

**FINAL PLAT REVIEW**  
**FP-006-23**  
**Seven (7) Lot Major PUD Subdivision**

|   |   |
|---|---|
| <b>Owner:</b><br>Simone Martin/ Theresa Poirie<br>1871 Oakland Station Road<br>Georgia, VT 05478<br>802-309-8950              | <b>Applicant:</b><br>Same   |
| <b>Surveyor/Engineer:</b><br>Ruggiano Engineering, Inc.<br>Luke Willey<br>5 Lake Street, St. Albans, VT 05478<br>802-524-9300 | <b>Property Tax Parcel &amp; Location:</b><br>1871 Oakland Station Road<br>Georgia, Vermont<br>Parcel#110740200<br>Zone: AR-1 |

**Background**

Simone Martin, hereafter referred to as Applicant, is requesting Final Plat review for a 7-lot major PUD subdivision. The parcel is located at 1871 Oakland Stations Road, within the AR-1 Agricultural/Rural Residential – Low Density zoning district. The original parcel is ±26.92 acres in size, benefitted by ±670 ft of road frontage along Oakland Station Road, and contains a single-family dwelling, a detached garage and outbuilding.

Applicant is proposing the creation of seven (7) lots:

- Proposed Lot 1 will consist of ±6.34 acres and contains an existing single-family dwelling and outbuildings, and a driveway off Oakland Station Road.
- Proposed Lot 2 will consist of ± 1.03 acres.
- Proposed Lot 3 will consist of ± 13.07 acres with ± 5.1 acres designated Open Space.
- Proposed Lot 4 will consist of ± 1.15 acres.
- Proposed Lot 5 will consist of ± 1.38 acres.
- Proposed Lot 6 will consist of ± 1.39 acres.
- Proposed Lot 7 will consist of ± 2.11 acres.

**COMMENTS**

**General Subdivision and Site Plan Review Requirements**

1. **Dimensional Requirements.** The dimensional requirements of the AR-1 zoning district and the proposed dimensional measurements are as follows:
  - i. The proposed property lines
  - ii. The proposed boundaries for Lots 1-7
  - iii. The proposed Open Space
  - iv. The location of existing Structures on Lot 1

- v. The location of proposed road and hammerheads
  - vi. The locations of proposed well and wastewater
  - vii. The location of stormwater retention
  - viii. The location water supply
2. **Site Plans:** Applicant has submitted the following plans prepared by Ruggiano Engineering dated 10/30/2023:
- C-1: Proposed Subdivision Lot Layout, Simone Martin, 1871 Oakland Station Road, Georgia, VT;
  - C-2: Site Plan, Simone Martin, 1871 Oakland Station Road, Georgia, VT;
  - C-3: Partial Site Plan, Simone Martin, 1871 Oakland Station Road, Georgia, VT;
  - C-4: Partial Site Plan, Simone Martin, 1871 Oakland Station Road, Georgia, VT; and
- Button Land Surveyors, “Six Lot Subdivision Plat” dated 11/13/2023.
3. **Lot layout.** As proposed, the boundary lines are linear and proposed lots are generally regular in shape.
4. **The land is suitable for subdivision or development.** The land meets the requirements for the subdivision with setbacks, road frontage and acreage. There is a significant area of wetlands, buffers and a stream on the property.
5. **The proposed development will not result in undue water or air pollution.** Site plan proposal will work around the wetland and buffer.
6. **Proposed and/or existing wastewater disposal and water supply:** Proposed shared community wastewater for Lots 3-6. Individual wastewater system for Lot 2. Replacement area designated for existing house. All lots are to be served by individual drilled wells.
7. **The proposed development is in compliance with the goals and policies of the Georgia Comprehensive Plan, these Regulations, Capital Budget and Program, and other Regulations then in effect.** Article 2 section 2.1 Establishment of Zoning Districts and official Zoning Map 10. AR-1
8. **Legal language. Applicant has submitted** Draft Declaration of Homeowners Association and Incorporated Bylaws. Applicant will submit draft warranty deed for the seven (7) lots. Deed will require legal review by the Town of Georgia. Applicant shall submit \$500 with the Final Application to cover the legal review of the deeds and any other required legal instruments by the attorney for the Town of Georgia. Any funds not expended on the legal review will be refunded to the Applicant.

Applicant shall submit draft deeds and any other associated legal instruments for all impacted lots and public infrastructure for review and approval by the attorney for the Town of Georgia. All requested revisions must be complete before the /Plat may be recorded. Only instruments approved by the Town of Georgia may be recorded in the Town of Georgia Land Records. The attorney for the Town of Georgia must approve the subdivision plat prior to filling the final plat on mylar.

9. **State permits.** Potable Water and Wastewater Disposal System Permit, State of Vermont and ACOE Conditional Use Determination (Wetland Impact Permit), Construction Stormwater Permit (CGP). All permits are pending. The Applicant is responsible for identifying any further state permits for this proposal. Copies of all required state permits shall be submitted to the Zoning Administrator upon receipt.
10. **Easements.** The proposed private road has a 60-foot right-of-way off Oakland Station Road. Proposed wastewater easement for community system, existing telephone overhead wire easement.
11. **Fire protection** – Georgia Fire Department reviewed and approved the 7 lot PUD subdivision for ability to serve.
12. **Financial surety** – Not applicable.
13. **Performance Standards** - The use must conform to the Performance Standards in Section 3.3 of the Georgia Development Regulations.
14. **Road Name-** Road name has not been submitted. Private road must conform with Town of Georgia Private Road and Driveway Standards. A road name application will need to be submitted to the Zoning Administrator for E911 review and approval.
15. **Driveway Standards** – Driveways shall meet Article 5 section 5.2 B Driveways in the Town of Georgia Development Regulations (2.28.2023) and Vermont Agency of Transportation B-71 driveway standards. Residential parking at each lot.

#### **ARTICLE 7 PLANNING and DESIGN STANDARDS:**

**Section 7.1 Energy Efficient Design** – Developments are encouraged to incorporate energy-efficient siting of buildings.

**Section 7.2 Farm and Forestland Preservation** – Not applicable.

**Section 7.3 Site Design** – Each buildable lot shall have a building envelope labeled with setbacks.

**Section 7.4 Exterior Storage of Materials or Equipment** – Not applicable.

**Section 7.5 Landscaping and Screening** – None proposed. All lots are located off the road and screened with existing vegetation.

**Section 7.6 Outdoor Lighting** – Any future proposed outdoor lighting plans shall include down shielded LED lights and shall be either pole or structure mounted with mounting heights of 15’.

**Section 7.7 Vehicular Circulation** – Proposed 24-foot-wide private road with reduced width across wetland. Private Road will follow existing farm road and contain a hammerhead turn around. Hammerhead shall be maintained, free from snow/debris and available to emergency vehicles at all times.

**Section 7.8 Pedestrian Accessibility** – Not applicable

**Section 7.9 Parking, Traffic Access, and Circulation** – Residential parking at each lot.

**Section 7.10 Street Signs** – Street signs shall be installed according to Town of Georgia Traffic Control Devices Policy and Procedures.

**Section 7.11 Public and Private Road Standards** – Applicant shall follow the Town of Georgia’s Private Road and Driveway Standards and VTrans A-76 standards.

**Section 7.12 Site Preservation and Erosion Control** – Not applicable.

**Section 7.13 Stormwater** – Construction stormwater permit pending following “low risk” handbook.

**Section 7.14 Utilities.** Not applicable.

Respectfully submitted,

Douglas Bergstrom  
Zoning Administrator  
Planning, DRB & 911 Coordinator

cc: Applicant and Engineer