

FINAL PLAT REVIEW
FP-004-23

Owner: Jamie St. Pierre 1546 Richford Road Richford, VT 05476 #802-370-4640	Applicant: Same
Surveyor/Engineer: Surveyor: Michael Gervais #802-933-5168	Property Tax Parcel & Location: Parcel ID# 111400300 Polly Hubbard Road, Georgia, VT Zoning District: AR-1

Background

Jamie St. Pierre, hereafter referred to as Applicant, is requesting Final Plat Review for a 4-lot major PUD subdivision. The parcel is located at Polly Hubbard Road, parcel ID # 111400300 and consists of ±15.06 acres. The parcel is located within the AR-1 zoning district.

Applicant is proposing the creation of four (4) lots.

- Proposed Lot 5 will consist of ±2.34 acres.
- Proposed Lot 6 will consist of ±2.56 acres.
- Proposed Lot 7 will consist of ±1.8 acres.
- Proposed Lot 8 will consist of ±8.39 acres.
- **Open Space for PUD (20% total acreage) ±4.92 acres**

COMMENTS

General Subdivision Review Requirements

1. **Dimensional Requirements.** The dimensional requirements of the AR-1 zoning districts and the proposed dimensional measurements are as follows:

Lot	AR-1 Zoning District/ PUD Subdivision (min .75 acres per use)			
	Lot 5	Lot 6	Lot 7	Lot 8
Lot Frontage (min) 250 ft	Waiver approved	60 ft ROW	60 ft ROW	Waiver approved
Setbacks, front yard (min) 75 ft	40 ft Waiver approved	40 ft Waiver approved	40 ft Waiver approved	40 Waiver approved
Setbacks, side yard (min) 40 ft	20 ft Waiver approved	40 ft	40 ft	20 ft Waiver approved
Setbacks, rear (min) 40 ft	50 ft	50 ft	50 ft	50 ft
Open Space	20% of the parent parcel, no more than 50 acres = ±4.92 acres			

Waivers Approved

1. Reduction of Front and Side Setbacks of 75 feet in AR-1 Zoning District to 40 feet.
 2. Use of 60 Foot Right-of-Way in lieu of lot frontage for Lots 6 & 7.
 3. Reduction of Side Setbacks of 40 feet in AR-1 Zoning District for Lots 5 and 8 to 20 feet.
2. **Site plans.** Applicant has submitted a site plan titled “Four Lot Subdivision Survey Plat SK-1” prepared by Barnard & Gervais, LLC dated 3/20/2023 and revised 7/17/2023.
- i. The proposed property lines
 - ii. The proposed boundaries for Lots 5-8
 - iii. The location of Open Space
 - iv. Private Road, 18-24’ foot wide with 24’ steel culvert
 - v. Roundabout
 - vi. Existing wastewater system with access for maintenance
 - vii. Location of mounds and wells
 - viii. 60’ wide right-of-way in favor for Lots 5, 6 & 7 for ingress, egress and utilities
 - ix. Gravel wetland
 - x. 20’ wide pedestrian easement
3. **Lot layout.** As proposed, the boundary lines are linear and proposed lots are generally regular in shape. Lot 5 misshaped to allow for mound access without an easement.
4. **The land is suitable for subdivision or development.** The land meets the requirements for the PUD subdivision with acreage and use; with approved waivers for setbacks and lot frontage.
5. **The development will not result in undue water or air pollution.** Applicant should submit to the Zoning Administrator a state Act 250 permit navigator.
6. **Deed Review** – Draft Deeds were submitted for the four (4) lots. Deeds will be reviewed by the attorney for the Town of Georgia once \$500 review escrow is received. Any funds not expended on the legal review will be refunded to the Applicant.
7. **HOA Declaration of Covenants Review** – The HOA Documents for this PUD includes maintenance and use of the private road, gravel wetland, open space, shared septic system and individual well; as well as mowing restrictions on wetland properties.
8. **State permits.** State of Vermont Wastewater System and Potable Supply Permit (for water and wastewater systems) WW-6-3219-2; State of Vermont Construction Central Permit #3-9020 (for discharge of storm water runoff from construction activity); and State of Vermont Wetlands General Permit #3-9025 (for private road crossing wetland and/or buffer.) Applicant is responsible for identifying any further state permits for this proposal. The

Applicant will need to submit Permit Navigator Results with their Final Plat application for Act 250 compliance. Copies of all required state permits shall be submitted to the Zoning Administrator upon receipt.

9. **Access permit.** The proposed access is an 18 to 24 foot wide private road that will be constructed in accordance with Section 7.11 of the Georgia Development Regulations and the Town of Georgia Private Roads and Driveway Policy. A cul-de-sac for emergency turn around is proposed at the end of the private road. Each lot will have a driveway off of the shared access.
10. **Easements.** A 60-foot wide right of way is proposed for the private road and the shared drive. A proposed 20-foot pedestrian easement from the end of the private road to the easterly boundary on Lot 7.
11. **Fire protection** – The Applicant has obtained an Ability to Serve letter from the Fire Chief.
12. **Performance Standards** - The use must conform to the Performance Standards in Section 3.6 of the Georgia Development Regulations.
13. **Road Name**- Road name, Pleasant Valley Lane, has been submitted and approved by Town of Georgia and E911. E911 numbers have been assigned for Lots 5 through 8.
14. **Landscaping and Screening** – The proposed houses will be located in the back portion of the property in the old pasture area. Tree cutting will be limited to dead or diseased trees outside of the building sites. The agricultural land in the front portion of the property will be designated as open space for agricultural use.
15. **Outdoor Lighting** – None on drives.
16. **Pedestrian Accessibility** – Sidewalks are not being proposed.
17. **Street Signs** – Street signs shall be installed in accordance with Town of Georgia regulations.

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator

cc: Applicant and Engineer