

SKETCH PLAN REVIEW
Proposed 20-Lot Residential Subdivision
SK-005-25

Owner: 17 Black Walnut, LLC c/o Kevin Camisa 85 South Bay Circle Colchester, VT 05446 PH: 802-777-1583	Applicant: (same)
Surveyor/Engineer: Justin T. Holmes, P.E. Pinnacle Engineering, PLC 189 Maple Drive, Georgia VT 05478 802-782-5980 justin@pinnacle-vt.com	Property Tax Parcel & Location: (1) North of 26 Ballard Road, Parcel #109630200 (2) 26 Ballard Road, Parcel #109630400 (3) 104 Ballard Road, Parcel #109630500 (4) Behind 104 Ballard Road, Parcel #109630600 Georgia, Vermont Zoning District: Village Core (VC)

BACKGROUND

17 Black Walnut, LLC, care of Kevin Camisa, hereafter referred Applicant, is requesting Sketch Plan Review for a subdivision with 20 two-story residences and a community recreation area lot to offset the commercial requirement in accordance with Section 6.7.D.2 of the Town of Georgia Development Regulations (October 13, 2025).

The parcels are located near 26 Ballard Road and Ethan Allen Highway, and within the Village Core (VC) zoning district:

1. North of 26 Ballard Road (Lot 2) Parcel #109630200, ±1.82 acres.
2. 26 Ballard Road (Lot 4), Parcel #109630400, ±0.96 acres. This parcel includes the single-family dwelling and will be separate from the project after a Boundary Line Adjustment, moving ±.11 acres to Lot 2.
3. 104 Ballard Road (Lot 5), Parcel #109630500, ±1.58 acres.
4. Behind 104 Ballard Road (Lot 6), Parcel #109630600, ±2.84 acres

The total acreage for the four named parcels is ±7.22 acres in size, and the acreage of the project after BLA is ±6.3 acres and benefitted by ±366 of road frontage along Ballard Road.

See also SP-001-21, SP-002-21, SP-003-21, CU-002-21 and SA-001-23.

COMMENTS

General Sketch Plan Review Requirements

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

	Minimum Lot Size	Lot Frontage (min)	Front Yard Setbacks (min)	Side Setbacks (min)	Rear Setbacks (min)	Building Size (max)	Building Height (min)
Village Core Requirements	3,000 sq ft (.069 acres)	30 ft	8 ft from edge of road ROW max 16 ft	0* ft or 10 ft	10 ft	20,000 sf footprint	2-3 stories (min) & 55 ft (max)
LOT 5	±0.42 acres	±206 ft	±8-16 ft			N/A	N/A
LOT 2A	±0.18 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2B	±0.16 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2C	±0.16 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2D	±0.16 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2E	±0.16 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2F	±0.16 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2G	±0.16 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2H	±0.16 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2J	±0.16 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2K	±0.17 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2L	±0.20 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2M	±0.20 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2N	±0.19 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2P	±0.19 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2Q	±0.19 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2R	±0.25 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2S	±0.25 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2T	±0.25 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2U	±0.19 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2V	±0.15 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories

2. **List of plans, sketches, or other information submitted with this application:**
Applicant has submitted one map titled, “*Sketch Plan A*” prepared by Pinnacle Engineering, PLC on 10/1/2025.
3. **Proposed project alignment with VC requirements-** See 10.2 Village Core requirements (2025 Development Regulations.)

Section 2.10.1 Purpose of District:

The intent of the Village Core district is to promote development of a compact settlement with a mix of small scale business, civic, and residential uses and to foster a built environment patterned on a traditional Vermont village center with streetscapes and public spaces where people can walk, gather, and meet comfortably.

Section 2.10.2: Dimensional Standards

All structures and lots must meet the dimensional standards listed in TABLE 2.9 - Dimensional Standards for VC Village Core District except when otherwise approved by the DRB as a variance or a PUD.

- A. *New construction within the Village Core (VC) shall work toward the creation of a strong pedestrian oriented streetscape and public realm, as illustrated in **Village Core Cross Section** on page 2-24.*

Section 2.10.4: Village Core Design Standards (see attachment, Development Regulations).

Section 6.7(D)2: Density Bonus, Community Recreation Area

The DRB with approval by the Selectboard may accept Community Recreation Area parcels to be donated to the Town of Georgia to be openly accessible to the public during daylight hours, readily visible from the public way, clearly marked as available to members of the public, provide community recreation amenities suitable and accessible to a range of ages and abilities, and provide adequate shade, trees and seating areas as well as other amenities as may be required by the DRB. The DRB may allow greater density bonus or use the Community Recreation Area as a replacement for commercial offset in the VC district. In the VC District, the Community Recreation Area should be of size and scope to offset the commercial requirement for the development.

4. **Lot layout.** As proposed, the boundary lines are linear and proposed lots are generally regular in shape.
5. **Suitability for development.** This 20 Lot subdivision is not in line with Village Core standards for residential properties. The Village Core is designed to be a walkable community with shared parking between or behind buildings so that it creates a non-auto-centric neighborhood.
6. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** Not addressed in the Sketch application.

7. **Storm water and erosion control plan during construction.** Stormwater treatment will be proposed at preliminary. A state operations Stormwater Permit (9050) will be required.
8. **Conformance with Town Plan and Bylaws.** The project does not meet the Village Core Zoning District requirements to promote a walkable neighborhood. The percentage and off-set of residential units to commercial/Community Recreation area still needs calculation. Additional information, such as square footage of the residences will need to be submitted to determine the off-set space.
9. **Compatibility with surroundings.** Proposed subdivision is not in line with standards set by the Town of Georgia Town Plan and Village Core Zoning regulations.
10. **Municipal Services.** Applicant has not obtained an Ability to Serve letter from the Fire Chief. A letter will be required for Preliminary Plat Review.
11. **Wastewater Disposal and Water Supply:** A community wastewater system is proposed. Two leachfields have already been approved under WW-6-0035-5. Shared wells are proposed
12. **Vehicular Traffic.** Existing access points remain the same as 2022 approval (SP-001-21, SP-002-21 and SP-003-21.) A change in traffic flow from two way roads to one-way roads may improve walkability of the neighborhood and allow for the relocation of parking without increasing impervious surface.
13. **Landscaping Plan and Lighting.** A proposed landscaping plan will be provided at the preliminary plat hearing.
14. **State permits.** State wastewater permit amendment, stormwater operational and Construction permits, Town Access permit. The project is located in the proposed Village Designation area which will have Tier1B status. Expected decision on designation is slated for Spring 2026. The Applicant shall submit any and all required State Permits with the Preliminary Plat Review.

Respectfully submitted,



Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator

cc: Applicant and Engineer