

SKETCH PLAN REVIEW
Two-Lot Minor Subdivision
SK-003-24

Owner/Applicant: Robert Rooney & Terry Rooney 138 Swanton Road, St. Albans VT 05478 PH: 802-752-7463	Property Tax Parcel & Location: 4451 Ethan Allen Highway Georgia, VT 05478 Parcel#116080000 Zone: AR-1 & AR-2
Engineer: Peter Mazurak, P.E. PH: 802-752-7328 aevermont@gmail.com	Surveyor: Harvey W. Chaffee, L.S. PH: 802-393-2289 harvey@chaffeesurveying.com

Background

Robert Rooney and Terry Rooney, hereafter referred to as Applicants, are requesting Sketch Plan review for a two-lot Minor Subdivision at 4451 Ethan Allen Highway and consisting of ± 50.5 acres. The parcel is located in the AR-1 and AR-2 zoning districts, with Lot 1 located in AR1 & AR-2 zoning districts and Lot 2 entirely within the AR-2 zoning district. Said parcel is benefitted by ± 805 ft of road frontage along Ethan Allen Highway.

Applicant is proposing a subdivision of the ± 50.5 acres into two (2) lots: ± 47.8 acres (Lot 1) and ± 2.7 acres (Lot 2).

COMMENTS

General Subdivision and Site Plan Review Requirements

- 1. Dimensional Requirements.** The dimensional requirements of the Zoning Districts and the proposed lot dimensions are as follows:

	AR-1	AR-2	Lot 1	Lot 2
Minimum Lot Size	5 acres	2 acres	± 47.8 acres	± 2.7 acres
Lot Frontage	250 ft	150 ft	± 350 ft	± 465 ft
Front Yard Setback	75 ft	75 ft	N/A	± 134 ft
Side Setbacks	40 ft	25 ft	N/A	± 31 ft
Rear Setbacks	40 ft	25 ft	N/A	± 94 ft

- 2. Site plans.** Applicant has submitted one map titled, “Overall Site Plan” prepared by Apex Engineering, LLC on 9/23/2024 and labeled C2-01.
- 3. Lot layout.** The proposed layout will divide the current lot into two lots, where Lot 2 will contain the existing dwelling and Lot 1 will remain vacant land.
- 4. Suitability for development.** The front lot has the current single-family dwelling and a 50’ easement to VGS for a gas pipeline. The rear lot contains a brook and buffer zone.

5. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** N/A
6. **Storm water and erosion control plan during construction.** N/A
7. **Conformance with Town Plan and Bylaws.** This project meets the minimum dimensional requirements for the AR-1 and AR-2 districts
8. **Compatibility with surroundings.** The proposed two lot subdivision will conform with the existing zoning standards.
9. **Municipal Services.** The existing single-family dwelling has already confirmed municipal services. Gas line easement and water line easement will remain unchanged.
10. **Individual Water Supply.** The existing drilled well and wastewater disposal system will need no changes, see permit WW-6-3753.
11. **Vehicular Traffic.** N/A
12. **Landscaping Plan and Lighting.** N/A
13. **State permits.** An amendment to reflect the change of property details may be needed for the wastewater permit located on Lot 2.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Town of Georgia

cc: Applicant