**SKETCH PLAN REVIEW**

**Seven (7) Lot Major PUD Subdivision**

**SK-006-23**

|  |  |
| --- | --- |
| **Owner:**Sandy Birch Road LLC55 Reed RoadFairfield, VT 05455802-782-9807 | **Applicant:**Sandy Birch Road LLC55 Reed RoadFairfield, VT 05455802-782-9807 |
| **Surveyor/Engineer:**Brad M. Ruderman, P.E./L.S.28 U.S. Route 5N, Windsor, VT 05089802-674-4248Ruderman1@aol.com | **Property Tax Parcel & Location:**34-acre parcel located on Sandy Birch Road between Sandy Lane and 1085 Sandy Birch Road, Georgia, VTParcel#1113220014 Zone: AR-3 |

## BACKGROUND

Sandy Birch Road LLC, hereafter referred to as Applicant, is requesting Sketch Plan review for a seven (7) lot major PUD subdivision. The parcel is located on Sandy Birch Road between Sandy Lane and 1085 Sandy Birch Road, Georgia, Vermont. The parcel is ±34 acres and is entirely located within the AR-3 Zoning district.

The proposed seven (7) Lot Major PUD Subdivision will include six (6) residential units of retained Lot 14 (from Phase I subdivision.) Lots 15-20 are proposed single-family dwellings and Lot 14 (revised) will be owned in common as Open Space land. All lots are to be served via a new private road, shared wastewater disposal system and onsite drilled wells.

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

* Proposed Lot 14 will consist of ±24.5 acres of designated common land/Open Space.
* Proposed Lot 15 will consist of ±0.66 acres.
* Proposed Lot 16 will consist of ±0.74 acres.
* Proposed Lot 17 will consist of ± 3.33 acres.
* Proposed Lot 18 will consist of ± 3.12 acres.
* Proposed Lot 19 will consist of ± 0.69 acres.
* Proposed Lot 20 will consist of ± 0.92 acres.

## COMMENTS

# Conditional Use and Site Plan Review Requirements

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

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | Lot 14 | Lot 15 | Lot 16 | Lot 17 | Lot 18 | Lot 19 | Lot 20 |
| AR-3 Zoning District- PUD(Minimum .5 acres) | ±24.5 acres | ±0.66 acres | ±0.74 acres | ±3.33 acres | ±3.12 acres | ±0.69 acres | ±0.92 acres |
| Lot Frontage (min) 120 ft | 0  | ±129 ft | 0 | 0 | 0 | 0 | ±158 ft |
| Setback, front yard (min) 50 ft | 0 | ? | ? | ? | ? | ? | ? |
| Setback, side yard (min)20 ft | 0 | ? | ? | ? | ? | ? | ? |
| Setback, rear (min) 20 ft | 0 | ±50 ft | ±50 ft | ±50 ft | ? | ? | ? |

1. **Site plans.**Applicant has submitted site plans titled “Sandy Birch Road LLC- Phase II Sketch Plan” prepared Brad M. Ruderman & Associates, Inc. dated 12/01/2023.
2. **Lot layout*.*** As proposed, the boundary lines are linear and proposed lots are generally regular in shape.
3. **Suitability for development*.***  The property is undeveloped, consisting of woods, plains, and wetlands.
4. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** No plans were listed.
5. **Storm water and erosion control plan during construction.** Proposed disconnection of impervious surfaces to infiltrate over moderately sloped vegetated areas.
6. **Conformance with Town Plan and Bylaws.**  This project meets the minimum dimensional requirements for PUD subdivisions, with waivers for reduced minimum road frontage and minimum lot sizes.
7. **Water and Air pollution.** None listed.
8. **Pedestrian Traffic.** No sidewalks detailed in this application.
9. **Municipal Services.** Applicant shall obtain an ability to serve letter from the Town of Georgia Fire Chief prior to Preliminary Review.
10. **Individual Water Supply.** Proposed shared wastewater disposal system located within easements across Lots 2-6 & 20. Proposed individual drilled wells.
11. **Vehicular Traffic.** Lot 14 is currently accessed via a farm drive off of Sandy Birch Road. The farm drive will be upgraded to private road standards. All proposed lots will be accessed via the new shared private road; each lot will have an individual driveway.
12. **Existing and/or proposed easements and rights-of-way.** Proposed shared wastewater disposal easement, proposed shared 60 foot right-of-way for the private road.
13. **Landscaping Plan and Lighting.** Proposed street trees. Individual lots to be landscaped per new ownership.
14. **State permits.** The Applicant shall submit any and all required State Permits with the Preliminary Plat Application. State permitting anticipated includes Water Supply and Wastewater Disposal System Permit; Stormwater Construction General Permit; Stormwater Discharge permit; and Act 250 (amendment) permit.

Respectfully submitted,

Douglas Bergstrom

Zoning Administrator

Planning, DRB & 911 Coordinator

cc: Applicant and Engineer