



# 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): The Entrust Group Inc. Mark L

Address: 1110 Sioux Street  
Los Alamos, NM 87544

Zip Code 87544 Telephone 505-412-7603

Email m2j2l@msn.com

Applicant(s): same

Address: same  
same

Zip Code same Telephone same

Email same

Tax Parcel ID: 102970000 Zoning District: AR-1 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: Mark Letourneau Date: 11/12/2024

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: Mark Letourneau Date: 11/12/2024

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

**Location of Property:**

522 Decker Road

Parcel ID No.: 102970000

Zoning District: AR-1

Deed Reference: Volume 397 Page 257

Size of Parcel: 10.0 acres

**Previous subdivision of parcel (if applicable)**

Permittee name: n/a

Date: Map #

**Previous Site Plan Approval (if applicable)**

Permittee name: n/a

Date: Map #

***If applicable:***

Engineer: Stephen Tetreault LDBW

Surveyor: Mark Day LS

Phone: 82-524-4460

Phone: 802-849-6516

Email: stephen@tdhsurvey.com

Email: mark@dlsvt.com

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

2 lot subdivision of the existing 10 acre parcel into two 5 acre lots. Lot 1 is developed with a single family home and the new lot 2 does not have any current plans for development. It will be served by a 30' R-O-W/easement over Lot 1.

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

Lot 1 - 5.0 acres

Lot 2 - 5.0 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:**

Subdivision plat Parcel ID: 102970000 Prepared for THE ENTRUST GROUP INC FBO MARK JOSEPH LETOURNEAU IRA#7230023714

Dated 3/14/2024 with no revisions.

**Names and addresses of abutting property owners:**

Eric &amp; Pauline Nye 586 Plains Road, Georgia, VT

Michael Flock &amp; Debra Fraser 500 Decker Road, Georgia VT

Benjamin &amp; Kendra Greene 502 Decker Road, Georgia, VT

B. M. &amp; F. Y. Matthews Joint Revocable Trust 339 Decker Road, Georgia, VT

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

existing gravel drive serves the property currently

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

No existing easements noted on survey, proposed 30' R-O-W/Easement for access and utilities over lot 1 to benefit lot 2

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**Proposed and/or existing wastewater disposal and water supply:**

none proposed, proposed property line is a minimum of 500' away from existing dwelling so no wastewater permitting is required

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**Proposed drainage/storm water runoff (if required):**

n/a

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**Proposed landscaping (if applicable):**

n/a

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**Size and location of proposed and/or existing buildings:**

n/a

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**State permits required and/or obtained for this project:**

n/a

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**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).

in subsequent submissions, which recommendations shall be provided in writing to the Applicant/Owner.

Approval of a sketch plan shall not constitute approval of a subdivision plat and is merely authorization for the Applicant to file a preliminary or final plat application.

**(FOR TOWN USE ONLY):**

Date received: 3/10/25 Fee paid: 400 Check # 2996

Returned (incomplete) \_\_\_\_\_ Date: \_\_\_\_\_

Signed:  \_\_\_\_\_

Douglas Bergstrom  
Zoning Administrator  
Planning, DRB & 911 Coordinator

**You will receive a written Decision and Finding of Fact within 45 days of the close of the hearing.**