

**SKETCH PLAN REVIEW**  
**Two-Lot Minor Subdivision**  
**SK-003-25**

<b>Owner/Applicant:</b> The Entrust Group Inc. Mark Letourneau 1110 Sioux Street, Los Alamos NM 87544 PH:505-412-7603 Email:m2j21@msn.com	<b>Property Tax Parcel &amp; Location:</b> 522 Decker Road, Georgia, VT 05468 Parcel# 102970000 Zone: AR-1
<b>Engineer/Applicant:</b> Stephen Tetreault LDBW 802-524-4460 Email: stephen@tdhsurvey.com	<b>Surveyor:</b> Mark Day Day Land Surveying, PLLC PH: 802-849-6516 mark@daylandsurveying.com

**Background**

Mark Letourneau, hereafter referred to as Applicant, is requesting Sketch Plan review for a two-lot Minor Subdivision at 522 Decker Road and consisting of  $\pm 10$  acres. The parcel is located in the AR-1 zoning district. Said parcel is benefitted by  $\pm 450$  ft of road frontage along Decker Road.

Applicant is proposing a subdivision of the  $\pm 10$  acres into two (2) lots:  $\pm 5$  acres (Lot 1) and  $\pm 5$  acres (Lot 2). The proposed subdivision allows direct access to Decker Road.

**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:

	<b>AR-1</b>	<b>Lot 1</b>	<b>Lot 2</b>
<b>Minimum Lot Size</b>	5 acres	$\pm 5$ acres	$\pm 5$ acres
<b>Lot Frontage</b>	250 ft	$\pm 364$ ft	$\pm 85.77$ ft*
<b>Front Yard Setback</b>	75 ft	N/A	N/A
<b>Side Setbacks</b>	40 ft	N/A	N/A
<b>Rear Setbacks</b>	40 ft	N/A	N/A

\*waiver request

- 2. Site plans.** Applicant has submitted one map titled, “Subdivision Plat” prepared by Day Land Surveying, PLLC on 3/14/2024.

3. **Lot layout.** The proposed layout will divide the current lot into two lots, where Lot 1 will contain the existing dwelling and outbuildings, and Lot 2 will remain vacant with no current plans for development.
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-1 zoning 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.
10. **Individual Water Supply.** No wastewater or water supply currently proposed for Lot 2. The Lot 2 property line is a minimum 500 feet away from the existing dwelling on Lot 1.
11. **Vehicular Traffic.** An existing gravel drive serves Lot 1 currently. There is no existing road for Lot 2.
12. **Landscaping Plan and Lighting.** N/A
13. **State permits.** N/A
14. **Waiver Request:** Request for a reduction in road frontage for Lot 2. Proposed Lot 2 will have  $\pm 85.77$  feet of frontage in lieu of the required 250 feet for the AR-1 zoning district.

The submitted Subdivision Plat “The Entrust Group Inc. FBO Mark Joseph Letourneau” shows the frontage as 57.43 feet.

**Section 3.7(B) of the Town of Georgia Development Regulations (2/27/2023)**

***Lot Frontage Waiver.*** *In conjunction with a proposed subdivision and/or subdivision application, the DRB may waive the minimum lot frontage standard up to 50% in any district to allow for flexibility in subdivision design if all of the following conditions apply:*

1. *The property has unique physical circumstances or conditions that were not created by the applicant, which prevent the applicant from meeting the frontage requirement. Such unique physical circumstances or conditions may include, but are not limited to, irregular existing lot shape or poor soil conditions.*

*2. Due to such physical circumstances or conditions, there is no possibility that the property can be developed in conformance with the frontage standard and the authorization of a waiver is necessary to enable the reasonable use of the property. The applicant must show that all other possible alternatives have been considered before the DRB will consider granting a waiver.*

*3. No waiver shall be granted which would have an undue adverse effect on adjacent property, the character of the area, or on public health and safety.*

*4. In the issuance of waivers, the DRB:*

- a. Shall consider and may require design features, screening, or other features to mitigate anticipated impacts of any such waiver;*
- b. Shall provide only the minimum waiver that will afford relief while representing the least deviation from these Regulations.*

*5. Applications for waivers shall be considered by the DRB after a public hearing held concurrently with a subdivision and/or site plan application in accordance with Section 8.4 (Public Hearing/Public Notice Requirements for Development Review Board Approvals).*

Respectfully submitted,

Kollene Caspers  
Zoning Clerk  
Town of Georgia

cc: Applicant