



GEORGIA VERMONT

Sketch Plan Review Application

Application #SK _____

Minor (3 lots or less) Major (4 lots or more)

Submission Requirements: An application for Sketch Plan Review will consist of one set 11"x17" site plan maps plus a digital file in *.pdf format which includes scale, north arrow, legend, abutters, title block, existing and proposed lots, existing and proposed structures, roads, driveways, easements and/or rights of way.

Applicant must also submit a list for all abutters, including those across a public or private right of way.

Incomplete applications will be returned and will delay scheduling your hearing.

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): 17 Black Walnut, LLC
Address: c/o Kevin Camisa
85 South Bay Circle, Colchester, VT
Zip Code 05446 Telephone 802-777-1583
Email krcamisa@gmail.com

Applicant(s): Owner
Address: _____
Zip Code _____ Telephone _____
Email _____

Tax Parcel ID: 109630200, 400, 500, 600 Zoning District: VC PUD Yes No

CERTIFICATION OF APPLICANT(S)

AFFIRMATION: The undersigned hereby certifies that the information submitted in this application is true, accurate, and complete.

Signature of Applicant: [Signature] Date: _____
17 Black Walnut, LLC

Signature of Applicant: _____ Date: _____

PROPERTY OWNERS' AUTHORIZATION

The undersigned property owner(s) hereby certify that the information submitted in this application regarding this property is true, accurate and complete and that the Applicant(s) have full authority to request approval for the proposed use of the property and any proposed structure(s).

Signature of Owner: [Signature] Date: _____
17 Black Walnut, LLC

Signature of Owner: _____ Date: _____

Location of Property:

104 Ballard Road

Parcel ID No.: 1096300200, 500, 600

Zoning District: VC

Deed Reference: Volume 279 Page 277

Size of Parcel: 6.3 acres

Previous subdivision of parcel (if applicable)

Permittee name: 17 Black Walnut, LLC 0 PC-005-19

Date: 11/21/19

Map #

Previous Site Plan Approval (if applicable)

Permittee name: 17 Black Walnut, LLC - SP-001-22, SP-002-22, SP-003-22 Second Amendment

Date: 1/22/22

Map #

If applicable:

Engineer: Justin Holmes, P.E., Pinnacle Engineering

Surveyor:

Phone: 802-782-5980

Phone:

Email: justin@pinnacle-vt.com

Email:

Description of proposed project: (Please describe here or attach a separate proposal)

Landowner proposes 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.

Number and size of lots proposed (including all building lots, common area lots, retained lots, and donated/ open space lots):

Residential lots range from 0.15 to 0.25 acres. The community recreation area lot is 0.42 acres.

If a PUD, are you requesting waivers for proposed lot size & setbacks?

Yes No (If yes please describe here)

List of plans, sketches, or other information submitted with this application:

Sketch Plan A (Sketch Plan B will be shown at hearing and will include shared driveways.)

Names and addresses of abutting property owners:

See Attached List.

Existing and/or proposed road & driveway access to site:

Existing access points remain the same as 2022 approval. A grid of private streets are proposed with access to neighboring properties, where appropriate.

Existing and/or proposed easements and rights-of-way:

Road/Access easements for each residence. Utility easements throughout the property. HOA language proposed as well.

Proposed and/or existing wastewater disposal and water supply:

Two leachfields have already been approved under WW-6-0035-5.

Proposed drainage/storm water runoff (if required):

Stormwater treatment will be proposed at Preliminary. A State Operations Stormwater Permit (9050) will be required.

Proposed landscaping (if applicable):

A proposed Landscaping Plan will be provided at Preliminary. It is assumed street trees will be provided in addition to minor landscaping improvements around each residence.

Size and location of proposed and/or existing buildings:

Proposed residences will be limited to 1,500 s.f. gross habitable floor area in accordance with 3.3.18.C.5.

State permits required and/or obtained for this project:

State WW Permit Amendment, Stormwater Operational and Construction Permits, Town Access Permit.
If designation succeeds, no Act 250 permit amendment would be required.

Please Note: *sketch plan review does not constitute approval of a proposed subdivision plat. Following the public meeting, Applicant will receive a letter classifying the project as a Major or Minor subdivision, with guidance regarding next steps for their application.*

For the purpose of classification and initial discussion, subdivision applicants, prior to submitting applicable Preliminary or Final Plat applications, shall submit Sketch Plan information as outlined below. Applications shall be submitted at least 15 days prior to a regularly scheduled meeting of the Development Review Board (DRB) and no meeting shall be scheduled until all application materials are received. Applicants will be notified in writing if application materials are missing following submission. Sketch Plan meetings shall be noticed to adjacent property owners and posted at the Georgia Municipal Building. Sketch plans shall not be publicly warned in the Town’s newspaper of general circulation, as they do not constitute Public Hearings. (Section 4.3 (C)(1), Town of Georgia Development Regulations 05.02.22).