

**FINAL PLAT REVIEW**  
**Proposed 4 Duplex/ 8 Unit Duplex Development**  
**FP-003-25**

<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 Applicants, are requesting Final Plat review for 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.

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.

**COMMENTS**

**General Subdivision and Site Plan Review Requirements**

1. **Waivers Granted at Sketch Review:**
  - i. Waiver to allow multiple principal structures/ uses on a single lot. (6.6.C.2, Georgia Development Regulations 2/27/2023)
  - ii. Waiver to allow the reduction of front building setbacks to as little as 33' as measured from the centerline of the new private road to allow homes to be clustered.
  - iii. Waiver to allow backing of motor vehicles into a private road to allow homes to be clustered. (5.2.B.2.d, Georgia Development Regulations 2/27/2023)
2. **Dimensional Requirements.** The dimensional requirements of the AR-2/PUD 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	$\pm 20.66$ acres
<b>Lot Frontage</b>	150 ft	$\pm 230$ ft off Georgia Middle Road, and $\pm 1554$ ft proposed private road
<b>Front Yard Setback</b>	75 ft	$\pm 33+$ ft
<b>Side Setbacks</b>	25 ft	$\pm 105$ ft

<b>Rear Setbacks</b>	25 ft	±105 ft
<b>Building Height (max)</b>	35 ft	±28 ft

3. **Site plans.** Applicant has submitted two site plans titled “Detailed Site Plan” prepared Pinnacle Engineering, PLC dated 11/20/2024 (Revised 1/20/2025); and an “Overall Site Plan” prepared by Pinnacle Engineering, PLC dated 11/20/2024 (Revised 1/20/2025). Applicant has also provided a Grading and Utility Plan, Details & Specifications.
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. **The proposed development will not result in undue water or air pollution.** A State stormwater permit is required as the proposed impervious area exceeds 0.5 acres. Catch basins, storm piping, grass swales, infiltration and extended detention are proposed to treat stormwater. The 3-9050 permit will be filed in the coming days.
7. **Legal language.** Any future changes to the lot layout or unit ownership shall require a subdivision review by the Development Review Board.
8. **State permits.** The Applicant shall submit any and all required State Permits with the Final Plat Application. An individual Wetland Permit (#2023-0310) has been issued to allow construction of the private road through buffer area. A wastewater permit is required as well as stormwater permits (3-9050 and 3-9020).
9. **Easements.** The proposed private road will be located within a 60-foot-wide right-of-way (ROW). Electric and communications utilities will also be within this ROW. The Open Space area will be provided with rights of access to residents of the property.
10. **Fire protection** – Georgia Fire Department was contacted to provide an ability to serve letter for the four duplex buildings.
11. **Financial surety** – Not applicable.
12. **Performance Standards** - The use must conform to the Performance Standards in Section 3.3 of the Georgia Development Regulations.
13. **Private Road-** Access is to be provided by the private road approved under SP-002-23. Road Access Permit #DP-2024-007. The approved road will be within a 60-foot ROW, lengthened, and a cul-de-sac will be added in accordance with Town Road Standards. Applicants shall submit road naming documents to the Zoning Administrator to name the private road.
14. **Driveway Standards** – All driveways must conform with Town of Georgia Private Road and Driveway Standards.

## ARTICLE 7 PLANNING and DESIGN STANDARDS:

**Section 7.1 Energy Efficient Design** – Developments are encouraged to incorporate energy-efficient siting of buildings.

**Section 7.2 Farm and Forestland Preservation** – Existing fields will continue to be hayed.

**Section 7.3 Site Design** – See site plans.

**Section 7.4 Exterior Storage of Materials or Equipment** – Not applicable.

**Section 7.5 Landscaping and Screening** – Additional evergreen plantings are proposed along property lines abutting residential neighbors. A few ornamental plantings will be provided around the units. Some trees may be utilized to demark the wetland buffer/impact boundaries.

**Section 7.6 Outdoor Lighting** – No street lighting is proposed. Only building-mounted residential lighting is proposed. No flood lights are allowed. All lighting will comply with the Town of Georgia Lighting standards.

**Section 7.7 Vehicular Circulation** – The private road and cul-de-sac will adhere to Town of Georgia road standards.

**Section 7.8 Pedestrian Accessibility** – Sidewalks have not been addressed in the Final Plat Review 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.***

**Section 7.9 Parking and Traffic Access:** Each unit will have a garage space plus a space in front of the garage. Additional parallel parking spaces are also proposed along the road and cul-de-sac. Including garage spaces, a total of 22 spaces are proposed.

**Section 7.10 Street Signs** – Street signs will be installed in accordance with Town of Georgia regulations.

**Section 7.11 Public and Private Road Standards** – Applicant shall follow A76 Standards and the Town of Georgia's Private Road and Driveway Standards.

**Section 7.12 Site Preservation and Erosion Control** – (see below)

**Section 7.13 Stormwater** – A state stormwater permit is required as the proposed impervious area exceeds 0.5 acres. Catch basins, storm piping, grass swales, infiltration and extended detention are proposed to treat stormwater.

Respectfully submitted,

Kollene Caspers  
Zoning Clerk  
Planning & DRB Clerk

cc: Applicant and Engineer