposed subdivision will be accessed via an existing curb cut across from 891 Cline Road.

The proposed PUD will consist of a proposed 24’ private road in a 60’ ROW serving (21) single family dwelling units with an additional private road serving (9) units. Each lot will be served by individual drilled wells and a community wastewater system with a combination of shared mound systems located on Lot 31. Stormwater will be collected via roadside swales and treated in a combination of structural stormwater practices at various points within Lot 31. Open space is provided as an easement within Lot 31 totaling +/- 12 acres (20%) and will be kept in ownership by Cline Road, LLC.

**COMMENTS**

**General Sketch Plan Review Requirements**

- 1. Dimensional Requirements.** Dimensional requirements for Major Subdivisions can be found in Section 7.3.5 of the *Town of Georgia Development Regulations* (October 13, 2025) and dimensional requirements for Planned Unit Developments (PUD) can be found in section 6.5 of the regulations.

The dimensional requirements of the Agricultural (AR) Zoning District and the proposed PUD subdivision lot dimensions are as follows:

	<b>Minimum Lot Size</b>	<b>Lot Frontage (min)</b>	<b>Front Yard Setbacks (min)</b>	<b>Side Setbacks (min)</b>	<b>Rear Setbacks (min)</b>	<b>Building Height (max)</b>
<b>Agricultural (AR) Requirements</b>	2 acres	150 ft	50 ft	20 ft	20 ft	35 ft

<b>PUD in AR Requirements</b>	0.5-1 acre	150 ft	50 ft	20 ft	20 ft	35 ft
<b>LOT 1</b>	±0.52 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 2</b>	±0.54 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 3</b>	±0.57 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 4</b>	±0.59 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 5</b>	±0.68 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 6</b>	±0.53 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 7</b>	±0.65 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 8</b>	±0.71 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 9</b>	±0.94 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 10</b>	±0.59 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 11</b>	±0.74 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 12</b>	±0.57 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 13</b>	±0.56 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 14</b>	±0.52 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 15</b>	±0.52 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 16</b>	±0.83 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 17</b>	±0.52 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 18</b>	±0.77 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 19</b>	±0.51 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 20</b>	±0.52 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 21</b>	±0.51 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 22</b>	±0.50 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories

<b>LOT 23</b>	±0.50 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 24</b>	±0.52 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 25</b>	±0.51 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 26</b>	±0.50 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 27</b>	±0.50 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 28</b>	±0.50 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 29</b>	±0.50 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 30</b>	±0.50 acres	Unknown	±50 ft	±15 ft*	±15 ft*	1- 2 stories
<b>LOT 31 (ROW, open space &amp; WW easements)</b>	±47.03 acres	N/A	N/A	N/A	N/A	N/A
<b>LOT 32 (undeveloped remaining land)</b>	±29.8 acres	N/A	N/A	N/A	N/A	N/A

2. **\*Waivers Requested:** Applicant is requesting a waiver of the side and rear setbacks in the AR zone to accommodate the PUD properties. Such setback reductions include 20-foot AR setbacks to 15-foot setbacks.
  
3. **Potential Additional Waivers:**
  - Use of the right-of-way in lieu of road frontage waiver
  
4. **List of plans, sketches, or other information submitted with this application:**  
Applicant has submitted two maps titled, “*Preliminary Subdivision Plat, Cline Road LLC*” prepared by Mumley Engineering, Inc. on 1/22/2026.

Applicant has submitted eleven additional maps prepared by Mumley Engineering, Inc. including:

- “*Existing Conditions Plan*” (1/7/2026)
- “*Overall Development Plan*” (1/22/2026)
- “*Road Plan and Profile STA.00+00 – 09+00*” (1/7/2026)
- “*Road Plan and Profile STA.09+00 – 21+50*” (3/9/2026)
- “*Road Plan and Profile STA. 21+50 – 28+50*” (1/7/2026)
- “*Wastewater Plan*” (1/7/2026)
- “*Wastewater Details*” (1/7/2026)
- “*Stormwater Plans*” (3/9/2026)
- “*Stormwater Details*” (3/9/2026)

- “Maintenance Plan” (1/7/2026)
- “Details” (1/7/2026)

5. **Proposed project alignment with PUD requirements-** See 6.5.4 PUD Standards (Town of Georgia Development Regulations, 10/13/2025).

### **Section 6.7 Density Bonus for PUD**

#### **(D)2: Density Bonus, Community Recreation Area**

*The DRB with approval by the Selectboard may accept Community Recreation Area parcels to be donated to the Town of Georgia to be openly accessible to the public during daylight hours, readily visible from the public way, clearly marked as available to members of the public, provide community recreation amenities suitable and accessible to a range of ages and abilities, and provide adequate shade, trees and seating areas as well as other amenities as may be required by the DRB. The DRB may allow greater density bonus or use the Community Recreation Area as a replacement for commercial offset in the VC district. In the VC District, the Community Recreation Area should be of size and scope to offset the commercial requirement for the development.*

6. **Lot layout.** As proposed, the boundary lines are linear and proposed lots are generally regular in shape.
7. **Suitability for development.** This 32 Lot subdivision is in line with AR- PUD standards for residential properties, with waivers.
8. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** Existing dilapidated farm buildings to be removed.
9. **Storm water and erosion control plan during construction.** Roadside ditches to proposed structural stormwater practices will be designed to state regulations. Proposed rooftop and driveway disconnections will be made available for individual lots where possible.
10. **Conformance with Town Plan and Bylaws.** This type of PUD subdivision conforms with the Town Plan and Development Regulations. In addition, the proposed 30 units will help the Town of Georgia reach the goals of creating 35-40 houses per year, as mandated by the State of Vermont and Northwest Regional Planning Commission to increase housing.
11. **Compatibility with surroundings.** The proposed PUD subdivision will be located behind existing houses, screened by existing trees and not visible from Cline Road.
12. **Municipal Services.** Applicant has not obtained an Ability to Serve letter from the Fire Chief. A letter will be required for Final Plat Review.
13. **Existing and/or proposed easements and rights-of-way.** Existing VELCO power easement and access ROW; proposed 60’ road ROW, 60’ ROW easement to neighboring property; and proposed Open Space easement totaling ±12.0 acres.

14. **Wastewater Disposal and Water Supply.** Proposed community wastewater collection system and community mounds are planned. Each lot will have an individual or shared drilled well or shared wells as dictated by State rules.
15. **Vehicular Traffic.** The existing 25-foot right-of-way will be expanded to a proposed 60-foot right-of-way, with a 24-foot road to serve the development with two (2) cul-de-sac turnarounds. There is a redesign of the cul-de-sac terminus due to grading and ledge challenges, this design is a better, cleaner layout. The engineers have re-aligned the curb-cut so that cars will not be pointed at the front windows of 791 Cline across the street.
16. **Landscaping Plan and Lighting.** Applicants have added more screening to Lots 1-3. Note, the sketch decision seemed to suggest continuous screening all the way from Cline Road to Lot 3. Our opinion is that a large portion of this screening would have no function and is an unreasonable burden on both the developer and HOA going forward to maintain this. Applicants believe this current proposal is a good faith effort to alleviate the screening concerns from neighbors for these first three lots.
17. **Proposed Lighting.** None proposed.
18. **Common Land.** All common land and open space are now proposed to be owned and maintained by the HOA. Cline Road, LLC will not retain any ultimate ownership within the PUD. They will retain the remaining land to the east beyond the VELCO lines (Lot 32) and the ROW to access this land.
19. **State permits.**
  - Potable Water and Wastewater Disposal System Permit.
  - Wetlands Impact Permit.
  - Construction Stormwater Permit.
  - Operational Stormwater Permit.
  - Act 250 Land Use Permit.

Respectfully submitted,

Kollene Caspers  
Zoning Clerk  
Planning & DRB Clerk

cc: Applicant and Engineer