



GEORGIA VERMONT

DRB MEETING

Tuesday, November 19, 2024 at 7:00 PM
Chris Letourneau Meeting Room and via Zoom
Agenda

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWVLzVadz09>

Meeting ID: 616 584 3896 | **Passcode:** 5243524

Dial by your Location: 1 929 205 6099 (New York)

1. **CALL TO ORDER - 7:00 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **PUBLIC HEARINGS**
 - A.** Sketch Plan Review (SK-004-24) Hanbury, Two-Lot Subdivision
 - B.** Concept Plan Review (CN-001-24) Redeeming Grace Church, for New Construction of Worship Building
 - C.** Site Plan Review and (SP-005-24) & Conditional Use (CU-003-24) Dunsmore, for Nine-Unit Multi-Tenant Senior Housing
4. **APPROVAL OF MINUTES**
 - A.** DRB Meeting Minutes: October 15, 2024
5. **OTHER BUSINESS**
6. **PLAN NEXT MEETING AGENDA**
 - A.** December 3, 2024
7. **DELIBERATIONS**
8. **ADJOURN**

Posted to the Town website, four designated places within the Town of Georgia (Town Clerk's Office, Georgia Public Library, Maplefields & Georgia Market), and e-mailed to the local media.

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

Phone: 802-524-3524 | Fax: 802-524-3543 | Website: **townofgeorgia.com**



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): Mari Jo Hanbury
Address: 540 Plains Rd
Georgia, VT
Zip Code 05478 Telephone 802-578-1965
Email mjhanbury17@gmail.com

Applicant(s): Same
Address: _____
Zip Code _____ Telephone _____
Email _____

Tax Parcel ID: 104370000 Zoning District: Residential 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: *Mari Jo Hanbury* Date: 9/24/24

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: *Mari Jo Hanbury* Date: 9/24/24

Signature of Owner: _____ Date: _____

Location of Property:

Plains Road

Parcel ID No.: 104370000

Zoning District: Residential

Deed Reference: Volume 204 Page 671

Size of Parcel: 24.43 acres

Previous subdivision of parcel (if applicable)

Permittee name:

Date: Map #

Previous Site Plan Approval (if applicable)

Permittee name:

Date: Map #

If applicable:

Engineer: Surveyor:

Phone: Phone:

Email: Email:

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

Proposed is a 2-Lot subdivision to create a lot with the existing house and a lot with a proposed house.

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

Lot 1: 14.41 acres with the existing house

Lot 2: 10.02 acres with a proposed house, septic, and well

If a PUD, are you requesting waivers for proposed lot size & setbacks?

Yes x No (If yes please describe here)

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

PL-1 Mari Jo Hanbury Boundary Retracement Survey Plat.

Names and addresses of abutting property owners:

Edward Shamy and Kimberly Asch, 2 Pattee Hill Rd, Milton VT 05468 Chas & Jocelyn Lyford, 238 Plains Rd, Georgia, VT 05478

Emanuel & Mary Chippinelli, 72 Pattee Rd, Milton VT, 05468 Keith & Amber Baker, 321 Plains Rd, Georgia, VT 05478

Terry & Robert Rooney, PO Box 138, St Albans, VT 05478 Marc & Sandra Foisy, 467 Plains Rd, St Albans, VT 05478

Susan & Malcolm Baker Family Trust, 599 Plains Rd, Milton VT 05468

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

Proposed driveway access off Plains Road for Lot 2

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

N/A

Proposed and/or existing wastewater disposal and water supply:

Proposed mound wastewater system and drilled well on Lot 2

Existing wastewater system and drilled well on Lot 1. Proposed replacement septic area.

Proposed drainage/storm water runoff (if required):

N/A

Proposed landscaping (if applicable):

N/A

Size and location of proposed and/or existing buildings:

Existing house and outbuildings on Lot 1

Proposed house on Lot 2

State permits required and/or obtained for this project:

Wastewater

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).

A Sketch Plan meeting with the DRB is required for all subdivisions (Major or Minor). Following Sketch Plan review, the DRB, will send a letter to all applicants summarizing feedback provided at the Sketch Plan meeting.

Sketch Plan review is intended to be an informal meeting. Surveyed and/or engineered drawings are not expected. Instead, the intention is for the Applicant to provide scaled and accurate drawings indicating proposed subdivision layout and related improvements. The DRB can then provide verbal and subsequent written feedback about applicable regulations prior to the Applicant incurring investment in survey and engineering work. Sketch Plan review does not constitute approval of a subdivision plat and is merely authorization for the Applicant to file a preliminary plat or final plat application.

APPLICATION SUBMITTAL REQUIREMENTS:

- 1) Completed Sketch Plan application form.
- 2) Sketch Plan application fee. Fee schedule is on the website at townofgeorgia.com.
- 3) A List for all adjacent property owners and current addresses, including all properties abutting the property proposed for subdivision and those properties across a street, highway, or other right-of-way
- 4) The Sketch Plan application shall consist of one or more maps or drawings which may be printed or reproduced on paper with all dimensions shown in feet or decimals of a foot, drawn to a scale of not more than one hundred (100) feet per inch, showing or accompanied by the following information:
 - a) Proposed subdivision name or identifying title and the name of the town.
 - b) Name and address of the record owner and applicant (if different).
 - c) Boundaries and area of proposed subdivision.
 - d) Size of lots and number of proposed lots.
 - e) Existing and proposed layout of property lines, type, and location of existing and proposed restrictions on land, such as easement and covenants, buildings, existing septic systems, well, water courses and other essential existing physical features, including mapped wetlands and flood plains.
 - f) Type, location, and approximate size of existing and proposed streets, utilities, and open space, if applicable.
 - g) Date, true north arrow, and scale (numerical and graphic).
 - h) Location map showing relation of proposed subdivision to adjacent property and surrounding area. Page 4 of 4
 - i) Deed reference and parcel tax identification number.
 - j) Zoning district(s) designation of the area to be subdivided and any zoning district boundaries affecting the subject parcel.

Please submit 11"x17" of sketch plans and a digital file of plans.

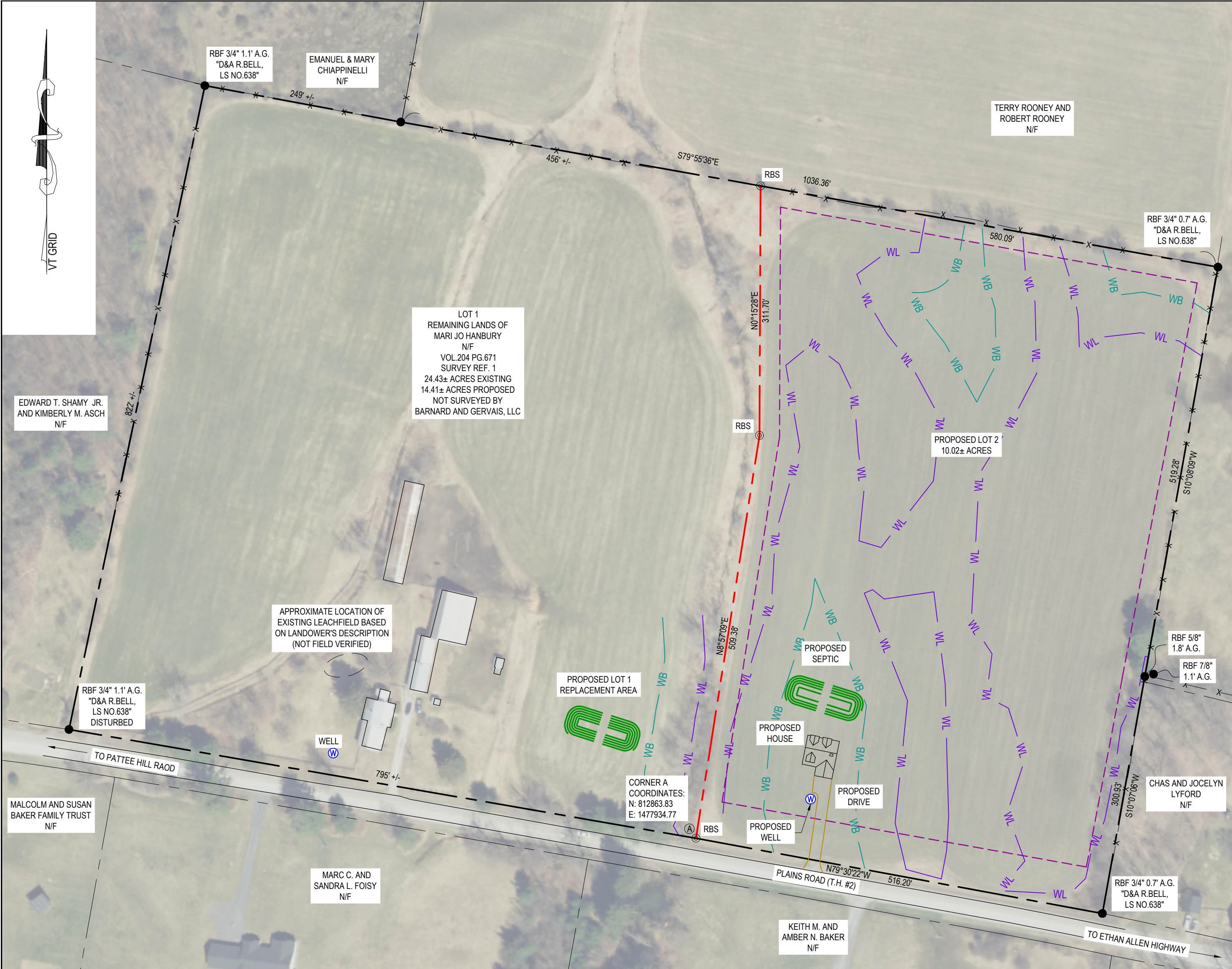
The subdivider, or a duly authorized representative, shall attend the meeting of the DRB on the sketch plan to discuss the requirements of these regulations for streets, improvements, drainage, sewage, water supply, fire protection, and similar aspects, as well as the availability of existing services and facilities and other pertinent information.

The DRB shall study the sketch plan to determine whether or not it conforms to, or would be in conflict with, the town plan, zoning regulations, and any other by-laws then in effect, and shall, where it deems necessary, make specific recommendations for changes

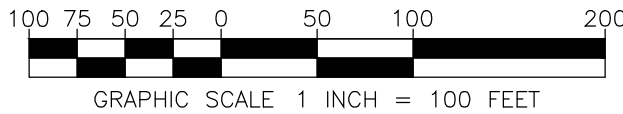
in subsequent submissions, which recommendations shall be provided in writing to the Applicant/Owner.

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: _____ 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.
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LEGEND	
	PROJECT BOUNDARY LINES
	ABUTTING BOUNDARY LINES
	PROPOSED BOUNDARY LINE
	BUILDING ENVELOPE
	RBF
	IPF
	RBS
	CALCULATED CORNER
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
NF	NOW OR FORMERLY
WL	WETLAND BOUNDARY
WB	WETLAND BUFFER BOUNDARY
	REBAR FOUND
	IRON PIPE FOUND
	REBAR SET



ZONING DATA
DISTRICT: (AR-2) RESIDENTIAL
MED DENSITY

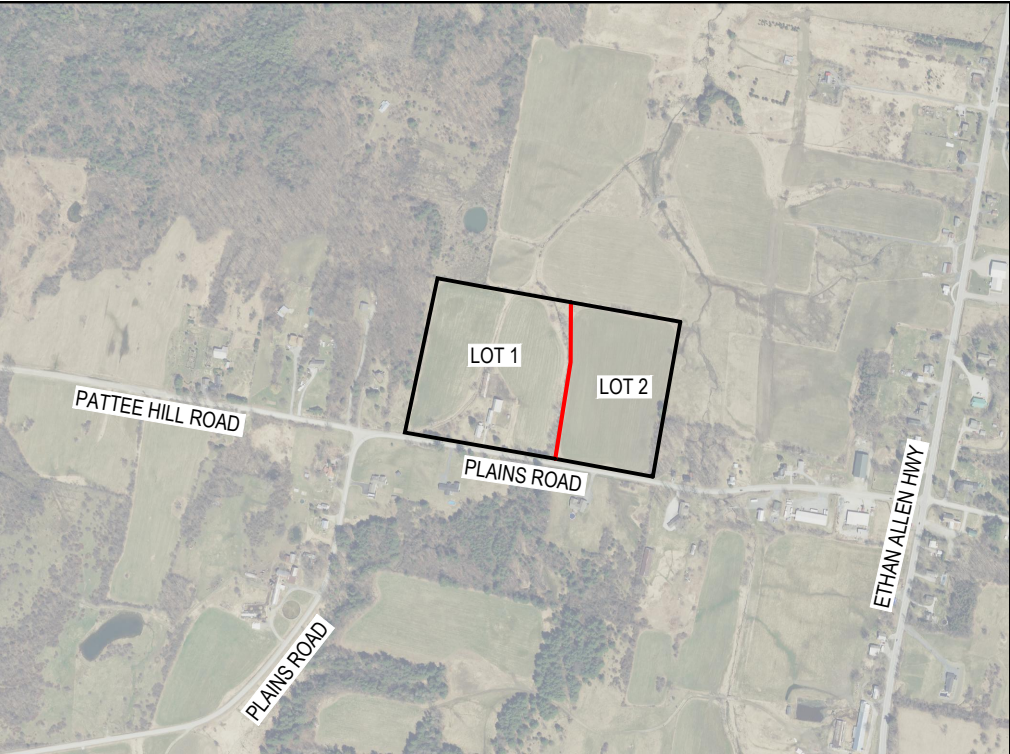
MINIMUM DISTRICT STANDARDS:
LOT SIZE = 2 ACRES (SINGLE)
FRONTAGE = 150'
SETBACKS:
ROAD = 75'
SIDE = 25'
REAR = 25'

SURVEY REFERENCES:
1. "PLAT OF LANDS OF THOMAS AND BARBARA SARGENT TRUST"
DATED 5-17-06 BY DUFRESNE & ASSOCIATES, PC AND
RECORDED IN THE TOWN OF GEORGIA MAP RECORDS MAP
SLIDE #155.

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON
INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL
RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 VSA § 1403.

DATED THIS _____ DAY OF _____, 20____.

L.S. 735



LOCATION PLAN
N.T.S.

- SURVEY NOTES:
1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A TRIMBLE R12i GNSS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.
 2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
 3. A SURVEY WAS COMPLETED IN OCTOBER, 2023 USING A TRIMBLE BASE AND ROVER. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
 4. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.
 5. THE RIGHT OF WAY WIDTH FOR PLAINS ROAD, TOWN HIGHWAY #2, OF 3 RODS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.
 6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
 7. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M.GERVAIS VTLS 735 AND ALL MONUMENTATION FOUND IS AS NOTED.
 8. UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.
 9. BARNARD AND GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.
 10. THIS SUBDIVISION PLAT IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.

RECEIVED FOR RECORD IN THE TOWN OF GEORGIA

THIS _____ DAY OF _____, 20____.
MAP BOOK _____ PAGE _____ SLIDE# _____
AT _____ O'CLOCK _____ MINUTES _____ M
AND RECORDED IN GEORGIA, VERMONT

ATTEST _____
TOWN CLERK

THIS IS A PRELIMINARY PLAN
AND SHOULD NOT BE
USED FOR CONVEYANCES

PARCEL INFORMATION
OWNER: MARI JO HANBURY
VOL. 204, PG. 671
SPAN: 237-076-11547
PARCEL ID: 104370000

DATE	DESCRIPTION	BY
REVISIONS		
Land Surveying Water & Wastewater Environmental Consulting		
PROJECT NO. 24154		DATE: 09-23-2024
SCALE: 1" = 100'		SURVEY: SL
DRAWN: SL		CHECKED: MG
DRAWING NO. PL-1		SHEET 1 OF 1
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
☒ SKETCH/CONCEPT	☐ PRELIMINARY	☐ FINAL LOCAL REVIEW

DRAFT

**SKETCH PLAN REVIEW
Two-Lot Minor Subdivision
SK-004-24**

Owner/Applicant: Mari Jo Hanbury 450 Plains Road, Georgia VT 05478 PH: 802-578-1965 Mjhanbury17@gmail.com	Property Tax Parcel & Location: 450 Plains Road Georgia, VT 05478 Parcel#104370000 Zoning District: AR-2
Engineer/Surveyor: Michael Gervais, Barnard & Gervais, LLC PH: 802-933-5168	

Background

Mari Jo Hanbury, hereafter referred to as Applicant, is requesting Sketch Plan review for a two-lot Minor Subdivision at 450 Plains Road and consisting of ± 24.43 acres. The parcel is located in the AR-2 zoning district. Said parcel is benefitted by $\pm 1,311$ ft of road frontage along Plains Road.

Applicant is proposing a subdivision of the ± 24.43 acres into two (2) lots: ± 14.41 acres (Lot 1) and ± 10.02 acres (Lot 2).

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:

	AR-2	Lot 1	Lot 2
Minimum Lot Size	2 acres	± 14.41 acres	± 10.02 acres
Lot Frontage	150 ft	± 795 ft	± 513 ft
Front Yard Setback	75 ft	*	*
Side Setbacks	25 ft	*	*
Rear Setbacks	25 ft	*	*

*Building envelope presented shows 25' side and rear setbacks, 75' road setback but incorporates all wetlands on the property.

2. **Site plans.** Applicant has submitted one map titled, "Boundary Retracement Survey Plat" prepared by Barnard & Gervais, LLC on 9/23/2024 and labeled PL-1.
3. **Lot layout.** The proposed layout will divide the current lot into two lots, where Lot 1 will contain the existing dwelling and Lot 2 will contain a proposed new dwelling, septic and well.
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-2 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. Proposed new Lot 2 will need an Ability to Serve letter from the Town of Georgia Fire Chief.
10. **Individual Water Supply.** The existing drilled well on proposed Lot 1 will need no changes, but there is a proposed replacement septic area. There is a proposed mound wastewater system and drilled well to be installed on Lot 2.
11. **Vehicular Traffic.** N/A
12. **Landscaping Plan and Lighting.** N/A
13. **State permits.** Wastewater permits shall be submitted, as well as any necessary town permits.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Town of Georgia

cc: Applicant



GEORGIA VERMONT

Concept Plan Application Application # CN001-24

At the option of the applicant, except in the South Village Core where it is mandatory, a Concept Plan may be submitted prior to the submission of a Site Plan Review application in order to receive input and comment from the DRB regarding conformance of the project with Town of Georgia Zoning and Subdivision Regulations, and such specific submission requirements that the DRB may require or waive for submission of a complete application for Site Plan Review. Concept Plan review does not constitute Site Plan Review application or approval. The DRB will make written recommendations based on its review of the Concept Plan for the submission of the Site Plan Review application.

Submission requirements: Eight 11" x 17" sets of concept plans, which may be unsurveyed but should be drawn neatly and accurately, and shall include scale, north arrow, legend, abutters, and title block. The concept plans shall show land use areas, proposed structures, roads, driveways, parking and loading spaces, pedestrian walkways, general landscaping plans, sign, and lighting as applicable. Applicant must also submit stamped, addressed envelopes for all abutters, including those across a public or private right of way.

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): Redeeming Grace Church
Address: 164 Ballard Road
Milton, VT 05468
Zip Code 05468 Telephone 802-891-4213
Email tim@rgcvt.org

Applicant(s): _____
Address: _____

Zip Code _____ Telephone _____
Email _____

Tax Parcel ID: 109660000 Zoning District: AR-3

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: _____

Signature of Applicant: _____ Date: _____

47 Town Common Road North. • St. Albans, VT 05478

Phone: 802-524-3524 • Fax: 802-524-3543 • website: townofgeorgia.com

PROPERTY OWNERS' AUTHORIZATION

Section 3. Item #B.

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: _____

Signature of Owner: _____ Date: _____

Location of Property:

164 Ballard Road ±890' west of US Route 7, north side of Ballard Road

Parcel ID No.: 109660000

Zoning District: AR-3

Deed Reference: Volume 206 Page 232-234

Size of Parcel: 42.45 acres

Previous subdivision of parcel (if applicable)

Permittee name: Georgia Farmhouse Planned Development

Date: 5/7/1997

Map #446

Previous Site Plan Approval (if applicable)

Permittee name: Redeeming Grace Church (PC-021-09 & PC-019-19)

Date: _____

Map # _____

Description of proposed project:

Existing and/or proposed means of access to site:

Location of parking and proposed number of spaces:

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

Location of proposed/existing wastewater disposal and water supply:

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

Proposed lighting:

Proposed landscaping and/or screening:

Size and total square footage of proposed/existing buildings:

State permits required and/or obtained for this project:

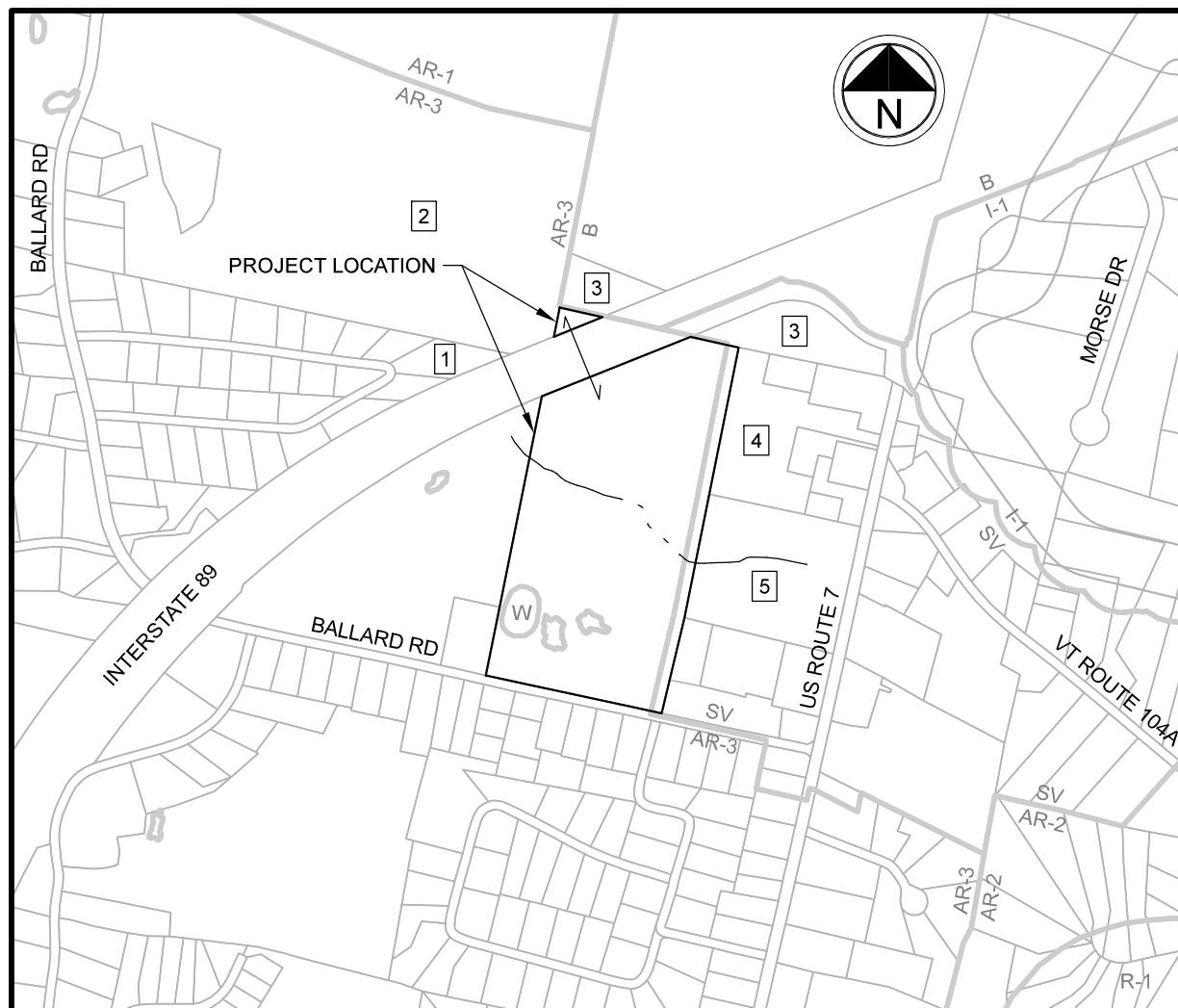
DECISION/ACTION TAKEN (FOR TOWN USE ONLY):

Date received: _____ Fee paid: _____ Check # _____
Approved ☐ Denied ☐ Returned (incomplete) _____ Date: _____
Permit valid on _____

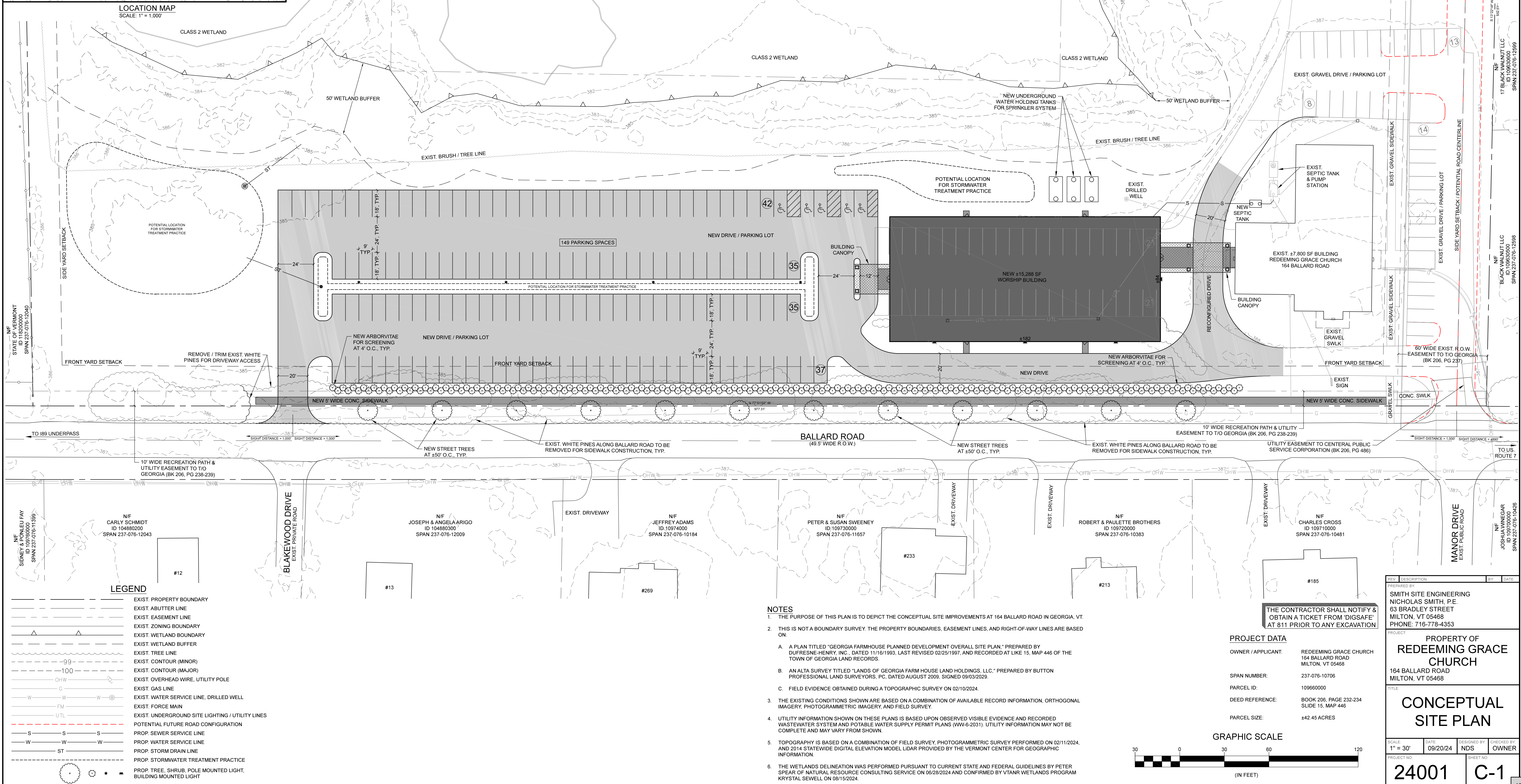
Signed: _____

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.



<u>ABUTTER LIST</u>			
KEY	NAME	ID	SPAN
1	HEIDI JONES & RANDY HOWARD	103640000	237-076-10916
2	CAROL SWEET LIFE ESTATE	100970000	237-076-11660
3	VT ELECTRIC POWER COMPANY, INC		
4	BTMC LLC	117470000	237-076-10183
5	FLORA FAIRBANKS REVOC. LIVING TRUST	117410000	237-076-10603



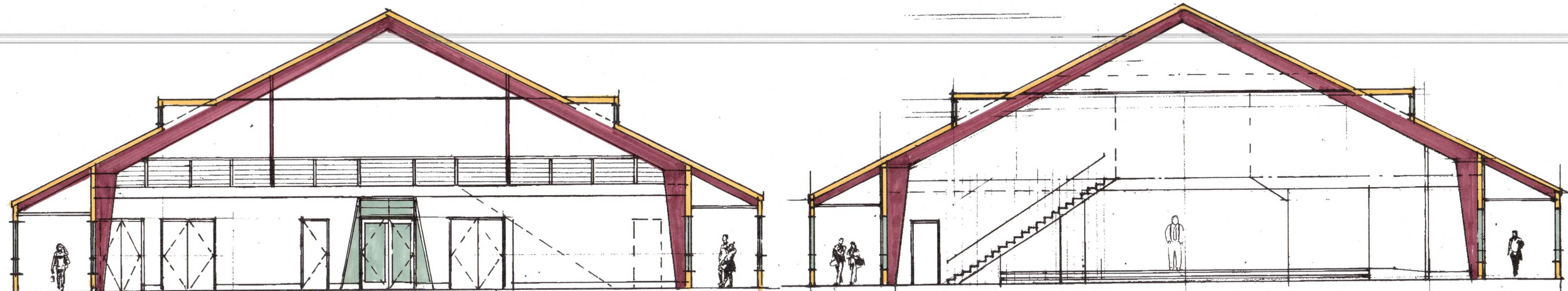
MAIN LEVEL FLOOR PLAN

MICHAEL DUGAN
ARCHITECT
VERMONT

48 PARK STREET, SUITE 100
DARTMOUTH, VT 05740
PHONE: 802.478.0070
FAX: 802.478.0070
WWW.MICHAELDUGANARCHITECT.COM

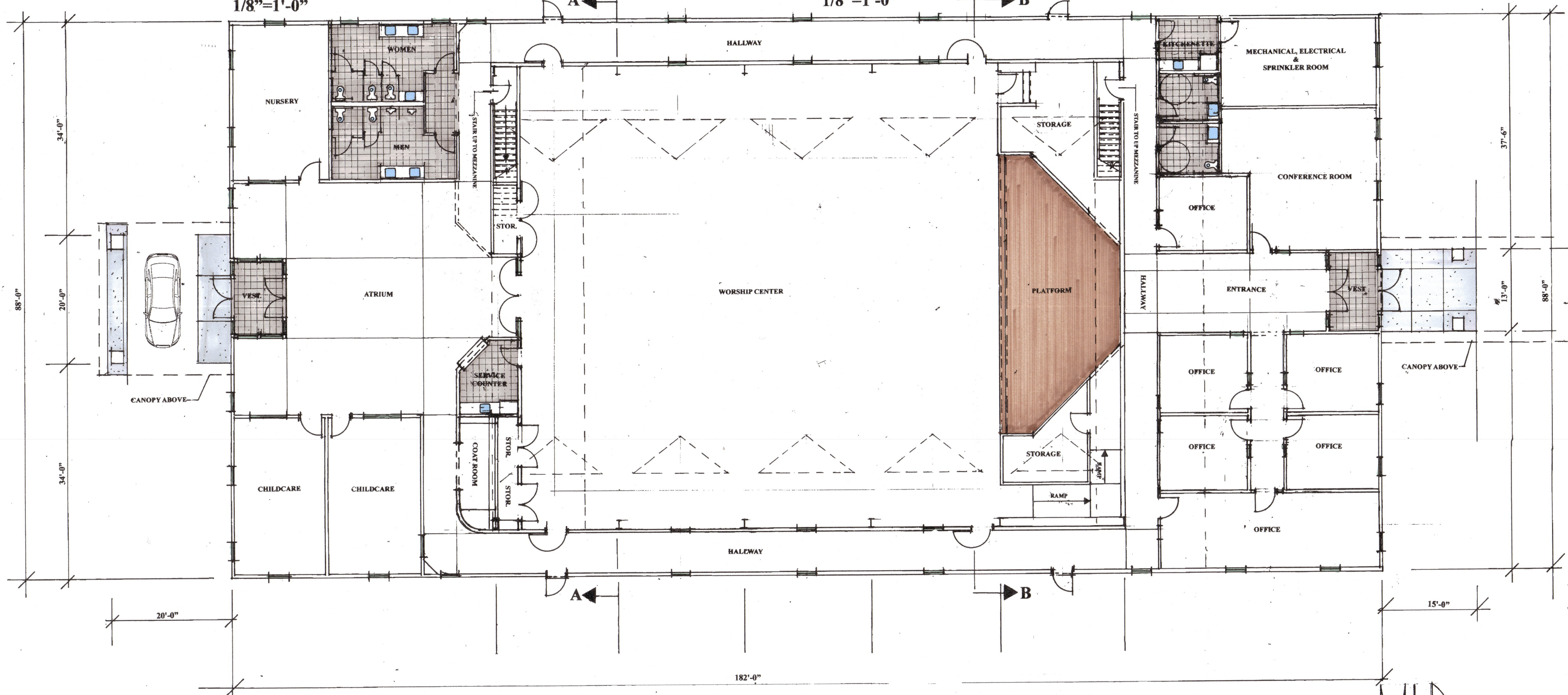
REDEEMING GRACE CHURCH
BALLARD ROAD
GEORGIA
VERMONT
2024 - 2025

REV'D AUGUST 28, 2024
AUGUST 27, 2024



SECTION A - A
1/8" = 1'-0"

SECTION B - B
1/8" = 1'-0"



MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"



NOTE:
GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS
ON THIS DRAWING PRIOR TO CONSTRUCTION.
GENERAL CONTRACTOR IS TO VERIFY ALL SITE
CONDITIONS PRIOR TO CONSTRUCTION.

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MICHAEL L. DUGAN ARCHITECT

SOUTH ELEVATION

MICHAEL DUGAN
ARCHITECT

VERMONT
100 WASHINGTON ST. SUITE 200
BURLINGTON, VT 05401
TEL: 802-249-9070
FAX: 802-249-9071
EMAIL: INFO@MICHAELDUGAN.COM

REDEEMING GRACE CHURCH
BALLARD ROAD
GEORGIA

VERMONT

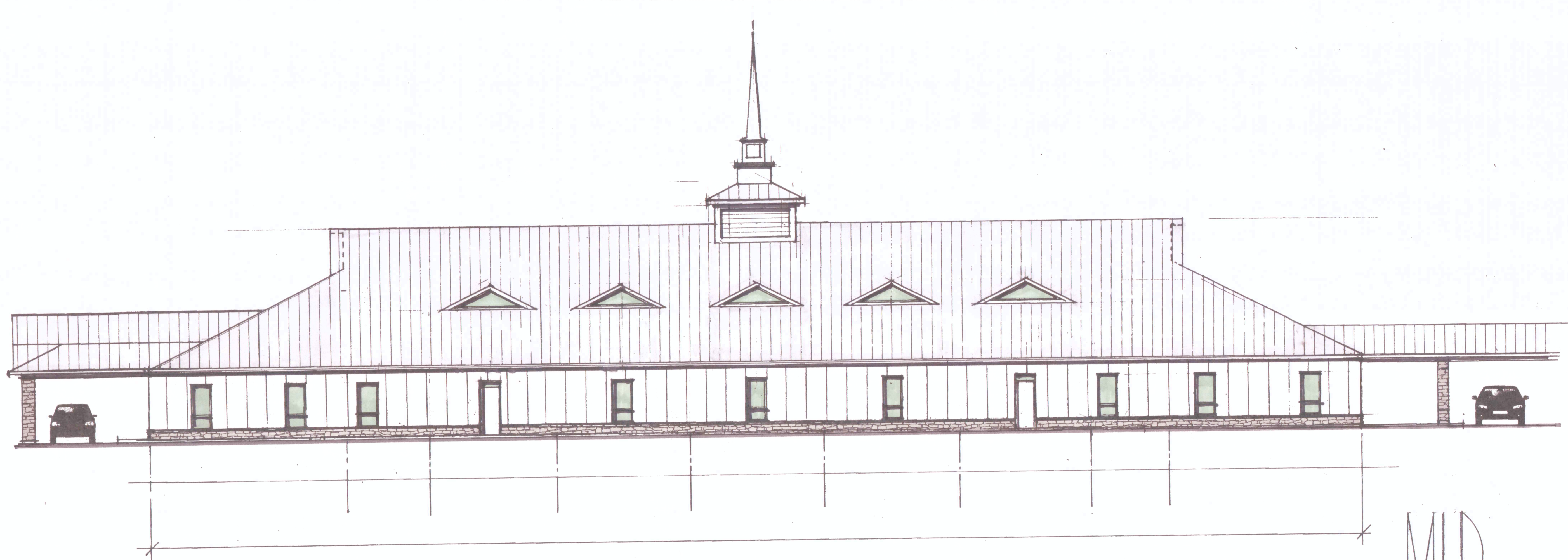
2024 - 2025



AUGUST 27, 2024

MLD

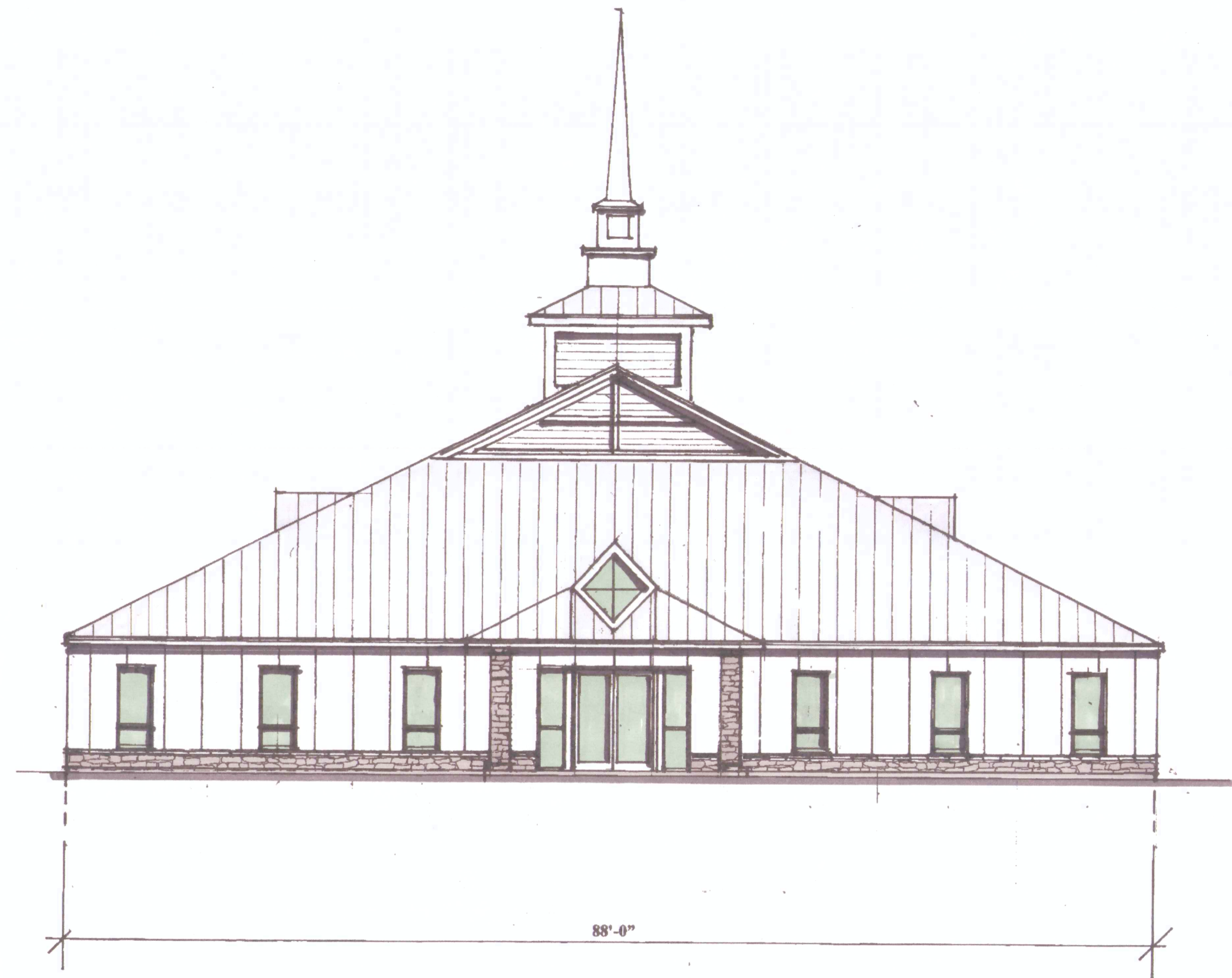
A2



SOUTH ELEVATION
1/8" = 1'-0"

MLD

NOTE:
GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS
ON THIS DRAWING PRIOR TO CONSTRUCTION.
GENERAL CONTRACTOR IS TO VERIFY ALL SITE
CONDITIONS PRIOR CONSTRUCTION.



WEST ELEVATION
1/8" = 1'-0"

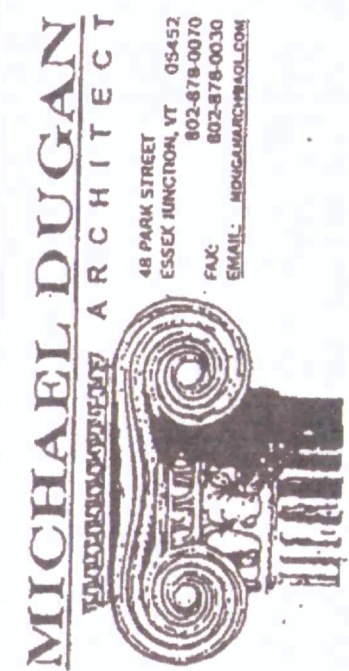


NOTE:
GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS
ON THIS DRAWING PRIOR TO CONSTRUCTION.
GENERAL CONTRACTOR IS TO VERIFY ALL SITE
CONDITIONS PRIOR CONSTRUCTION.

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MICHAEL L. DUGAN ARCHITECT

Section 3, Item #B.

WEST ELEVATION



REDEEMING GRACE CHURCH
BALLARD ROAD
VERMONT
GEORGIA
2024 - 2025

AUGUST 27, 2024



A3

Memorandum

Prepared by: Nicholas Smith, P.E.
Smith Site Engineering

Date: 10/11/2024

Subject: **Redeeming Grace Church**
164 Ballard Road, Georgia, VT
Project Narrative

This summary corresponds to the Town of Georgia Concept Plan Application form, with additional information provided as pertinent.

Description of Project

The owner, Redeeming Grace Church (RGC), is seeking to construct a 182' x 84' building to be used as a place of worship and for ministry support operations on the existing property at 164 Ballard Road in the Town of Georgia. The new building is proposed to be located in the location of the existing gravel parking lot west of the current worship building. A new parking area will be provided to the west of the new building which will include site lighting, stormwater conveyance and treatment practices, and a new landscape buffer from Ballard Road. The project intends to make use of the existing drilled well (TNC Water System) and to modify/expand the existing wastewater disposal mound system in the rear of the project.

Access

There is an existing access to the site located across from Manor Drive 890' west of US Route 7. This access point is currently solely used by RGC but is part of a potential future road network serving the Black Walnut property (or other development in the South Village Core District) to the east. RGC provided an easement deed to the Town of Georgia for a 60' wide right-of-way that is recorded in the land records in volume 206, page 237. The applicant is requesting to continue to use this access as is currently constructed until future development is proposed. The plans show a potential new road configuration and its impact on the existing parking on the RGC property.

This project requests a second curb access across from Blakewood Drive (private road) to facilitate circulation and which is anticipated to be used as the primary access point once the project is completed. The second access is located ±780' west of the existing access point. This will also benefit emergency response crews since it will allow for site interconnectivity and multiple points of access in the event one is blocked. The second access point is strategically placed to minimize the impact of vehicular lights with regards to existing residents on Ballard Road. The homes closest to the proposed

property on Blakewood Drive both face the private road. 12 Blakewood Drive has minimal windows on the building face toward the new access and 13 Blakewood Drive has good mix of existing vegetation to provide year round screening.

Parking

The existing worship building currently has 14 parking spaces in the area west of the building (all of which are located within the right-of-way easement), 21 parking spaces north of the building (6 of which are located within right-of-way easement), and 42 parking spaces to the west of the building. There are a total of 77 existing parking spaces on the property.

The project proposes to add a parking lot consisting of 149 parking spaces to the west of the proposed worship center. The new worship center will be located in the existing west parking area and will thus eliminate all 42 existing spaces. The potential development of the road at the existing access will also likely result in the elimination of parking spaces. The sketch we provided shows that at a minimum we anticipate losing 9 parking spaces. This brings the total number of parking spaces of parking spaces on the site to 175 parking spaces.

This total number of parking spaces is above the rate required in Section 5.6 of the Town of Georgia Development Regulations (*1 per 6 seats in principal assembly room plus 1 for each 400 sf of office space or administrative space*). The required number of parking spaces, assuming a worship area with ±450 seats and ±2,000 SF of office/administrative space, would yield 80 parking spaces. RGC is requesting the additional spaces based on our current worship service experience.

RGC currently has a worship center with ±288 seats and ±970 SF of office/administrative space with 77 existing parking spaces. During a typical worship service all of the parking spaces are being utilized and there is some parking overflowing onto lawn area. The 175 parking spaces shown will be sufficient for the anticipated worship size and will ensure that parking is in the designated areas and does not hinder vehicle circulation.

Encumbrances

There is an existing ±2.9-acre area set aside within the existing wetlands dedicated as common lands associated with the Georgia Farmhouse Planned Development. The RGC property is Lot 1 of the Georgia Farmhouse Planned Development and contains ±2.9-acres of wetlands designated as common lands (slide 15, map 446). There is no proposed development within this area.

The parcel is subject to a 60' wide easement to the Town of Georgia to be used as a right-of-way at the Town's discretion (book 206, page 237). The easement runs parallel to the eastern property line from the Ballard Road right-of-way north to the existing prime agricultural mitigation land that was approved in 2009. There is no proposed development within this area, however potential configurations of the future road and parking adjustments are shown.

The parcel is subject to a 10' wide recreation path and utility easement running along the frontage of the property (book 206, page 238-239). This project proposes to construct approximately 760' of 5' wide sidewalk in this easement that runs from the existing sidewalk stub near the property access to the west of the new second access point across from Blakewood Drive. Sidewalk is proposed in this area rather than a recreation path because it will provide more room for enhanced screening along the property frontage and for the replanting of street trees that will necessarily need to be removed due to the construction of the sidewalk.

There is also an existing utility easement that follows the overhead wires that cross Ballard Road to a pole approximately 20' onto the property at the southeast corner (book 206, page 486).

Wastewater Disposal System and Water Supply

The existing church building makes use of a mound wastewater disposal system located within the field ±800 feet northwest of the building and a drilled well ±100 feet west of the building. The wastewater system was permitted in WW-6-2031 and the well was permitted in T-2426-09.0, both to serve a maximum of 299 occupants.

Several test pits were performed with the initial building that show groundwater at a depth between 20-33" across the site. The soil is generally conducive to a septic system being primarily loamy sand. This project will seek to either expand the existing wastewater disposal system or to construct a second system to support the increased capacity. Likewise, the drilled well will be evaluated to determine if the appropriate yield is currently provided. If not, a storage tank will likely be proposed to support the instantaneous peak demand.

The Wastewater System and Potable Water Supply Permit and the Public Water System Source Permit will need to be amended with this project.

Stormwater Treatment & Conveyance

Due to the highly infiltrative surface soils the site currently does not make use of any substantial drainage or conveyance practices, instead runoff is sheet away from the building and allowed to infiltrate via disconnection. The existing building and parking lot will continue to operate under these conditions.

A full grading plan has not been developed at this time, and additional testing will be needed to determine where effective stormwater treatment practices can be implemented. Conceptually, the parking area will be sloped to a central collection area which will be conveyed via culvert to a stormwater treatment practice to the west of the proposed parking lot. The system will likely remain shallow to avoid groundwater interference and to avoid/minimize any wetland/buffer impacts. There is the potential to treat rooftop runoff in a practice between the proposed building and the wetland buffer (as shown on the plans).

The project will require an Operation Stormwater Discharge Permit which will require the treatment and detention of stormwater runoff from rain events up to and including the 10-year storm event. The

project will also require a Construction Stormwater Discharge Permit to manage runoff during the construction operation of the building. Erosion Prevention and Sediment Control plans will accompany future municipal and state permit applications.

Lighting

The project site currently has a few building mounted lights and parking lot pole lights that were permitted with the initial building. Two of the pole mounted lights will be removed due to the reconfiguration of the parking. No other existing lights will be altered.

The applicant is proposing to provide some building mounted lighting to illuminate emergency exit doors and to partially light the access drive running along the southern elevation of the building. There will also likely be canopy lighting at the two primary access doors on the west and east sides of the building. Provide pole mounted lighting is shown in the center parking lot island to light the parking lot surface during hours of operation. The type, spacing, height, and number of fixtures will be designed with future plans to ensure conformance with the regulations and to ensure lighting does not spill onto adjacent properties or the public right-of-way.

Landscaping & Screening

The existing has foundation planting landscaping around the building and has landscaped screening in the form of a cedar hedge along the existing parking lot. There are also existing white pine trees that are located along the edge of the Ballard Road right-of-way that provide some screening of the property.

The application is proposing to construct a sidewalk along Ballard Road in anticipation of its request and in conformance with the Town Plan. The sidewalk will necessitate the removal of the existing pine trees along Ballard Road. The applicant is proposing to provide new street trees in this area to both screen the proposed project and beautify the right-of-way.

In addition to the proposed street trees, the applicant is proposing to provide a new arborvitae or cedar hedge row as landscape screening for both the building and the parking lot. The plants will follow a staggered spacing enabling the maximization of screening. The screening will be located outside of the Town’s recreation path easement.

Building Size

The existing building is ±7,800 SF in size and will remain unchanged with this project. The building may receive minor interior renovations to repurpose some of the existing rooms.

The proposed worship center is ±15,288 SF (182’ wide x 84’ deep) and will include a worship room, atrium, offices, restrooms, nursery rooms, hallways, mechanical room(s), kitchenette, and other miscellaneous rooms. The building will be under the maximum regulated height of 35’ for this district.

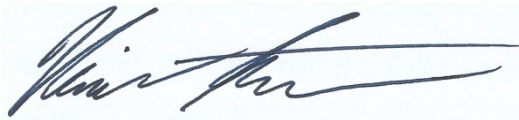
Permits

It is anticipated that the following land use permits or permit amendments will be required with this proposed project:

- Town of Georgia Site Plan Approval
- Town of Georgia Access Permit
- Act 250 Land Use Permit
- Wastewater System & Potable Water Supply Permit
- Public Water Supply Permit to Construct / Operate Permit
- Operational Stormwater Discharge Permit
- Construction Stormwater Discharge Permit

Additional building permits will be required prior to construction.

Thank you,

A handwritten signature in blue ink, appearing to read 'Nicholas Smith', is displayed on a light blue rectangular background.

Nicholas Smith, P.E.

Smith Site Engineering

Civil Engineering & Inspection Services
smithsiteengineering@gmail.com
716-778-4353

**CONCEPT PLAN REVIEW
Building Construction
CN-001-24**

Owner/Applicant: Redeeming Grace Church 164 Ballard Road, Georgia VT 05468 802-891-4213	
Surveyor/Engineer: Nicholas Smith, P.E., Smith Site Engineering #716-778-4353 smithsiteengineering@gmail.com	Property Tax Parcel & Location: 164 Ballard Road Georgia, VT 05468 Parcel#109660000 Zone: AR-3

BACKGROUND

Redeeming Grace Church, hereafter referred to as Applicant, is requesting Concept Plan review for construction of a new worship and ministry support building on existing property at 164 Ballard Road. The parcel consists of ±46.2 acres and is located entirely within the AR-3 zoning district. Said parcel is benefitted by ±975 ft of road frontage along Ballard Road.

Applicant is seeking to construct a 182' x 84' (±15,288 sq ft) building to be used as a place of worship and for ministry support operations on the existing property. This new building is proposed to be located in the area of the existing gravel parking lot, west of the current worship building. The building will be under the maximum regulated height of 35' for this district.

The existing building is ±7,800 sq ft in size and will remain unchanged with this project. The building may receive minor interior renovations to repurpose some of the existing rooms.

A new parking area will be provided to the west of the new building which will include site lighting, stormwater conveyance and treatment practices, and a new landscape buffer from Ballard Road. The project intends to make use of the existing drilled well (TNC Water System) and to modify/expand the existing wastewater disposal mound system in the rear of the project.

COMMENTS

General Site Plan Review Requirements

- 1. Dimensional Requirements.** The dimensional requirements of the AR-3 Zoning District and the proposed lot dimensions are as follows:

	AR-3	SV	Parcel
Minimum Lot Size	1 acre	3,000 sq ft	±46.2 acres
Lot Frontage	120 ft	30 ft	±975 ft
Front Yard Setback	50 ft	8 ft from ROW	
Side Setbacks	20 ft	0 ft or 10 ft	
Rear Setbacks	20 ft	10 ft	
Building Size (max)	3,500 sq ft	20,000 sq ft	±15,288 sq ft

2. **Site plans.** Applicant has submitted site plans titled “Conceptual Site Plan, C-1” prepared by Smith Site Engineering, dated 9/20/2024.
3. **Lot layout.** See site plan and project description.
4. **Suitability for development.** The land is suitable for development.
5. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** See site plan and project description.
6. **Storm water and erosion control plan during construction.** See project description.
7. **Conformance with Town Plan and Bylaws.** Project meets standards for the South Village Zoning district, but the proposed building is over the maximum allowance for AR-3.
8. **Compatibility with surroundings.** The church has operated in that location since 2009.
9. **Municipal Services.** Applicant will need to procure an Ability to Serve letter from Town of Georgia Fire Chief.
10. **Individual Water Supply.** The drilled well will be evaluated to determine if the appropriate yield is currently provided. If not, a storage tank will likely be proposed to support the instantaneous peak demand.
11. **Vehicular Traffic.** The project proposes to add a second curb access across from Blakewood Drive to facilitate circulation and which is anticipated to be used as the primary access point. A second access point will also benefit emergency response crews in the event an access point is blocked.

The proposed parking lot will consist of 149 parking spaces to the west of the proposed worship center. Together with some existing parking spaces, a total of 175 parking spaces will comply with Development Regulation standards, be sufficient for the anticipated worship size, and will ensure that parking is in the designated areas and does not hinder vehicle circulation.

12. **Landscaping Plan and Lighting.** Installation of a sidewalk will necessitate the removal of the existing pine trees along Ballard Road. The Applicant is proposing to provide new street trees in this area to both screen the proposed project and beautify the right-of-way. In addition to the proposed street trees, the Applicant is proposing to provide a new arborvitae or cedar hedge row as landscape screening for both the building and the parking lot. The plants will follow a staggered spacing enabling the maximization of screening. The screening will be located outside of the Town’s recreation path easement.

13. **State permits.** It is anticipated that the following land use permits or permit amendments will be required with this proposed project:

- Town of Georgia Site Plan Approval
- Town of Georgia Access Permit
- Act 250 Land Use Permit
- Wastewater System & Potable Water Supply Permit
- Public Water Supply Permit to Construct / Operate Permit
- Operational Stormwater Discharge Permit
- Construction Stormwater Discharge Permit

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Town of Georgia

cc: Applicant



GEORGIA VERMONT

Date Received: _____ Fee Paid \$ _____ Ck # _____ CU - _____ - _____

Tax Parcel ID: _____ Hearing Date: _____

TOWN OF GEORGIA DEVELOPMENT REVIEW BOARD CONDITIONAL USE APPLICATION

Applicant(s)

Name Brian & Heather Dunsmore
Address 6086 Ethan Allen Highway
City/State/Zip St. Albans, VT 05478
Phone 802-524-3235
Email kdunsmores@comcast.net

Property Owner(s) if different

Name Applicants
Address
City/State/Zip
Phone
Email

CERTIFICATION OF APPLICANT

The undersigned applicant(s) hereby certifies that all information submitted on this application is true and accurate and that the information provided is complete.

10/21/24
Date

Brian Dunsmore
Applicant
Heather Dunsmore
Applicant

PROPERTY OWNER AUTHORIZATION

The undersigned property owner(s) hereby certifies that the information submitted in this application regarding the property is true, accurate, and complete and that the Applicant(s) has full authority to request approval for the proposed use of the property and any proposed structures.

10/21/24
Date

Brian Dunsmore
Property Owner
Heather Dunsmore
Property Owner

1. **ABUTTING PROPERTY OWNERS**

List names and mailing addresses of all adjacent property owners including those across the road right-of-way and all property owners on a shared private right-of-way whether or not they abut the subject parcel. Please submit a stamped, addressed envelope for each property owner listed, together with a stamped, addressed envelope for Applicant/owner (use a separate sheet if necessary).

See Attached

2. **REQUEST FOR CONDITIONAL USE:**

Section(s) 2.3.C.3 of the Town of Georgia Development Regulations.

3. **PROPERTY IDENTIFICATION:**

E911 Address _____ or
Other identification: Lot 1 of 6086 Ethan Allen Highway
Deed Reference: Book 106, Page 133
Subdivision Name (if applicable): Dunsmore - BLA-001-24

4. **ZONING DISTRICT:** AR-1

5. **PROPERTY DIMENSIONS:**

Lot size: 12.06 acres; or dimensions: _____
Lot frontage: 60' plus r.o.w.

6. **NATURE OF PROPOSED REQUEST:** Please provide a complete narrative on a separate sheet of paper describing the nature of the proposed request explaining in detail the proposed use(s) of the property. Please also address each of the following applicable elements in a descriptive manner: building size(s), type(s) and use(s) thereof, landscaping and/or screening, access to property, impact on traffic, internal circulation of vehicular and pedestrian traffic, parking requirements, lighting (size, type, location and number), number, size and location of proposed sign(s), proposed days and hours of operation, and proposed number of employees.

7. **Title(s) of plans(s) submitted with application;** and, if applicable, firm which prepared plan; project number; date of plans and revisions. Site plans shall include, where applicable, the following:
- a) Identifying information including record owner of land, north arrow, date (including any revision dates), and scale.
 - b) Property lines and abutting streets.
 - c) Rights of way or easements affecting the property.
 - d) Location of existing and proposed buildings or structures including Interior floor plans indicating location and floor area of individual uses.
 - e) Height of existing and proposed buildings or structures.
 - f) Existing and proposed setbacks of all buildings or structures to property lines and/or public or private rights-of-way.
 - g) Existing and proposed lot coverage (in square feet) of all structures and hard surfaces.
 - h) Existing natural features of the site including water courses and applicable buffers, wetlands and applicable buffers, floodplains, trees, and other vegetation, etc.
 - i) Existing and proposed contours at no more than 5-foot intervals.
 - j) Location of existing and proposed utilities and facilities (water, septic, electric, telephone).
 - k) Location of existing and proposed roads, driveways, loading areas, outside storage areas, and pedestrian walkways.
 - l) Location and number of parking spaces pursuant to the requirements of Section 5.6 of the Development Regulations.
 - m) Location, type, size, and number of existing and proposed lighting fixtures.
 - n) Location and size of existing and proposed sign(s) (please provide sketch of each sign).
 - o) A landscaping plan indicating location, species, size and spacing of existing and proposed landscaping elements.
 - p) Building elevations drawings to scale for all proposed and/or modified buildings and any related buildings.

Please provide one full size copy to scale, eight 11' x 17" copies & one electronic copy with application.

8. **SPECIFIC AND GENERAL STANDARDS FOR CONDITIONAL USES:** Applicant must be prepared to address the specific standards for Conditional Use as set forth in each zoning district in the Town of Georgia Zoning Regulations. In addition, applicant must address the general standards for all uses as set forth in Title 24 V.S.A. Chapter 117 Section 4414(3) and Section 3.2 of the Town of Georgia Development Regulations as follows:

- a. Public facilities and services (including, but not limited to fire protection, schools, roads, and other municipal infrastructure) are reasonably available to serve the proposal or are planned and included in the Town Capital Budget and program to serve the proposal at the time anticipated for its completion:

b. The character of the neighborhood, area, or district affected will not be adversely impacted and that:

i) A nuisance or hazard will not be created to the detriment of the health, safety, or welfare of the intended users, neighbors, or the citizens of the town;

ii) The proposed use or building and the relationship between the buildings and the land will be compatible with the purposes of the district and the character of the surrounding neighborhood and will not unduly detract from abutting residences or other property;

iii) Appropriate use or development of adjacent property will not be impeded; i.e., the scale of the proposed development in relation to existing and proposed uses and buildings and the effect of the proposed use on the continued enjoyment of and access to existing and approved uses in the vicinity of the proposed use will not be adversely impacted.

c. Traffic generated or patterns of ingress or egress will not cause congestion, hazard or detriment to the neighborhood or nearby intersections (the DRB may require a traffic study to determine compliance with this standard.

d. The proposed use is consistent with the purpose of the district, the Town Plan, the Town of Georgia Development Regulations, and other bylaws and ordinances adopted by the Town of Georgia.

e. That the utilization of renewable energy resources will not be adversely affected.

9. PERFORMANCE STANDARDS:

The proposed use:

- a. ☐ will ☒ will not emit noise in excess of 70 decibels at the property line or a noise which is considered offensive;
- b. ☐ will ☒ will not emit any odor, dust, dirt, or smoke which is considered offensive;
- c. ☐ will ☒ will not emit any noxious gases that endanger the health, comfort, safety or welfare of any person or that could cause injury or damage to property, business or vegetation;
- d. ☐ will ☒ will not cause as a result of normal operations a vibration that creates a displacement of 0.002 inches within the ground at the property lines;
- e. ☐ will ☒ will not have lighting or signs that create glare that could impair the vision of a driver of any motor vehicle;
- f. ☐ will ☒ will not cause a fire, explosion or safety hazard;
- g. ☐ will ☒ will not create an unsafe or unhealthy condition as determined by the Town of Georgia Health Officer;
- h. ☐ will ☒ will not interfere with a renewable energy resource or the ability to utilize a renewable energy resource.

10. OTHER PERMITS REQUIRED:

This project will also require the following permits (local, state, federal):
WW Permit, State Stormwater Permits, VTrans amendment

Decision of the Board

Date: _____

Approved: ☐Denied: ☐

Note: You will receive a written Decision and Findings of Fact within 45 days of the close of the hearing.



GEORGIA VERMONT

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)

Owner(s): <u>Brian & Heather Dunsmore</u>	Applicant(s): <u>Owners</u>
Address: <u>6086 Ethan Allen Highway</u>	Address: _____
<u>St. Albans, VT</u>	_____
Zip Code <u>05478</u> Telephone <u>802-524-3235</u>	Zip Code _____ Telephone _____
Email <u>kdunsmores@comcast.net</u>	Email _____
Tax Parcel ID: <u>116400000</u>	Zoning District: <u>AR-1</u> 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: [Signature] Date: 10/21/2024

Signature of Applicant: [Signature] Date: 10/21/24

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: [Signature] Date: 10/21/2024

Signature of Owner: [Signature] Date: 10/21/24

Location of Property: Lot 1 of 6086 Ethan Allen Highway

Parcel ID No.: Part of 116400000 Zoning District: AR-1

Deed Reference: Volume 106 Page 133 Size of Parcel: 12.06 acres

Road North. • St. Albans, VT 05478

Previous subdivision of parcel (if applicable)

Permittee name: Brian & Heather Dunsmore - BLA-001-24
Date: 5/7/2024 Map #

Previous Site Plan Approval (if applicable)

Permittee name: N/A
Date: Map #

If applicable:

Engineer: Justin Holmes, P.E.-Pinnacle Eng. Surveyor: Button Professional Land Surveyors
Phone: 802-782-5980 Phone: 802-863-1812
Email: justin@pinnacle-vt.com Email: lhamblo@bapls.com

Description of proposed project: (Please describe here or attach a separate proposal)
Landowners propose development of an existing 12.06-acre lot to include 9 detached units of multi-tenant housing for older persons

Names and addresses of abutting property owners:
See Attached

Existing and/or proposed means of access to the site:
Access to the property is via an existing 60-foot-wide access easement from Dewey Drive across the adjacent development.

List of plans, sketches, or other information submitted with this application:
Site Plan drawing set prepared by Pinnacle Engineering, PLC.

Location of parking and proposed number of spaces:
Each residential unit will include an attached garage and a space in front of the garage.
A waiver is requested to allow backing of vehicles into a private road. This is desirable within a cluster development.

Existing and/or proposed road & driveway access to site:
An extension of Dewey Drive and/or Dunneaway Drive is proposed. The new private road will be located within a proposed 60' r.o.w. and will include a cul-de-sac.

Existing and/or proposed easements and rights-of-way:
The existing access easement will be utilized. Several wastewater easements exist across Lot 1. Lot 1 will have an easement to construct, maintain and repair the proposed wastewater disposal area on Lot 1A. GMP has a 100-foot-wide easement across the property.

Proposed and/or existing wastewater disposal and water supply:

A new drilled well is proposed to serve the residences. An off-site mound leachfield is proposed on adjacent Lot 1A

Proposed drainage/storm water runoff (if required):

A 3-9050 Operational Stormwater Discharge Permit will be required. Stormwater is to be collected, treated and discharged in accordance with State requirements.

Proposed landscaping (if applicable):

A small amount of landscaping is proposed at each unit. A landscape screen is proposed where a waiver of the 50' PUD perimeter buffer is proposed.

Size and location of proposed and/or existing buildings:

No buildings currently exist on the property. Nine buildings with exterior dimensions of 34' x 54' are proposed. Living space is approximately 1,400 s.f. per unit. All will be one-story though most will also include a basement.

State permits required and/or obtained for this project:

WW Permit, Stormwater permits (3-9050 Operational and 3-9020 Construction), Amended VTrans Permit

Proposed lighting (if any):

Only incidental residential lighting is proposed. No street or parking area lighting is proposed.

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. 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) Vermont Statutes Annotated.

Section 3. Item #C.

(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.



GEORGIA VERMONT

Waiver Request

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): Brian & Heather Dunsmore Applicant(s): Owners
Address: 6086 Ethan Allen Highway Address: _____
St. Albans, VT _____
Zip Code 05478 Telephone 802-524-3235 Zip Code _____ Telephone _____
Email kdunsmores@comcast.net Email _____

Tax Parcel ID: 116400000 Zoning District: AR-1

CERTIFICATION OF APPLICANT(S)

AFFIRMATION: The undersigned hereby certifies that the information submitted in this application is true, accurate, and complete.

Signature of Applicant: Brian Dunsmore Date: 10/22/24

Signature of Applicant: Heather Dunsmore Date: 10/22/24

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: Brian Dunsmore Date: 10/22/24

Signature of Owner: Heather Dunsmore Date: 10/22/24

47 Town Common Road North • St. Albans, VT 05478

Phone: 802-524-3524 • Fax: 802-524-3543 • website: townofgeorgia.com

1. Waiver requested of the DRB?

Lot frontage waiver - 250' required. 60' of frontage existing on Route 7.
The proposed private road that traverses the lot will provide another 418' on
each side.

2. Request for variance under Section(s) waiver from portion of Table 2.3(c)
of the Town of Georgia Zoning Regulations.

2. Waiver requested of the DRB?

Front setback waiver - 75' from centerline is required. Proposed reduction down
to as little as 45' to allow a compact cluster development.

2. Request for variance under Section(s) waiver of portion of table 2.3(c)
of the Town of Georgia Zoning Regulations.

3. Waiver requested of the DRB?

Allow vehicles to back into a private road. Desirable within a cluster development
to keep driveways as short as possible.

2. Request for variance under Section(s) waiver of Section 5.2.B.2.d
of the Town of Georgia Zoning Regulations.

The fee for waivers is \$400 each. For more than three waivers please attached a
seperate sheet.

DECISION/ACTION TAKEN (FOR TOWN USE ONLY):
Date received: _____ Fee paid: _____ Check # _____
Approved _____ Denied _____ Returned (incomplete) _____ Date: _____
Permit valid on _____

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.

All applications for variance must be heard by the Development Review Board
(DRB) according to the criteria set forth in 24 V.S.A. Section 4469(a).

SITE LOCATION MAP
SOURCE: Vermont Natural Resources Atlas
APPROXIMATE SCALE: 1" = 2,000'

GENERAL PLAN LEGEND

-
- This image shows a page from a musical score, likely for a string quartet. The page contains several staves of music. The top staff is a treble clef with a key signature of one flat (B-flat). Below it are two staves with a common time signature (C). The bottom staff is a bass clef. The music consists of various notes, rests, and musical symbols. There are also some handwritten markings and a small box containing a musical symbol. The page is numbered 111 at the bottom right.

GENERAL NOTES:

- 1) LANDOWNER/APPLICANT: BRIAN & HEATHER DUNSMORE
6086 ETHAN ALLEN HIGHWAY
GEORGIA, VT 05478
- 2) SUBJECT PROPERTY: LOT 1 OF 6086 ETHAN ALLEN HIGHWAY (12.06 ACRES)
GEORGIA, VERMONT
- 3) EXISTING USE:
HAYFIELD AND WOODLAND WITH CLASS 2 WETLANDS
- 4) PROPOSED USE:
LANDOWNERS PROPOSE A DEVELOPMENT WITH 9 DETACHED UNITS OF MULTI-TENANT HOUSING FOR OLDER PERSONS ALONG WITH ASSOCIATED PRIVATE ROAD, DRIVEWAYS, SIDEWALK, WATER SUPPLY, WASTEWATER DISPOSAL AND STORMWATER TREATMENT.
- 5) ZONING REQUIREMENTS:
AR-1: AGRICULTURAL/RURAL RESIDENTIAL ZONING DISTRICT
MULTI-TENANT HOUSING FOR OLDER PERSONS IS PERMITTED BY CONDITIONAL USE WITH SITE PLAN REVIEW.

CRITERIA	MINIMUM	EXISTING	PROPOSED
LOT AREA	12.06 AC	12.06 AC	NO CHANGE
DENSITY	(5 AC FOR 4 UNITS PLUS 0.5 AC PER EACH ADDITIONAL UNIT)	18 ALLOWED	9 PROP.
FRONTAGE	250 FT	60 FT	478' W/ NEW RD
ELDERLY HOUSING PROJECTS DESIGN FLOW IS BASED ON 1.5 PEOPLE PER RESIDENTIAL UNIT AT 70 GPD PER PERSON = 1.5 PEOPLE * 70 GPD * 9 UNITS = 945 GPD + INFILTRATION	75 FT	N/A	WAIVER REQ. - 45 FT
S/RYSB	40 FT	N/A	40 FT
BUILDING HEIGHT	35 FT MAX.	N/A	< 25 FT
- 6) PARKING REQUIREMENTS:
1.0 SPACE PER DWELLING UNIT. EACH UNIT CONTAINS A ONE-CAR GARAGE PLUS A STACKED SPACE IN FRONT OF THE GARAGE.
- 7) WATER SUPPLY:
A NEW DRILLED WELL IS PROPOSED TO SERVE THE 9 UNITS.
- 8) WASTEWATER:
A MOUND WASTEWATER DISPOSAL SYSTEM IS PROPOSED ON THE ADJACENT LOT 1A.
- 9) STREET TREES AND OTHER MINOR LANDSCAPE PLANTINGS ARE PROPOSED. ONLY INCIDENTAL LIGHTING IS PROPOSED ON THE RESIDENTIAL BUILDINGS.

CONSTRUCTION SEQUENCE AND SCHEDULE

- STEP 1: INSTALL EROSION CONTROL MEASURES. IDENTIFY AND LOCATE EXISTING UTILITIES. INSTALL PROPOSED WELL. PRESERVE AND STOCKPILE TOPSOIL ON-SITE IN AREAS OF PROPOSED DISTURBANCE FOR PROPOSED ROAD, UTILITIES AND STORMWATER TREATMENT.
ESTIMATED START DATE: APRIL 2025 - UPON RECEIPT OF ALL PERMITS.
- STEP 2: INSTALL PROPOSED ROAD SUBBASE, UNDERDRAIN, UTILITIES AND STORMWATER TREATMENT FACILITIES. CONSTRUCT PROPOSED BUILDINGS AS MARKET WARRANTS. INSTALL PAVEMENT, STRIPING, SIDEWALKS AND FINAL LANDSCAPING
ESTIMATED START DATE: MAY 2025.
ESTIMATED COMPLETION DATE: FALL 2028.

BRIAN & HEATHER DUNSMORE
PROPOSED SENIOR HOUSING DEVELOPMENT
6086 ETHAN ALLEN HWY, GEORGIA, VT

DETAILED SITE PLAN

PINNACLE
ENGINEERING, PLC

189 Maple Drive
Georgia, VT 05478
(802) 782-5980

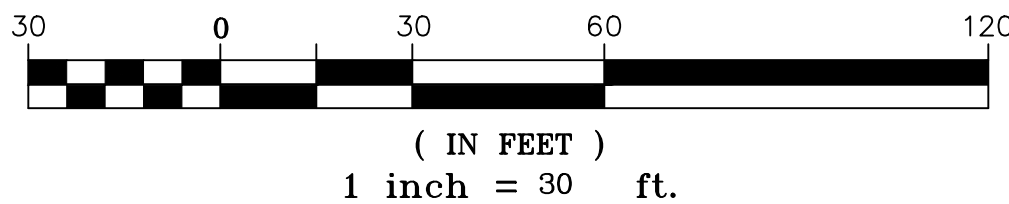
DATE: 10/22/24
SHEET 1 OF 1

3

NOTE:
The property line, easements and other real property descriptions provided on this permit application are for the use of ANR only. They do not define legal rights or meet legal requirements for a land survey described in 26 V.S.A. § 2502(4), and shall not be used in lieu of a survey for the basis of any land transfer or establishment of property right.

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PINNACLE ENGINEERING, PLC

GRAPHIC SCALE



REFERENCES:

THIS PLAN REFERENCES THE FOLLOWING

1. A BOUNDARY LINE ADJUSTMENT PLAT PREPARED FOR BRIAN & HEATHER DUNSMORE BY BUTTON PROFESSIONAL LAND SURVEYORS, PC DATED 4/5/24, SHEET 1 OF 1.
2. TOPOGRAPHIC FIELD SURVEYS PERFORMED BY BUTTON PROFESSIONAL LAND SURVEYORS, PC.

REV.	DATE	DESCRIPTION	BY

DUNSMORE DEVELOPMENT
MULTI-TENANT HOUSING FOR OLDER PERSONS
LOT 1 of 6086 ETHAN ALLEN HIGHWAY, GEORGIA, VT

PROJECT NARRATIVE

Brian and Heather Dunsmore propose a 9-unit multi-tenant housing for older persons development on their existing 12.06-acre parcel of land labelled Lot 1 in BLA-001-24. The subject parcel is unimproved with a combination of hayfield and woodland vegetation. The property is within the Agricultural-Rural Residential (AR-1) Zoning District and is bordered by two duplexes to the west, Alexander Estates senior housing development to the south, farmland and wetlands to the east and the landowner's residence and shooting sports shop to the north. It is traversed north-south by a 100-foot-wide GMP easement and the Alexander Estates wastewater forcemain easement. Two small wastewater easements also exist across the northwest corner of the property.

The area of development generally slopes to the east and includes Lordstown-Rock outcrop complex and St. Albans slaty loam soils. A Class 2 wetland along the western edge of the development has been delineated. All wetland and buffer areas are to be avoided under this proposal. The property is not located within a floodplain or river corridor and includes no steep slopes. There are no rare, threatened, endangered species or other sensitive natural resources identified on the Vermont Natural Resources Atlas.

Multi-tenant housing for older persons is permitted by conditional use within the AR-1 district. Based on the density allowed in the current Development Regulations, up to 18 units would be permissible on this parcel at a rate of 4 units for the first 5 acres plus 1 unit for each 0.5 acres. Only 9 units are proposed. Proposed building units are to be detached with approximate exterior dimensions of 34' by 54' with one story, though most will include foundations with a basement. Each unit will include a 1-car garage with space to also park a car in front of the garage door. Only one parking space is required per unit.

Though the property includes 60' of frontage on Route 7 (Ethan Allen Highway), direct access will not be allowed by VTrans as there is an existing 60-foot-wide access easement across the Alexander Estates property from Dewey Drive. Therefore, access is proposed via that existing easement with a continuation of the private road network which will traverse the site in a north-south direction. A cul-de-sac is proposed at end of the road. The length of the new on-site portion of the road is 358'. The extension of Dewey Drive/Dunneaway Drive on the Alexander Estates property adds another 229' for a total of 587'. Based on the Institute of Transportation Engineers Trip Generation Manual, this project will result in approximately 2.4 peak PM trips. It is anticipated that Dewey Drive will see 7 total peak PM trips at the intersection with Route 7. A sidewalk is proposed along the new road. This will be linked to the Alexander Estates sidewalk system to provide pedestrian access.

Only incidental residential lighting on the buildings is proposed. No flood lights will be allowed. Minor landscape plantings are proposed in addition to the street trees proposed along the new private road.

A single drilled well water supply is proposed to serve the dwellings. Wastewater disposal is proposed via an off-site mound leachfield on the adjacent Lot 1A. A Wastewater System and Potable Water Supply Permit will be submitted shortly.

Stormwater treatment and detention will be provided in accordance with the current Vermont Stormwater Management Manual Rule and Design Guidance as the development results in greater than 0.5 acres of impervious area. That permit will be submitted after Town approval is received.

Site Plan Review (SP-005-24) & Conditional Use (CU0-003-24)
Brian & Heather Dunsmore
Nine (9) Unit Multi-Tenant Housing for Older Persons

Owners & Applicants: Brian and Heather Dunsmore 6086 Ethan Allen Highway Georgia, VT 05478 #802-524-3235	Property Tax Parcel & Location: 6086 Ethan Allen Highway (Lot 1) Parcel ID#116400000 Zoning District AR-1 Size: 12.06 acres
Engineer: Justin T. Holmes Pinnacle Engineering, PLC 189 Maple Drive, Georgia VT 05478 #802-782-5980	Surveyor: Button Professional Lands Surveyors, PC 20 Kimball Avenue, Suite 102 South Burlington, VT 05403 #802-863-1812

BACKGROUND

Brian and Heather Dunsmore, hereafter referred to as Applicants, are requesting Site Plan Review and Conditional Use for a Nine (9) Unit Detached Multi-household dwelling. The parcel is located at 6086 Ethan Allen Highway, Lot 1 (Parcel ID #116400000), within the AR-1 Zoning district. Lot 1 of the parcel is ±12.06 acres in size. Applicant proposes development of the ±12.06-acre lot to include nine (9) detached units of multi-tenant housing for older persons.

COMMENTS

A General Subdivision and Site Plan Review Requirements

- 1. Dimensional Requirements.** The dimensional requirements for Multi-Tenant Housing for Older Persons in the AR-1 Zoning District and the proposed lot dimensions are as follows:

	Multi-Tenant Housing for Older Persons in AR-1:	Proposed Unit Dimensions:
Minimum lot size	5 acres for multi-tenant housing for older persons for up to 4 units and ½ acre for each additional unit	N/A
Lot Frontage	250 ft.	Waiver Requested
Front yard setback	75 ft.	Waiver Requested
Side & Rear yard setbacks	40 ft.	± 40 ft
Building size (max)	20 units multi-tenant housing for older persons	9 units Building height <25 ft

- 2. Site Plans.** Applicant has submitted a site plan titled “Overall Site Plan, Brian & Heather Dunsmore Proposed Senior Housing Development 6086 Ethan Allen Hwy, Georgia, VT”

prepared by Pinnacle Engineering, PLC and dated 10/22/2024. The submitted overall site plan indicates the following:

- a. Existing & proposed property lines,
 - b. Existing & proposed easement lines.
 - c. Existing & proposed ROW lines,
 - d. Fence,
 - e. Existing & proposed buildings,
 - f. Existing & proposed water service,
 - g. Existing and proposed wastewater and septic locations,
 - h. Existing & proposed catch basin/yard drain,
 - i. Stormwater treatment pond,
 - j. Existing culvert,
 - k. Tree line,
 - l. Existing overhead and underground utility,
 - m. Wetlands and wetland buffers,
 - n. Proposed boulder,
 - o. Proposed swale,
 - p. Proposed private road and cul-de-sac.
3. **Waivers Requested.** (1) Lot frontage waiver, 250' required but 60' of frontage existing on Route 7. The proposed private road that traverses the lot will provide another 418' on each side. (2) Front Setback waiver, 75' from the centerline is required. Proposed reduction down to as little as 45' to allow a compact cluster development. (3) To allow vehicles to back into a private road, desirable within a cluster development to keep driveways as short as possible.
4. **Lot layout.** As proposed, the boundary lines are linear and generally regular in shape.
5. **Suitability for development.** The land is suitable for development, wetlands are delineated on the site plan.
6. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** No proposed changes to existing features. A small amount of landscaping is proposed at each unit.
7. **Open space and recreation.** Not applicable.
8. **Storm water & erosion control plan during construction.** A 3-9050 Operational Stormwater Discharge Permit will be required. Stormwater is to be collected, treated and discharged in accordance with State requirements.
9. **Conformance with Town Plan & Bylaws.** The current regulations allow for multi-tenant housing for older persons in the AR-1 Zoning district.
10. **Water & air pollution.** Applicants' plan depicts the proposed wastewater system for the new lots as well as location of proposed drilled well.

11. **Compatibility with surroundings.** The proposed development appears to be generally compatible with properties in the surrounding area.
12. **Density.** No buildings currently exist on the property. Nine (9) buildings with exterior dimensions of 34' x 54' are proposed. Living space is approximately 1,400 sq ft per unit. All will be one-story though most will include a basement.
13. **Pedestrian traffic.** A sidewalk is proposed along the new road. This will be linked to the Alexander Estates sidewalk system to provide pedestrian access.
14. **Municipal services.** The Applicants will need to obtain an ability to serve letter from the Fire Chief.
15. **Water supply.** A new proposed drilled well is shown on the site plan. A mound wastewater disposal system is proposed on adjacent Lot 1A. Elderly housing project's design flow is based on 1.5 people.
16. **Vehicular traffic.** Access to the property is via an existing 60-foot-wide access easement from Dewey Drive across the adjacent development. An extension of Dewey Drive and/or Dunneaway Drive is proposed. The new private road will include a cul-de-sac. Each residential unit an attached garage and a space in front of the garage. A waiver is requested to allow backing of vehicles into a private road.
17. **State Permits.** Applicant shall submit any and all required State Permits. Including wastewater, stormwater (3-9050 Operational and 3-9020 Construction) and amended VTrans Permit.
18. **Other Easements.** The existing access easement will be utilized. Several wastewater easements exist across Lot 1. Lot 1 will have an easement to construct, maintain and repair the proposed wastewater disposal area on Lot 1A. Green Mountain Power (GMP) has a 100-foot-wide easement across the property.

B. Conditional Use Guidelines

Per Town of Georgia Development Regulations dated February 27, 2023 Section 3.2

1. **Public facilities and services are reasonably available to serve the proposal or are planned and included in the Town Capital Budget and program to serve the proposal at the time anticipated for its completion:** Fire protection, roads and municipal infrastructure.
2. **The character of the neighborhood, area, or district affected will not be adversely impacted and that a nuisance or hazard will not be created to the detriment of the health, safety, or welfare of the intended users, neighbors, or citizens of the town:** The request will fit the character of the property and surrounding properties in size and per portion.
3. **The proposed use or building and the relationship between the buildings and the land will be compatible with the purposes of the district and the character of the surrounding neighborhood and will not unduly detract from abutting residences or other properties:** The requested use will be consistent with similar housing in the area.

4. **Appropriate use or development of adjacent property will not be impeded, i.e., the scale of the proposed development in relation to the existing and proposed uses and buildings and the effect of the proposed use on the continued enjoyment of and access to existing and approved uses in the vicinity of the proposed use will not be adversely impacted:** The proposed housing units will not impact or make changes to any current structures.
5. **Traffic generated or patterns of ingress or egress will not cause congestion, hazard or detriment to the neighborhood or nearby intersections (the DRB may require a traffic study to determine compliance with this standard.):** Applicants submitted a Trip Generation document for the existing and proposed traffic to the area.
6. **The proposed use is consistent with the purpose of the district, the Town Plan, the Town of Georgia Development Regulations, and other bylaws and ordinances adopted by the Town of Georgia:** Increased affordable housing is a goal of both the Town of Georgia and the State of Vermont.
7. **Town of Georgia Development Regulations (2/27/2023) Article 2.2 Allowed, Prohibited Exempted, and Not Listed Uses, Other Exemptions:** Multi-Tenant Housing for Older Persons is Conditional Use with a Site Plan in the AR-1 Zoning district.
8. **Town of Georgia Development Regulations (2/27/2023) Definitions:**

Multi-Tenant Housing for Older Persons. Multiple dwelling units with no more than two bedrooms per unit designed specifically to meet the physical and living requirements of older persons or people who are disabled. In addition to serving people who are disabled, housing for older persons includes housing:

1. *Intended for, and solely occupied by, persons 62 years of age or older; or*
2. *Intended and operated for occupancy by persons 55 years of age or older, where at least 80% of units have at least one principal occupant who is 55 years of age or older. May include food preparation and service, medical care and/or convenience services primarily to residents as an accessory use.*

Respectfully submitted,

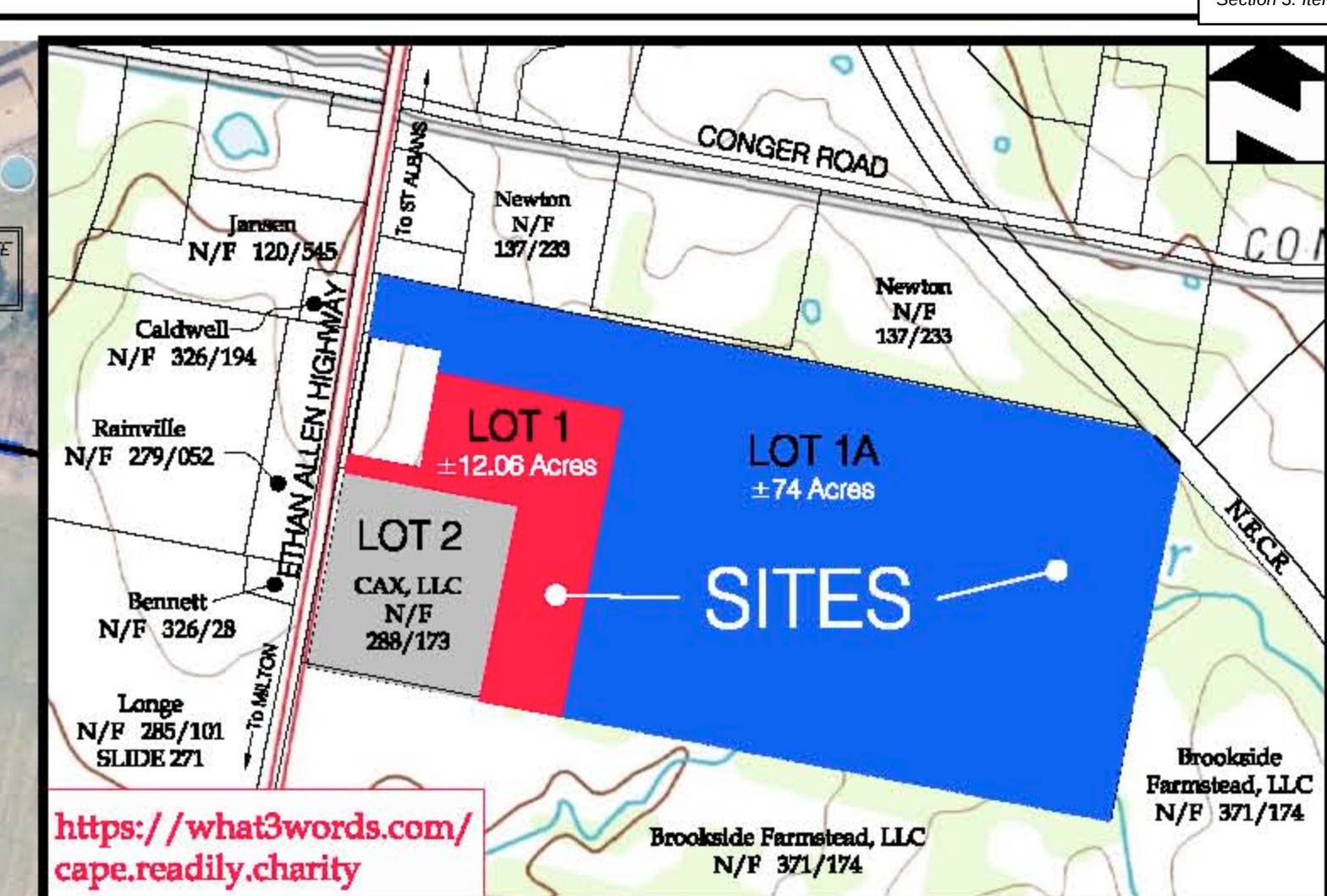
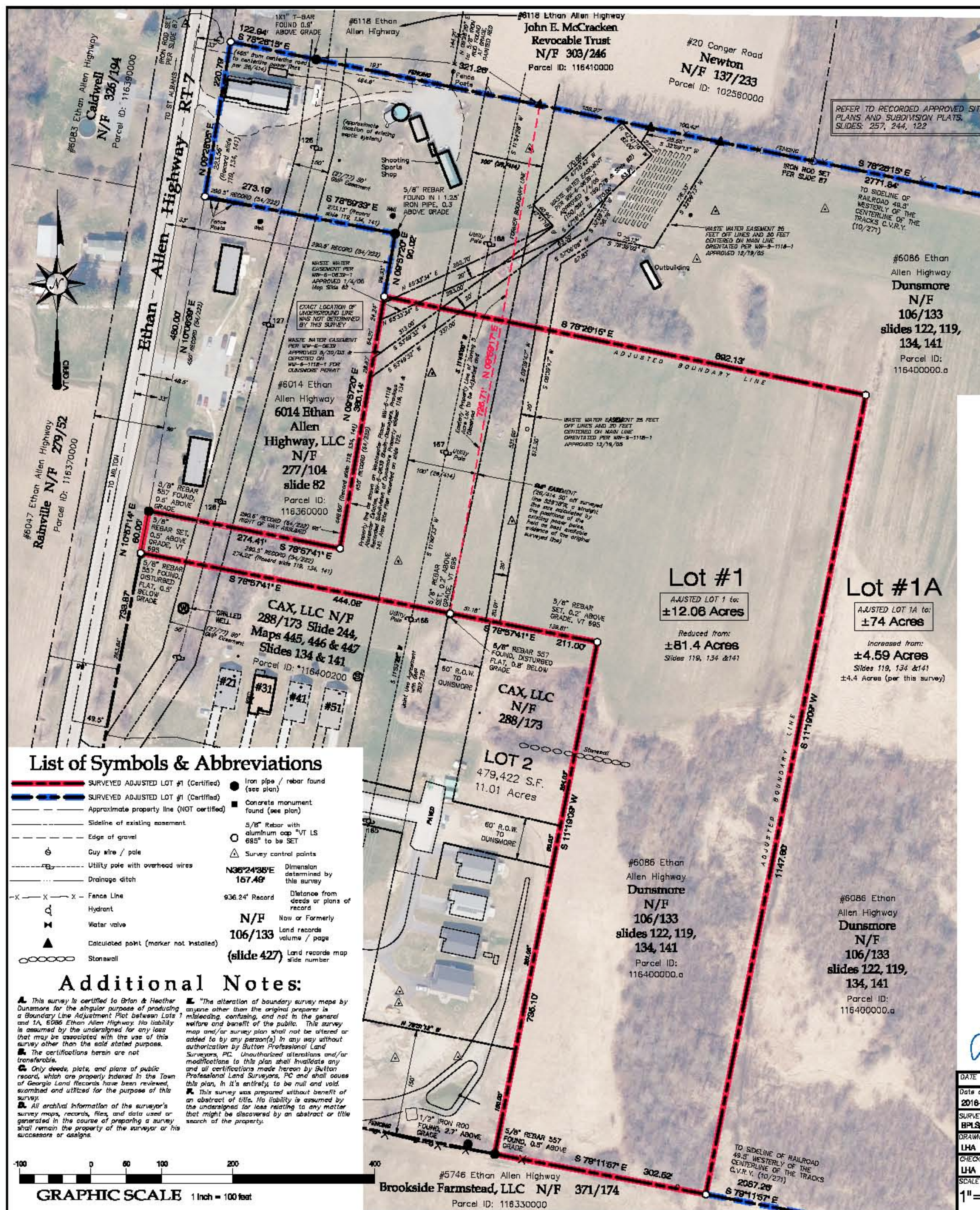
Kollene Caspers
Zoning Clerk
Planning & DRB Clerk

10/21/2024

BRIAN & HEATHER DUNSMORE**LOT 1 MULTI-TENANT HOUSING FOR OLDER PERSONS****Trip Generation****Portion of 6086 Ethan Allen Highway - Access off Dewey Drive, Georgia, VT**

	ITE Code	Description	Units	ITE Trip Generation Rates *			Number of Units	Total Generated Trips		
				Daily	AM Hour	PM Hour		Daily	AM Hour	PM Hour
Existing	251	Senior Adult Housing - Detached	DU	3.71	0.2	0.27	16	59.4	3.2	4.3
Proposed	251	Senior Adult Housing - Detached	DU	3.71	0.2	0.27	9	33.4	1.8	2.4
Total Proposed Trips @ Route 7 =								93	5	7

* - Based on ITE Trip Generation Manual, 9th Edition



Approval of this boundary adjustment does not constitute creation of a separate parcel of land. It simply adjusts the physical location of the boundary of the adjoining parcels. Any future subdivision and/or development of these parcels must be approved by the Development Review Board per the Town of Georgia Zoning and Subdivision Regulations.

This Boundary Adjustment has been approved by _____ on _____, 2024.

Town of Georgia, Vermont
Received for Record

at _____ o'clock _____ minutes _____ M
and recorded in _____
attest: _____ Clerk

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parcel and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27, Chapter 17, Section 1403, (A) through (E) to the best of my knowledge and belief.

LEONARD H. AMBLO
No. 695
LICENSED LAND SURVEYOR

Leonard H. Amblo, L.S. VT #695, Dated 6/14/2024

Boundary Line Adjustment Plat
Lands of
Brian & Heather Dunsmore
Volume 106, Page 133
Slides 122, 119, 134, 141
Parcel ID: 116400000.a
#6086 Ethan Allen Highway, Georgia, Vermont

DATE 2016-3-2024
REVISION RECORD DRAWING PRELIMINARY
FINAL SKETCH/CONCEPT

BUTTON
PROFESSIONAL LAND SURVEYORS, PC
bapls.com • info@bapls.com
20 Kimball Avenue Suite 102
South Burlington, VT 05403
802-863-1812 • 800-570-0685

DATE OF PLAT 4/5/2024
FILE GEOR0110_Brian & Heather Dunsmore_6086 Ethan Allen Highway_BLA.dwg
PLAN SHEET # 1 of 1



GEORGIA VERMONT

DRB MEETING Tuesday, October 15, 2024 at 7:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWZVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

Dial by your Location: 1 929 205 6099 (New York)

1. CALL TO ORDER - 7:00 PM

BOARD PRESENT

Chair Suzanna Brown
Vice Chair Charles Cross
Greg Drew
Gilles Rainville
Glenn Sjoblom
Lisa Faure

BOARD ABSENT

James Powell
Chris Caspers
Jared Waite

STAFF PRESENT

Doug Bergstrom, Zoning Administrator
Kollene Caspers, Zoning Clerk

GUESTS PRESENT

John Leddy
Nick Bouton, Cross Consulting Engineering
Peter Mazurak, Engineer
Dennis Abrontes
Jake Smith
Aaron O'Grady
Luke Willey, Ruggiano Engineering

Fred & Heather Grimm
 Bruce Leo
 Annette Villani & Scott Macart
 Brian Kiniry

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. Northwest Solid Waste Management (SA-002-24) Site Plan Amendment for Setbacks

- John Leddy and Nick Bouton, Engineer were present to answer questions.
- S. Brown read through the project description.
- D. Bergstrom explained the project changes related to the Zoning Application.
- N. Bouton explained the changes for easier truck turnaround and comply with the conservation easement.
- J. Leddy explained the garden for the staff and board members to enjoy and be memorialized.

No abutters or interested parties present.

Motion to Close the hearing made at 7:08pm

Motion made by Sjoblom, Seconded by Rainville.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Sjoblom, Faure

B. Rooney & Rooney (SK-003-24) for Two-Lot Subdivision

- Peter Mazurak, Engineer was present to answer questions about the project.
- S. Brown read through the project description.
- P. Mazurak explained the easements for water line from the school that is not currently in use (the property has it's own well) and the gas easement is in the rear of the property.
- S. Brown requested the easements be added to the final plat map.
- Dennis Abrontes asked for information about the creeks on the property. The DRB requested the creeks be detailed for Final Plat, P. Mazurek will contact the surveyor for that information.
- S. Brown requested a 10 foot wide easement for future sidewalks be added to the project.

Motion to close the hearing at 7:18pm

Motion made by Rainville, Seconded by Sjoblom.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Sjoblom, Faure

C. Cline Road LLC (FP-004-24) for 16 Lot, 14 Unit Major PUD Subdivision

- Jake Smith and Aaron O'Grady, Applicants were present with Luke Willey, engineer.
- S. Brown read through the project description.
- The project is largely the same as what was presented at preliminary plat hearing, with a few exceptions- reconfigured dividing Lot 15, the Open Space and Lot 16, the remaining land outside of the HOA.
- The private road remains part of Lot 15.
- The Ability to Serve letter was obtained from the Fire Chief.

- Permit Navigator was submitted, there were no permits outside of the known Act 250, stormwater, etc.
- S. Brown asked about the remaining rock wall, it is located on the west property line.
- The 20-foot pedestrian easement for the walking path, questions about the location and confirmed it will go in between Lots 5 & 7.
- An application for road name has not been submitted, as well as application for the private road agreement. Applicants will also need to submit the Deed Review documents and escrow money.
- G. Drew had a question about Lot 15, there are a few separate properties that are all included in Lot 15 for Open Space. Can they be delineated for future use, such as 15a, b & c?
- L. Willey explained the requested plantings across from lot 1 & 2 to provide screening from Preliminary Plat decision has been added.
- B. Leo requested additional screening on the corner to mitigate light pollution. J. Smith explained most of the landscaping and vegetation on the corner will stay.
- Proposed electrical is not in the site plans, not sure if utility lines will be underground or above, it depends on the power company.
- The septic system and number of bedrooms per unit were questioned, at this time there are not set plans for septic systems in terms of capacity for ADU's.
- Impacted wetlands on Lot 1 will have a mitigation fee. Thus, the property will not need to monument the space, etc.
- The easement for the Walking Trail does not go to Falls Road (at this time, per S. Brown) but to Villani & Macarthy property.
- F. Grimm voiced concern with isolation of septic system, this will use up 2 acres of the Wilcox Lakeshore Trust land. Is F. Grimm is asking for the 60-foot easement to neighboring property in lieu of losing their full use of land by the septic?
- F. Grimm continued with questions on Lot 16 and future development, J. Smith may develop in the future, as Lot 16 is removed from the development and is not included with the conditions of this PUD.
- Question from Brian regarding 891 Cline Road, headlights will shine into their house from the road across the street. L. Willey explained the grading will be changed so the lights will be somewhat angled.
- F. Grimm again asked for restrictions on Lot 16. L. Willey reiterated they are not maxing out the Open Space requirements. S. Brown responded they are asking for waivers for road length.
- F. Grimm asked if Lot 15 will be surveyed with pins. L. Willey said all common lands and boundary lines will be pinned.
- Any culverts already on the property not meeting A76 standards will be replaced.

Motion to close the hearing at 8:12pm

Motion made by Sjoblom, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Sjoblom, Faure

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: October 1, 2024

Motion to approve minutes with no changes.

Motion made by Rainville, Seconded by Sjoblom.
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Sjoblom, Faure

5. **OTHER BUSINESS**

A. Decision Letter for Paradis, Two-Lot Subdivision (FP-003-24)

Motion to accept decision letter with changes.
Motion made by Drew, Seconded by Rainville.
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Sjoblom, Faure

6. **PLAN NEXT MEETING AGENDA**

- A. November 19, 2024
- No meeting the first week of November due to the election.
 - At this time no hearings are scheduled on November 19, but there is still time before the filing deadline.

7. **DELIBERATIONS**

Motion to enter into deliberations at 8:20pm
Motion made by Drew, Seconded by Vice Chair Cross.
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Sjoblom, Faure

Motion to exit from Deliberations at 9:20pm
Motion made by Sjoblom, Seconded by Rainville.
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Sjoblom, Faure

8. **ADJOURN**

Motion to adjourn at 9:20pm
Motion made by Sjoblom, Seconded by Rainville.
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Sjoblom, Faure

Posted to the Town website.

Signed: Kollene Caspers, Zoning Clerk, DRB Clerk

Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com