

SKETCH PLAN REVIEW
Two-Lot Minor Subdivision
SK-004-24

Owner/Applicant: Mari Jo Hanbury 450 Plains Road, Georgia VT 05478 PH: 802-578-1965 Mjhanbury17@gmail.com	Property Tax Parcel & Location: 450 Plains Road Georgia, VT 05478 Parcel#104370000 Zoning District: AR-2
Engineer/Surveyor: Michael Gervais, Barnard & Gervais, LLC PH: 802-933-5168	

Background

Mari Jo Hanbury, hereafter referred to as Applicant, is requesting Sketch Plan review for a two-lot Minor Subdivision at 450 Plains Road and consisting of ± 24.43 acres. The parcel is located in the AR-2 zoning district. Said parcel is benefitted by $\pm 1,311$ ft of road frontage along Plains Road.

Applicant is proposing a subdivision of the ± 24.43 acres into two (2) lots: ± 14.41 acres (Lot 1) and ± 10.02 acres (Lot 2).

COMMENTS

General Subdivision and Site Plan Review Requirements

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

	AR-2	Lot 1	Lot 2
Minimum Lot Size	2 acres	± 14.41 acres	± 10.02 acres
Lot Frontage	150 ft	± 795 ft	± 513 ft
Front Yard Setback	75 ft	*	*
Side Setbacks	25 ft	*	*
Rear Setbacks	25 ft	*	*

*Building envelope presented shows 25' side and rear setbacks, 75' road setback but incorporates all wetlands on the property.

- 2. Site plans.** Applicant has submitted one map titled, "Boundary Retracement Survey Plat" prepared by Barnard & Gervais, LLC on 9/23/2024 and labeled PL-1.
- 3. Lot layout.** The proposed layout will divide the current lot into two lots, where Lot 1 will contain the existing dwelling and Lot 2 will contain a proposed new dwelling, septic and well.
- 4. Suitability for development.** The land meets the Development Regulation requirements for subdivision of property.

5. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** N/A
6. **Storm water and erosion control plan during construction.** N/A
7. **Conformance with Town Plan and Bylaws.** This project meets the minimum dimensional requirements for the AR-2 district
8. **Compatibility with surroundings.** The proposed two lot subdivision will conform with the existing zoning standards.
9. **Municipal Services.** The existing single-family dwelling has already confirmed municipal services. Proposed new Lot 2 will need an Ability to Serve letter from the Town of Georgia Fire Chief.
10. **Individual Water Supply.** The existing drilled well on proposed Lot 1 will need no changes, but there is a proposed replacement septic area. There is a proposed mound wastewater system and drilled well to be installed on Lot 2.
11. **Vehicular Traffic.** N/A
12. **Landscaping Plan and Lighting.** N/A
13. **State permits.** Wastewater permits shall be submitted, as well as any necessary town permits.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Town of Georgia

cc: Applicant