

**DUNSMORE DEVELOPMENT**  
**MULTI-TENANT HOUSING FOR OLDER PERSONS**  
**LOT 1 of 6086 ETHAN ALLEN HIGHWAY, GEORGIA, VT**

**PROJECT NARRATIVE**

Brian and Heather Dunsmore propose a 9-unit multi-tenant housing for older persons development on their existing 12.06-acre parcel of land labelled Lot 1 in BLA-001-24. The subject parcel is unimproved with a combination of hayfield and woodland vegetation. The property is within the Agricultural-Rural Residential (AR-1) Zoning District and is bordered by two duplexes to the west, Alexander Estates senior housing development to the south, farmland and wetlands to the east and the landowner's residence and shooting sports shop to the north. It is traversed north-south by a 100-foot-wide GMP easement and the Alexander Estates wastewater forcemain easement. Two small wastewater easements also exist across the northwest corner of the property.

The area of development generally slopes to the east and includes Lordstown-Rock outcrop complex and St. Albans slaty loam soils. A Class 2 wetland along the western edge of the development has been delineated. All wetland and buffer areas are to be avoided under this proposal. The property is not located within a floodplain or river corridor and includes no steep slopes. There are no rare, threatened, endangered species or other sensitive natural resources identified on the Vermont Natural Resources Atlas.

Multi-tenant housing for older persons is permitted by conditional use within the AR-1 district. Based on the density allowed in the current Development Regulations, up to 18 units would be permissible on this parcel at a rate of 4 units for the first 5 acres plus 1 unit for each 0.5 acres. Only 9 units are proposed. Proposed building units are to be detached with approximate exterior dimensions of 34' by 54' with one story, though most will include foundations with a basement. Each unit will include a 1-car garage with space to also park a car in front of the garage door. Only one parking space is required per unit.

Though the property includes 60' of frontage on Route 7 (Ethan Allen Highway), direct access will not be allowed by VTrans as there is an existing 60-foot-wide access easement across the Alexander Estates property from Dewey Drive. Therefore, access is proposed via that existing easement with a continuation of the private road network which will traverse the site in a north-south direction. A cul-de-sac is proposed at end of the road. The length of the new on-site portion of the road is 358'. The extension of Dewey Drive/Dunneaway Drive on the Alexander Estates property adds another 229' for a total of 587'. Based on the Institute of Transportation Engineers Trip Generation Manual, this project will result in approximately 2.4 peak PM trips. It is anticipated that Dewey Drive will see 7 total peak PM trips at the intersection with Route 7. A sidewalk is proposed along the new road. This will be linked to the Alexander Estates sidewalk system to provide pedestrian access.

Only incidental residential lighting on the buildings is proposed. No flood lights will be allowed. Minor landscape plantings are proposed in addition to the street trees proposed along the new private road.

A single drilled well water supply is proposed to serve the dwellings. Wastewater disposal is proposed via an off-site mound leachfield on the adjacent Lot 1A. A Wastewater System and Potable Water Supply Permit will be submitted shortly.

Stormwater treatment and detention will be provided in accordance with the current Vermont Stormwater Management Manual Rule and Design Guidance as the development results in greater than 0.5 acres of impervious area. That permit will be submitted after Town approval is received.