

**Site Plan Review (SP-005-24) & Conditional Use (CU0-003-24)**  
**Brian & Heather Dunsmore**  
**Nine (9) Unit Multi-Tenant Housing for Older Persons**

<b>Owners &amp; Applicants:</b> Brian and Heather Dunsmore 6086 Ethan Allen Highway Georgia, VT 05478 #802-524-3235	<b>Property Tax Parcel &amp; Location:</b> 6086 Ethan Allen Highway (Lot 1) Parcel ID#116400000 Zoning District AR-1 Size: 12.06 acres
<b>Engineer:</b> Justin T. Holmes Pinnacle Engineering, PLC 189 Maple Drive, Georgia VT 05478 #802-782-5980	<b>Surveyor:</b> Button Professional Lands Surveyors, PC 20 Kimball Avenue, Suite 102 South Burlington, VT 05403 #802-863-1812

**BACKGROUND**

Brian and Heather Dunsmore, hereafter referred to as Applicants, are requesting Site Plan Review and Conditional Use for a Nine (9) Unit Detached Multi-household dwelling. The parcel is located at 6086 Ethan Allen Highway, Lot 1 (Parcel ID #116400000), within the AR-1 Zoning district. Lot 1 of the parcel is ±12.06 acres in size. Applicant proposes development of the ±12.06-acre lot to include nine (9) detached units of multi-tenant housing for older persons.

**COMMENTS**

**A General Subdivision and Site Plan Review Requirements**

1. **Dimensional Requirements.** The dimensional requirements for Multi-Tenant Housing for Older Persons in the AR-1 Zoning District and the proposed lot dimensions are as follows:

	<b>Multi-Tenant Housing for Older Persons in AR-1:</b>	<b>Proposed Unit Dimensions:</b>
<b>Minimum lot size</b>	5 acres for multi-tenant housing for older persons for up to 4 units and ½ acre for each additional unit	N/A
<b>Lot Frontage</b>	250 ft.	Waiver Requested
<b>Front yard setback</b>	75 ft.	Waiver Requested
<b>Side &amp; Rear yard setbacks</b>	40 ft.	± 40 ft
<b>Building size (max)</b>	20 units muti-tenant housing for older persons	9 units Building height <25 ft

2. **Site Plans.** Applicant has submitted a site plan titled “Overall Site Plan, Brian & Heather Dunsmore Proposed Senior Housing Development 6086 Ethan Allen Hwy, Georgia, VT”

prepared by Pinnacle Engineering, PLC and dated 10/22/2024. The submitted overall site plan indicates the following:

- a. Existing & proposed property lines,
  - b. Existing & proposed easement lines.
  - c. Existing & proposed ROW lines,
  - d. Fence,
  - e. Existing & proposed buildings,
  - f. Existing & proposed water service,
  - g. Existing and proposed wastewater and septic locations,
  - h. Existing & proposed catch basin/yard drain,
  - i. Stormwater treatment pond,
  - j. Existing culvert,
  - k. Tree line,
  - l. Existing overhead and underground utility,
  - m. Wetlands and wetland buffers,
  - n. Proposed boulder,
  - o. Proposed swale,
  - p. Proposed private road and cul-de-sac.
- 3. Waivers Requested.** (1) Lot frontage waiver, 250' required but 60' of frontage existing on Route 7. The proposed private road that traverses the lot will provide another 418' on each side. (2) Front Setback waiver, 75' from the centerline is required. Proposed reduction down to as little as 45' to allow a compact cluster development. (3) To allow vehicles to back into a private road, desirable within a cluster development to keep driveways as short as possible.
- 4. Lot layout.** As proposed, the boundary lines are linear and generally regular in shape.
- 5. Suitability for development.** The land is suitable for development, wetlands are delineated on the site plan.
- 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. A small amount of landscaping is proposed at each unit.
- 7. Open space and recreation.** Not applicable.
- 8. Storm water & erosion control plan during construction.** A 3-9050 Operational Stormwater Discharge Permit will be required. Stormwater is to be collected, treated and discharged in accordance with State requirements.
- 9. Conformance with Town Plan & Bylaws.** The current regulations allow for multi-tenant housing for older persons in the AR-1 Zoning district.
- 10. Water & air pollution.** Applicants' plan depicts the proposed wastewater system for the new lots as well as location of proposed drilled well.

- 11. Compatibility with surroundings.** The proposed development appears to be generally compatible with properties in the surrounding area.
- 12. Density.** No buildings currently exist on the property. Nine (9) buildings with exterior dimensions of 34' x 54' are proposed. Living space is approximately 1,400 sq ft per unit. All will be one-story though most will include a basement.
- 13. Pedestrian traffic.** A sidewalk is proposed along the new road. This will be linked to the Alexander Estates sidewalk system to provide pedestrian access.
- 14. Municipal services.** The Applicants will need to obtain an ability to serve letter from the Fire Chief.
- 15. Water supply.** A new proposed drilled well is shown on the site plan. A mound wastewater disposal system is proposed on adjacent Lot 1A. Elderly housing project's design flow is based on 1.5 people.
- 16. Vehicular traffic.** Access to the property is via an existing 60-foot-wide access easement from Dewey Drive across the adjacent development. An extension of Dewey Drive and/or Dunneaway Drive is proposed. The new private road will include a cul-de-sac. Each residential unit an attached garage and a space in front of the garage. A waiver is requested to allow backing of vehicles into a private road.
- 17. State Permits.** Applicant shall submit any and all required State Permits. Including wastewater, stormwater (3-9050 Operational and 3-9020 Construction) and amended VTrans Permit.
- 18. Other Easements.** The existing access easement will be utilized. Several wastewater easements exist across Lot 1. Lot 1 will have an easement to construct, maintain and repair the proposed wastewater disposal area on Lot 1A. Green Mountain Power (GMP) has a 100-foot-wide easement across the property.

## **B. Conditional Use Guidelines**

Per Town of Georgia Development Regulations dated February 27, 2023 Section 3.2

- 1. Public facilities and services are reasonably available to serve the proposal or are planned and included in the Town Capital Budget and program to serve the proposal at the time anticipated for its completion:** Fire protection, roads and municipal infrastructure.
- 2. The character of the neighborhood, area, or district affected will not be adversely impacted and that a nuisance or hazard will not be created to the detriment of the health, safety, or welfare of the intended users, neighbors, or citizens of the town:** The request will fit the character of the property and surrounding properties in size and per portion.
- 3. The proposed use or building and the relationship between the buildings and the land will be compatible with the purposes of the district and the character of the surrounding neighborhood and will not unduly detract from abutting residences or other properties:** The requested use will be consistent with similar housing in the area.

4. **Appropriate use or development of adjacent property will not be impeded, i.e., the scale of the proposed development in relation to the existing and proposed uses and buildings and the effect of the proposed use on the continued enjoyment of and access to existing and approved uses in the vicinity of the proposed use will not be adversely impacted:** The proposed housing units will not impact or make changes to any current structures.
5. **Traffic generated or patterns of ingress or egress will not cause congestion, hazard or detriment to the neighborhood or nearby intersections (the DRB may require a traffic study to determine compliance with this standard.):** Applicants submitted a Trip Generation document for the existing and proposed traffic to the area.
6. **The proposed use is consistent with the purpose of the district, the Town Plan, the Town of Georgia Development Regulations, and other bylaws and ordinances adopted by the Town of Georgia:** Increased affordable housing is a goal of both the Town of Georgia and the State of Vermont.
7. **Town of Georgia Development Regulations (2/27/2023) Article 2.2 Allowed, Prohibited Exempted, and Not Listed Uses, Other Exemptions:** Multi-Tenant Housing for Older Persons is Conditional Use with a Site Plan in the AR-1 Zoning district.
8. **Town of Georgia Development Regulations (2/27/2023) Definitions:**

***Multi-Tenant Housing for Older Persons.** Multiple dwelling units with no more than two bedrooms per unit designed specifically to meet the physical and living requirements of older persons or people who are disabled. In addition to serving people who are disabled, housing for older persons includes housing:*

- 1. Intended for, and solely occupied by, persons 62 years of age or older; or*
- 2. Intended and operated for occupancy by persons 55 years of age or older, where at least 80% of units have at least one principal occupant who is 55 years of age or older. May include food preparation and service, medical care and/or convenience services primarily to residents as an accessory use.*

Respectfully submitted,

Kollene Caspers  
Zoning Clerk  
Planning & DRB Clerk