

SKETCH PLAN REVIEW
Seven (7) Lot Major PUD Subdivision
SK-006-23

Owner: Sandy Birch Road LLC 55 Reed Road Fairfield, VT 05455 802-782-9807	Applicant: Sandy Birch Road LLC 55 Reed Road Fairfield, VT 05455 802-782-9807
Surveyor/Engineer: Brad M. Ruderman, P.E./L.S. 28 U.S. Route 5N, Windsor, VT 05089 802-674-4248 Ruderman1@aol.com	Property Tax Parcel & Location: 34-acre parcel located on Sandy Birch Road between Sandy Lane and 1085 Sandy Birch Road, Georgia, VT Parcel#1113220014 Zone: AR-3

BACKGROUND

Sandy Birch Road LLC, hereafter referred to as Applicant, is requesting Sketch Plan review for a seven (7) lot major PUD subdivision. The parcel is located on Sandy Birch Road between Sandy Lane and 1085 Sandy Birch Road, Georgia, Vermont. The parcel is ±34 acres and is entirely located within the AR-3 Zoning district.

The proposed seven (7) Lot Major PUD Subdivision will include six (6) residential units of retained Lot 14 (from Phase I subdivision.) Lots 15-20 are proposed single-family dwellings and Lot 14 (revised) will be owned in common as Open Space land. All lots are to be served via a new private road, shared wastewater disposal system and onsite drilled wells.

Applicant is proposing the creation of seven (7) lots:

- Proposed Lot 14 will consist of ±24.5 acres of designated common land/Open Space.
- Proposed Lot 15 will consist of ±0.66 acres.
- Proposed Lot 16 will consist of ±0.74 acres.
- Proposed Lot 17 will consist of ± 3.33 acres.
- Proposed Lot 18 will consist of ± 3.12 acres.
- Proposed Lot 19 will consist of ± 0.69 acres.
- Proposed Lot 20 will consist of ± 0.92 acres.

COMMENTS

Conditional Use and Site Plan Review Requirements

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

	Lot 14	Lot 15	Lot 16	Lot 17	Lot 18	Lot 19	Lot 20
AR-3 Zoning District-PUD (Minimum .5 acres)	±24.5 acres	±0.66 acres	±0.74 acres	±3.33 acres	±3.12 acres	±0.69 acres	±0.92 acres
Lot Frontage (min) 120 ft	0	±129 ft	0	0	0	0	±158 ft
Setback, front yard (min) 50 ft	0	?	?	?	?	?	?
Setback, side yard (min) 20 ft	0	?	?	?	?	?	?
Setback, rear (min) 20 ft	0	±50 ft	±50 ft	±50 ft	?	?	?

2. **Site plans.** Applicant has submitted site plans titled “Sandy Birch Road LLC- Phase II Sketch Plan” prepared Brad M. Ruderman & Associates, Inc. dated 12/01/2023.
3. **Lot layout.** As proposed, the boundary lines are linear and proposed lots are generally regular in shape.
4. **Suitability for development.** The property is undeveloped, consisting of woods, plains, and wetlands.
5. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** No plans were listed.
6. **Storm water and erosion control plan during construction.** Proposed disconnection of impervious surfaces to infiltrate over moderately sloped vegetated areas.
7. **Conformance with Town Plan and Bylaws.** This project meets the minimum dimensional requirements for PUD subdivisions, with waivers for reduced minimum road frontage and minimum lot sizes.
8. **Water and Air pollution.** None listed.
9. **Pedestrian Traffic.** No sidewalks detailed in this application.
10. **Municipal Services.** Applicant shall obtain an ability to serve letter from the Town of Georgia Fire Chief prior to Preliminary Review.
11. **Individual Water Supply.** Proposed shared wastewater disposal system located within easements across Lots 2-6 & 20. Proposed individual drilled wells.

12. **Vehicular Traffic.** Lot 14 is currently accessed via a farm drive off of Sandy Birch Road. The farm drive will be upgraded to private road standards. All proposed lots will be accessed via the new shared private road; each lot will have an individual driveway.
13. **Existing and/or proposed easements and rights-of-way.** Proposed shared wastewater disposal easement, proposed shared 60 foot right-of-way for the private road.
14. **Landscaping Plan and Lighting.** Proposed street trees. Individual lots to be landscaped per new ownership.
15. **State permits.** The Applicant shall submit any and all required State Permits with the Preliminary Plat Application. State permitting anticipated includes Water Supply and Wastewater Disposal System Permit; Stormwater Construction General Permit; Stormwater Discharge permit; and Act 250 (amendment) permit.

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator

cc: Applicant and Engineer