



Town of Georgia

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August 1, 2023

864 Ethan Allen Highway LLC
Mr. Rick Bove
218 Overlake Drive
Colchester, VT 05446

Dear Mr. Bove:

On July 18, 2023, the Development Review Board (DRB) opened your Sketch Plan Review for a 18-Lot Multiuse Commercial and Residential Subdivision at 864 Ethan Allen Highway.

Your proposal will require a publicly warned Preliminary Plat hearing before the DRB. Your Preliminary Plat application is due within 6 months of the sketch plan review. Therefore, if you wish to proceed, you must submit your Preliminary Plat application prior to **January 18, 2024**.

Prior to submitting your Preliminary Plat application, the DRB has concluded that the following issues shall be considered and/or addressed:

1. Preliminary Plat plans shall include all the requirements outlined under Section 4.4 (E) of the Georgia Development Regulations.
2. Preliminary Plat Review application shall include a statement setting forth the nature of all proposed waivers/modifications of these Regulations and justification for why the DRB should grant such waivers/modifications. The Preliminary Plat application shall also include draft deed language for each lot subject to waivers/modifications to the dimensional requirements.
3. It shall be your responsibility to provide sufficient information to allow the DRB to review any waiver requests under all applicable review criteria. The approval or denial of a waiver request shall be addressed in the preliminary plan/plat decision for major subdivisions.
4. One scaled 24"x36" digital copy of the survey plat must be completed by a licensed land surveyor and engineer and submitted to the DRB with the Preliminary Plat application. The survey plat and site plan shall contain the following:

- a) Proposed subdivision name or identifying title, the name of the municipality, the name and address of the record owner, the name, license number and seal of the licensed land surveyor, the boundaries of the subdivision and its general location in relation to existing street, scale, date, and true north point.
 - b) The zoning district designation of the area to be subdivided and any zoning district boundaries affecting the parcel within the blocks.
 - c) The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distance, and tangent bearings for each street.
 - d) Lots within the subdivision numbered.
 - e) Building envelopes showing proposed setbacks and the protection of natural features.
 - f) Wastewater easements with metes and bounds.
 - g) Wastewater locations with isolation areas.
 - h) Drilled wells and well isolation areas.
 - i) Drainage details.
 - j) Erosion control details.
 - k) Stormwater details.
 - l) Contour lines at minimum of 5' intervals.
 - m) Existing and proposed utilities (power lines serving each proposed dwelling).
 - n) Existing and proposed private road and driveways.
 - o) Landscaping, lighting and fencing details.
 - p) Natural features of the proposed site including: Wetlands with associated required buffers, streams with associated required buffers, prime agricultural soils, rock outcroppings, and slopes > 25%.
 - q) Permanent reference monuments and lot corner markers shall be clearly indicated. Monuments shall be set at all corners and angle points of the boundaries of the subdivision.
 - r) Rights of way, utility easements with metes and bounds calculated.
 - s) Deed reference, tax map reference.
 - t) Names and deed reference of all abutting landowners.
 - u) DRB and Town Clerk signature blocks.
5. The property boundary of the subject parcel shall be surveyed and accurately plotted on all survey and site plan drawings prior to filing a final plat application.
 6. The final plans shall be accompanied by a vicinity map drawn at the scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area.
 7. Copies of all required State permits including, but not limited to, wastewater and potable water supply permits, and wetland permits shall be submitted to the Zoning Administrator for inclusion in the project file prior to the issuance of any zoning permits.
 8. Beyond what is noted in this letter, the applicant is responsible for securing any and all necessary permits to complete this project.
 9. Cul de sacs shall be included at the end of the proposed Ballard Road (lot 10) or loop from end of Ballard Road and through the driveway behind the 6 (six) single family homes. Loop road recommended by Senior Living facility, between lots 5 and 6. Applicant will need to apply for waiver for behind the unit roads/driveways since Town

of Georgia Development Regulations Section 5.2 (B) mandates no more than two housing units on a driveway.

10. DRB recommends Applicant pull the 5-plexes forward to the sidewalk and add a drive behind for parking access (Lot 16 and Lot 17).
11. On-street parking, on at least one side of the street, will be necessary in front of the two 5-plex townhomes and in front of the single family dwellings. It will be necessary to widen the road in these areas.
12. Roads shall adhere to VTrans A-76 road standards at 24 feet wide. Roads will need to be widened to 32 feet to accommodate on-street parking on one side near single family lots (Lots 10-15) and near the two 5-plex units (Lots 16 & 17).
13. Sidewalks must be added on both sides of the road, according to Town of Georgia Development Regulations Section 7.8 (B).
14. With recommendation by Town of Georgia Fire Chief, fire rated siding should be utilized in construction on the six (6) housing units to keep houses safe from fire spread as they are spaced ± 20 feet apart.
15. Six (6) single family homes will be owner-occupied, will not be rental units.
16. The 33 unit senior housing building will need "Underground" or "underbuilding" parking, according to Town of Georgia Development Regulations Section 3.6 (B) (5). A waiver may be needed, or Applicant has the option to split the building into two multi-unit buildings and reconfigure the parking spaces.
17. DRB recommends 33 unit senior housing building to be equipped with fire safety sprinkler, fire alarms and water storage system in the basement.
18. DRB recommends Applicant maintain the lot, demolish vacant buildings, and clean up trash as soon as possible for goodwill of the community and since construction of the property likely not to commence for two years or more.
19. Landscape, lighting and fencing/ or natural landscaping for abutting properties will be addressed in Preliminary or Final Plat application.
20. Applicant shall work with VTrans for Traffic Study and volume for signal warrant analysis. Future traffic flow should include ROW by Georgia Market.

Once your Preliminary Plat plans are complete, please submit one digital copy (24"x 36") of your subdivision plat and site plans. Also, please include a single copy of any supporting documents (e.g., legal language regarding easements, State level correspondence, correspondence with utility provider, etc.), a list of all abutting property owners, and a completed Preliminary Plat application form with the appropriate fees.

If you have questions concerning the above requirements or the application and review process, please contact the Zoning Administrator at the Town Office.

Sincerely,

Suzanna Brown,
Georgia DRB Chair

cc: Interested Parties

DRAFT