

**Site Plan Review
Private Preschool with Yurt
SP-003-24**

Owner: Desiree Vatter & Karen Bouthillette 1551 Mill River Road Georgia, VT 05478	Applicant: Desiree Vatter & Karen Bouthillette 1551 Mill River Road Georgia, VT 05478
Surveyor/Engineer:	Property Tax Parcel & Location: 1551 Mill River Road Georgia, VT 05478 Parcel#110400000 Zoning District: AR-2

BACKGROUND

Desiree Vatter & Karen Bouthillette, hereafter referred to as Applicant, is requesting Site Plan Review for a private preschool with yurt on her home property. The parcel is located at 1551 Mill River Road, Georgia, VT 05478, within the AR-2 Residential zoning district. The original parcel is ±1.5 acres in size, benefitted by ±200 ft of frontage along Mill River Road.

Applicant proposes the addition of a 30-foot yurt to be located on the property and within proper setbacks for the purpose of housing the private preschool. A proposed parking lot with spaces for six (6) cars will serve the existing home and preschool.

COMMENTS

General Site Plan Review Requirements

1. **Dimensional Requirements.** The dimensional requirements of the AR-2 Zoning District are as follows: Lot frontage of 150 feet; front setbacks of 75 feet; side setbacks of 25 feet and rear setbacks of 25 feet.
2. **Site Plans.** Applicant has submitted an overall site plan titled “SITE PLAN: 1551 Mill River Road” Prepared by Getasiteplan.com. The submitted overall site plan indicates the following:
 - i. The property lines and setbacks;
 - ii. Existing buildings, driveway and walkways;
 - iii. Proposed yurt location;
 - iv. Proposed parking location and walkways;
 - v. Wastewater and septic locations.
3. **Additional plans, sketches or other information.** Yurt platform construction instructions and materials. Description of the project with a basic outline of the yurt.
4. **Lot layout.** As proposed, the boundary lines are linear and generally regular in shape.

5. **Suitability for development.** The property currently has an existing single-family dwelling, detached garage and shed. The property contains no wetlands according to the Vermont ANR wetland map.
6. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** No proposed changes to existing features.
7. **Open space and recreation.** Not applicable
8. **Storm water & erosion control plan during construction.** Not detailed in this application.
9. **Conformance with Town Plan & Bylaws.** The current regulations allow for “Schools, Private” by permitted use with site plan review in the AR-2 zoning district.
10. **Water & air pollution.** Applicant is waiting to hear back from the state regarding the wastewater system for the preschool.
11. **Compatibility with surroundings.** The proposed preschool and yurt is a permitted use in the AR-2 zoning district.
12. **Density.** Not applicable.
13. **Pedestrian traffic.** Not detailed in this application.
14. **Municipal services.** The Applicant will obtain an ability to serve letter from the Fire Chief.
15. **Water supply.** The preschool will use the existing property well for water.
16. **Vehicular traffic.** The existing private driveway will be used, with the addition of a six (6) space parking area.
17. **Landscaping.** The addition of Safety Fencing, 48 inches tall, will be installed on three (3) sides of the property.
18. **State Permits.** Applicant shall submit a wastewater permit, RBES Vermont Energy Standards certificate, any additional required State Permits, meet the required fire codes from the Vermont Division of Fire and Safety; and meet any necessary licensing requirements to run a private preschool.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk