



# Town of Georgia

47 Town Common Road North • St. Albans, VT 05478  
• Phone: 802-524-3524 • Fax: 802-524-3543 • website: townofgeorgia.com

## Site Plan Application Application #SP \_\_\_\_\_

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, with supporting data to include items listed on the attached checklist, and as approved in the original Site Plan. The application will not be deemed complete until all required materials have been submitted. Failure to submit a complete application, as defined herein, shall be grounds for denial of the application by the DRB.. 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)

864 Ethan Allen Highway, LLC	Greenfield Growth, LLC
Owner(s): (c/o) Rick Bove _____	Applicant(s): (c/o Benjamin _____
Address: 218 Overlake Drive _____	Address: 68 Randall Street _____
Colchester, VT _____	South Burlington, VT _____
Zip Code 05446 Telephone 802-864-3430	Zip Code 05403 Telephone 802-316-0004
Email rickbove@comcast.net _____	Email ben@greenfieldgrowthllc.com _____
Tax Parcel ID: 117200000	Zoning District: SV PUD <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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:  Date: 1/29/24

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:  Date: 1/31/24

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

Location of Property: 864 Ethan Allen Highway, Georgia, VT \_\_\_\_\_

Parcel ID No.: 117200000 Zoning District: SV

Deed Reference: Volume 316 Page 289 Size of Parcel: 12.30 acres

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

Permittee name: \_\_\_\_\_

Date: \_\_\_\_\_ Map # \_\_\_\_\_

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

Permittee name: \_\_\_\_\_

Date: \_\_\_\_\_ Map # \_\_\_\_\_

***If applicable:***

Engineer: Bryan Currier (O'Leary-Burke Civil Assoc.)

Surveyor: Doug Henson

Phone: 802-878-9990

Phone: 802-878-9990

Email: bcurrier@olearyburke.com

Email: dhenson@olearyburke.com

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

Project involves a 15-Lot subdivision with public road. Lots 1 and 3 will contain mixed use buildings (1st floor commercial, 2nd floor residential). Lots 2, 4, and 7 will contain a total of five (5) 5-plex buildings. Lots 5 and 6 will be left open for future development. Lots 8-13 will contain single-family homes. See attached cover letter.

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

SEE ATTACHED ABUTTERS LIST

**Existing and/or proposed means of access to the site:**

A new access is proposed off Ethan Allen Highway with a 24' wide public road serving the project. See plan sheet 2.

**List of plans, sketches, or other information submitted with this application:**

1-Existing Conditions, 2-Overall Plan, 3-20 Scale plan "A", 4-20 Scale Plan "B", 5-20 Scale Plan "C", 6-20 Scale Plan "D", 7-Plan & Profile, 8-Landscaping, 9-Lighting, 10-Road Details, 11-Individual Sewage, 12-Shared Sewage, 13-Pump Station "A", 14-Pump Station "B", 15-Water & Sewer Details, 16-Erosion Control Details, 17-Storm Details, Plat

**Location of parking and proposed number of spaces:**

There are five (5) separate parking areas serving the 5-plex buildings and/or mixed-use buildings. Each parking area has ten (10) parking spaces except the parking area behind the mixed-use building on Lot 3 which has 14. There are also eight (8) parallel parking spaces on the public road in front of 5-plex buildings "C", "D", and "E". (62) spaces total.

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

A new access is proposed off Ethan Allen Highway with a 24' wide public road serving the project. See attached Overall Plan Sheet #2 and Plan & Profile sheet 7.

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

An access easement is to be provided over Lot #3 to the abutting Dollar General store for future access through the proposed project should it be required by VTRANS. See attached plan sheet 2 and survey plat.

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

The six (6) single-family homes on Lots 8-13 are to be served by individual on-lot sewage disposal systems. All other proposed uses shall be served by two (2) shared sewage disposal systems located on common land Lot #14 in the rear of the parcel. See attached site plans, sewage detail, and pump station detail sheets.

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

Stormwater runoff for the proposed project shall be collected by a network of catch basins and roadside swales (where the road is not curbed). Stormwater will be conveyed to an infiltration basin in the southern corner of the parcel. See plan sheets 2, 4, and 17.

**Proposed landscaping (if applicable):**

Street trees are proposed along both sides of the public road with spacing of 40' on center. Landscaping shrubs are proposed around the 5-plex units. A row of cedars is proposed along the southern boarder of the project to provide screening for abutting homes. See landscaping plan sheet 8.

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

Lots 1 and 3 will contain 6,000 SF mixed use buildings. Lots 2, 4, and 7 will contain 5-plex buildings with footprints of approximately 4,850 SF. The six (6) single-family homes will have footprints of roughly 1,920 SF. The size of the senior living building will be decided in the future but is currently shown at approximately 8,320 SF.

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

This project will require the following State permits: Water & Wastewater; Erosion Control, Stormwater, Act 250, and possibly a public community water system permit for the well to potentially serve the future senior living building.

**Proposed lighting (if any):**

Five (5) pole mounted street lights are proposed along the public road. See Overall Plan sheet 2 and Lighting Plan sheet 9.

**Notes**

- 1) Narratives which summarize the purpose, scope and key proposed changes to the approved subdivision and/or site plan are encouraged & may be attached.
- 2) Application standards for subdivision approval appear in the Georgia Development Regulations as Article 4. Site Plan Review and Approval standards appear in Article 3.

**Site Plan Review Checklist:**

This checklist is intended to be used as an aid in developing a complete application for Site Plan Review before the DRB. An application for Site Plan Review will consist of eight (8) sets of site plan maps and supporting data which will include the following information, and such information as indicated in the Concept Plan Recommendation, if applicable. The DRB may require additional information as necessary to determine compliance with the regulations.

1. Address of subject property.
2. Name and address of the owners of record of the subject property
3. Name and address of the owners of record of adjoining lands.
4. Map or survey, drawn to scale, showing existing features, including contours, land use, structures, large trees, roads, easements, rights of way, deed restrictions, name and address of person or firm preparing the map, scale of map, north point, date of map/revisions, and legend.

5. Site Plan, 24" by 36" digital file in PDF format in size and drawn to an appropriate scale, showing proposed land use areas including proposed structures, roads, driveways, traffic circulation, parking and loading spaces, and pedestrian walkways; landscaping plans including site grading, culverts, drainage, landscape design, screening, signs and lighting; name and address of person or firm preparing the map, scale of map, north point, date of map and revisions, legend, and name, address and interest of the applicant in the subject property.
6. The DRB may require that the map or survey and site plan be prepared by a landscape architect, registered land surveyor, registered civil engineer, or registered architect if the proposed project utilizes more than 3,500 square feet, including parking area, or is a complex proposal that could have impacts on surrounding property owners, major roads, or important resources.
7. Construction sequence and timing schedule for completion of each phase for buildings, parking spaces, and landscaped areas of the entire project.
8. Specifications of the materials and plantings to be used.
9. A site location map showing the location of the project in relation to nearby town highways and developed areas at scale of one inch equals one thousand feet.
10. Uses that will generate more than one hundred and fifty (150) vehicle trip-ends per day (estimates shall be based on the most recent rates provided by the Institute of Transportation Engineers) shall include a traffic study conducted by a professional traffic engineer. The study will include details of existing and proposed ingress and egress, expected traffic volumes, turning movements, existing, and resulting levels of service, and proposed traffic control measures. The DRB may require a traffic study for projects generating less than 150 vehicle trip-ends where it finds there is a potential traffic safety issue.
10. A letter from the Georgia Fire Chief indicating any fire and rescue concerns with the proposed project.
11. A lighting plan including the location and height of mountings and/or light poles, fixture type, lamp type, wattage, level of illumination (footcandles). The DRB may require that the lighting plan be developed by a qualified professional. This plan shall show light levels, evenness, and patterns of light distribution, and should also indicate the lamp type, wattage, and lamp loss factors applied.
12. Sign details including dimensions, height, material, and proposed lighting.
13. At the request of the applicant, the DRB may waive any of the above submission requirements, but only where it finds that the size and scope of the application is such that the requirements represent an undue burden on the applicant and are clearly not necessary for the Commission to make findings on the application consistent with the requirements of these Zoning Regulations.
14. All fees according to the Permit Fee Schedule on the website at:

[Fee Schedule](#)

**Decisions**

The DRB shall act to approve or disapprove Site Plan applications in writing within forty-five (45) days after closure of the public hearing. Failure to act within the 45-day period shall constitute deemed approval on the 46th day. The DRB may recess and continue a hearing pending receipt of requested information, and non-submittal of requested information shall constitute grounds for Site Plan denial. The DRB shall prepare written findings-of-fact and conclusions setting forth background and rationale for their decision. The DRB may attach conditions of approval to ensure the intent of applicable bylaws and the municipal plan are met.

Site Plan decisions shall be distributed per requirements in Title 24, Chapter 117, Section 4464(b)(1)(3), Vermont Statutes Annotated.

**(FOR TOWN USE ONLY):**

Date received: \_\_\_\_\_ Fee paid: \_\_\_\_\_ Check # \_\_\_\_\_

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.**