

ANTHONY & LILLIAN GAMACHE
PROPOSED TWO-LOT SUBDIVISION
147 GEORGIA MIDDLE ROAD, GEORGIA, VT

PROJECT NARRATIVE

Revised 10/30/23

Anthony and Lillian Gamache propose to subdivide their 91-acre (+/-) property located at 147 Georgia Middle Road to create a building lot for a four-household dwelling. The existing parcel was created as Lot #3 of the Arthella Wood Estate subdivision in 1994. It includes woodlands and small meadows along with the Gamaches' primary residence and detached accessory apartment. The front (eastern) portion of the parcel is located in the AR-2 Zoning District and the back (western) portion is located in the AR-1 Zoning District. The new parcel is located almost entirely in the AR-2 District where the proposed four-household dwelling is permitted by conditional use. Conditional Use and Site Plan Review Applications submittals are included.

The parcel is surrounded by residential properties to the north, east (across Georgia Middle Road) and south. The neighboring property to the east includes woodland and is largely undeveloped. The existing buildings and improvements are located in the northeast corner of the property. The property includes moderate slopes with a few areas exceeding 25%. No development is proposed on or near steep slopes. The site includes a mix of well-drained to somewhat poorly drained soils. There is a farm ditch that was recently mapped as a stream though the drainage area is less than 0.10 square miles and flows are intermittent. There are several areas mapped as Class II wetland. The area nearest the proposed development has been delineated by Fitzgerald Environmental Associates, LLC and a site visit was conducted with the State Wetland Ecologist. The State Ecologist indicated the access would be allowable with the issuance of a wetland permit for the buffer impact. There are no other significant environmental concerns on or adjacent to the subject property.

The parcel to be created (Lot #3A) will include 21.3+/- acres with frontage on Georgia Middle Road. The four-household residence will include 1 and 2-bedroom units with a total of 6 bedrooms. A new drilled well water supply and a mound wastewater disposal system are proposed. Access is proposed via a new driveway off Georgia Middle Road in accordance with Vermont Agency of Transportation Standard B-71 and Town driveway standards. Parking spaces are proposed in front of the residential units. Available sight distances exceed the minimum requirements for the 40 mph Georgia Middle Road speed limit.

The remaining property (Lot #3) will include 69.7+/- acres and the existing improvements thereon. No changes are proposed to the existing four-bedroom residence and one-bedroom accessory apartment. The existing gravel driveway access from Georgia Middle Road will remain unchanged. Adequate turn-around and parking spaces are provided. The existing shared drilled well water supply and on-site leachfields permitted under WW-6-2878 are to remain. A new replacement wastewater disposal area for the house will be designated, if necessary.

Some perimeter landscaping is proposed as part of Site Plan approval to limit visual impacts from neighboring residences. Only minor lighting customary with residences will be installed. Stormwater treatment is proposed in accordance with the Vermont Stormwater Management Manual as the proposed impervious area exceeds 0.5 acres necessitating an operational stormwater permit. Erosion control will be provided in accordance with the Low Risk Site Handbook. The wetland permit will require specific measures to protect the adjacent wetland and buffer.