

17 BLACK WALNUT, LLC
26 – 104 BALLARD ROAD, GEORGIA, VT

SITE PLAN AMENDMENT
PROJECT NARRATIVE

Revised 8/18/23

Site Plan approval for this project (SP-001-21, SP-002-21 and SP-003-21) was issued in a revised reconsidered decision on 1/22/2022 and did not include a condition regarding the expiration of such approval. Therefore, by default the Site Plan approval is set to expire in two years with a one-year extension allowed. In accordance with Section 3.3.E.2 of the Development Regulations, for commercial projects within the South Village District the DRB may include a condition that extends the approval beyond the standard 2 years. The landowner requests an extension of Site Plan approvals to a date that matches the Phase 1 “Commencement Deadline” of the Town Highway License Agreement executed with the Selectboard. This date is **6/1/2029** which represents an extension of about 5 years from the current expiration. If the DRB deems this date too far into the future, the applicant would settle for an extension matching the date of Conditional Use approval which is 9/7/2026 under CU-002-21.

No other changes to the development are proposed at this time. Condition 9 of the decision requires further Site Plan Amendment for approval of limited items including “road construction, paving timeline, architectural design, building elevations, building footprint and landscaping”. The landowner has represented throughout the project that additional State approvals will take some time, the project may be phased, and portions may be constructed by others.

Since we received DRB approval we’ve had several investigative fronts that have slowed progress resulting in this extension request. Specifically,

- We performed water supply long-term yield, interference and quality testing on the new well.
- The hydrogeologist completed the final source testing report, and we just received review comments.
- We coordination with the South Georgia Fire District as they initially had interest in taking over the new well (expanding their system) or offering water from their existing system to a portion of the project.
- Legal documents were prepared by the attorney and reviewed by the Town.
- The Site Plan was revised to incorporate DRB comments prior to recording of the mylar.
- We spent months working on the road agreement with the Selectboard to allow construction of the proposed road on the neighboring church right-of-way.
- We pursued designation of the South Village (Village Center, New Town Center, etc.) to make available grants and tax credits to help pay for infrastructure costs to keep the project financially viable.
- We evaluated the possibility of footprint lots to make Lot 2 saleable units instead of rentals housing.
- We prepared preliminary construction cost estimates to assist with financial planning.

Therefore, 17 Black Walnut, LLC formally requests an extension of Site Plan approvals to match Town Highway License Agreement deadline of **6/1/2029**. If possible through this application, we also request an extension of CU-002-21 for the level 2 daycare to match that date. Conditional Use of the multi-tenant elderly housing is no longer necessary as that use is now permitted in the South Village. We believe these extensions are allowed under Sections 3.3.E.2 and 3.2.F.2. The remaining work necessary to obtain all approvals for this project include amending the Site Plan per Condition 9, filing construction and operational stormwater permit applications, filing construction and operational public water supply permit applications, filing amended WW permit application, and filing Act 250 permit application.



Town of Georgia

47 Town Common Road North • St. Albans, VT 05478
• Phone: 802-524-3524 • Fax: 802-524-3543 • website: townofgeorgia.com

Site Plan Application

Application #SA _____ Original SP# SP-001-21

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, with supporting data to include items listed on the attached checklist, and as approved in the original Site Plan. The application will not be deemed complete until all required materials have been submitted. Failure to submit a complete application, as defined herein, shall be grounds for denial of the application by the DRB.. 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): 17 Black Walnut, LLC Applicant(s): Landowner
Address: c/o Kevin Camisa Address: _____
85 South Bay Circle, Colchester, VT
Zip Code 05446 Telephone _____ Zip Code _____ Telephone _____
Email _____ Email _____

Tax Parcel ID: 109630200 Zoning District: SV 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: _____ Date: _____

Signature of Applicant: _____ 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: _____ Date: 06/27/23

Signature of Owner: _____ Date: _____

Location of Property: North of 26 Ballard Road (Lot #2)
Parcel ID No.: 109630200 Zoning District: SV
Deed Reference: Volume 279 Page 277 Size of Parcel: 1.84 acres

Previous subdivision of parcel (if applicable)

Permittee name: 17 Black Walnut, LLC (PC-005-19)
Date: 12/17/2019 Map # 591

Previous Site Plan Approval (if applicable)

Permittee name: 17 Black Walnut, LLC (SP-001-21)
Date: 1/22/2022 Map # 640-641

If applicable:

Engineer: Justin Holmes, P.E. Surveyor: _____

Phone: 802-782-5980 Phone: _____

Email: justin@pinnacle-vt.com Email: _____

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

Landowner proposes to add a Site Plan Approval expiration date of 6/1/2029 to match the Town Highway Improvement License Agreement "Commencement Deadline" in accordance with Section 3.3.E.2 of the Development Regulations.
No other changes proposed as part of this application.

Names and addresses of abutting property owners:

See Attached.

Existing and/or proposed means of access to the site:

No changes from previous approval.

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

No changes from previous approval.

Location of parking and proposed number of spaces:

No changes from previous approval.

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

No changes from previous approval.

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

No changes from previous approval.

Proposed and/or existing wastewater disposal and water supply:

No changes from previous approval.

Proposed drainage/storm water runoff (if required):

No changes from previous approval.

Proposed landscaping (if applicable):

No changes from previous approval.

Size and location of proposed and/or existing buildings:

No changes from previous approval.

State permits required and/or obtained for this project:

No changes from previous approval.

Proposed lighting (if any):

No changes from previous approval.

Notes

- 1) Narratives which summarize the purpose, scope and key proposed changes to the approved subdivision and/or site plan are encouraged & may be attached.
- 2) Application standards for subdivision approval appear in the Georgia Development Regulations as Article 4. Site Plan Review and Approval standards appear in Article 3.

Site Plan Review Checklist:

This checklist is intended to be used as an aid in developing a complete application for Site Plan Review before the DRB. An application for Site Plan Review will consist of eight (8) sets of site plan maps and supporting data which will include the following information, and such information as indicated in the Concept Plan Recommendation, if applicable. The DRB may require additional information as necessary to determine compliance with the regulations.

1. Address of subject property.
2. Name and address of the owners of record of the subject property
3. Name and address of the owners of record of adjoining lands.
4. Map or survey, drawn to scale, showing existing features, including contours, land use, structures, large trees, roads, easements, rights of way, deed restrictions, name and address of person or firm preparing the map, scale of map, north point, date of map/revisions, and legend.

5. Site Plan, 24" by 36" digital file in PDF format in size and drawn to an appropriate scale, showing proposed land use areas including proposed structures, roads, driveways, traffic circulation, parking and loading spaces, and pedestrian walkways; landscaping plans including site grading, culverts, drainage, landscape design, screening, signs and lighting; name and address of person or firm preparing the map, scale of map, north point, date of map and revisions, legend, and name, address and interest of the applicant in the subject property.
6. The DRB may require that the map or survey and site plan be prepared by a landscape architect, registered land surveyor, registered civil engineer, or registered architect if the proposed project utilizes more than 3,500 square feet, including parking area, or is a complex proposal that could have impacts on surrounding property owners, major roads, or important resources.
7. Construction sequence and timing schedule for completion of each phase for buildings, parking spaces, and landscaped areas of the entire project.
8. Specifications of the materials and plantings to be used.
9. A site location map showing the location of the project in relation to nearby town highways and developed areas at scale of one inch equals one thousand feet.
10. Uses that will generate more than one hundred and fifty (150) vehicle trip-ends per day (estimates shall be based on the most recent rates provided by the Institute of Transportation Engineers) shall include a traffic study conducted by a professional traffic engineer. The study will include details of existing and proposed ingress and egress, expected traffic volumes, turning movements, existing, and resulting levels of service, and proposed traffic control measures. The DRB may require a traffic study for projects generating less than 150 vehicle trip-ends where it finds there is a potential traffic safety issue.
10. A letter from the Georgia Fire Chief indicating any fire and rescue concerns with the proposed project.
11. A lighting plan including the location and height of mountings and/or light poles, fixture type, lamp type, wattage, level of illumination (footcandles). The DRB may require that the lighting plan be developed by a qualified professional. This plan shall show light levels, evenness, and patterns of light distribution, and should also indicate the lamp type, wattage, and lamp loss factors applied.
12. Sign details including dimensions, height, material, and proposed lighting.
13. At the request of the applicant, the DRB may waive any of the above submission requirements, but only where it finds that the size and scope of the application is such that the requirements represent an undue burden on the applicant and are clearly not necessary for the Commission to make findings on the application consistent with the requirements of these Zoning Regulations.
14. All fees according to the Permit Fee Schedule on the website at:

Fee Schedule

Decisions

The DRB shall act to approve or disapprove Site Plan applications in writing within forty-five (45) days after closure of the public hearing. Failure to act within the 45-day period shall constitute deemed approval on the 46th day. The DRB may recess and continue a hearing pending receipt of requested information, and non-submittal of requested information shall constitute grounds for Site Plan denial. The DRB shall prepare written findings-of-fact and conclusions setting forth background and rationale for their decision. The DRB may attach conditions of approval to ensure the intent of applicable bylaws and the municipal plan are met.

Site Plan decisions shall be distributed per requirements in Title 24, Chapter 117, Section 4464(b)(1)(3), Vermont Statutes Annotated.

(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.