

**PRELIMINARY PLAT REVIEW**  
**Seven (7) Lot Major PUD Subdivision**  
**PR-002-24**

<b>Owner:</b> Sandy Birch Road LLC 55 Reed Road Fairfield, VT 05455 802-782-9807	<b>Applicant:</b> Sandy Birch Road LLC 55 Reed Road Fairfield, VT 05455 802-782-9807
<b>Surveyor/Engineer:</b> Brad M. Ruderman, P.E./L.S. 28 U.S. Route 5N, Windsor, VT 05089 802-674-4248 Ruderman1@aol.com	<b>Property Tax Parcel &amp; Location:</b> 34-acre parcel located on Sandy Birch Road between Sandy Lane and 1085 Sandy Birch Road, Georgia, VT Parcel#1113220014 Zone: AR-3

**BACKGROUND**

Sandy Birch Road LLC, hereafter referred to as Applicant, is requesting Preliminary Plat 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 ±27.5 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 ± 2.02 acres.
- Proposed Lot 18 will consist of ± 1.44 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 AR-3 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)	±27.5 acres	±0.66 acres	±0.74 acres	±2.02 acres	±1.44 acres	±0.69 acres	±0.92 acres
Lot Frontage (min) 120 ft	0	±129 ft	±180 ft	±80 ft	±120 ft	±120 ft	±200 ft
Setback, front yard (min) 50 ft	0	±50 ft					
Setback, side yard (min) 20 ft	0	±20 ft					
Setback, rear (min) 20 ft	0	±50 ft	±50 ft	±50 ft	±108 ft	±80 ft	±100 ft

**2. Waivers Requested:**

- i. Applicant requests a waiver for use of the 60-foot right-of-way in lieu of lot frontage.
- ii. Applicant requests a waiver for road frontage on Lot 17.
- iii. Applicant requests a waiver to follow the Phase I project with a designated walking path (striped path) along one edge of the proposed private road in lieu of sidewalks.

**3. Site plans.** Applicant has submitted the following site plans prepared Brad M. Ruderman & Associates, Inc. and titled:

- 1. “Sandy Birch Road LLC- Phase II Overall Site Plan” dated 1/11/2024.
- 2. “Sandy Birch Road LLC- Phase II Detailed Site Plan” dated 1/11/2024.
- 3. “Sandy Birch Road LLC- Road, Stormwater & Erosion Control Details” dated 1/11/2024.
- 4. “Sandy Birch Road LLC- Phase II Survey Sheet 1” dated 3/14/2024.
- 5. “Sandy Birch Road LLC- Phase II Survey Sheet 2” dated 3/14/2024.

**4. Lot layout.** As proposed, the boundary lines are linear and proposed lots are generally regular in shape.

**5. Suitability for development.** The property is undeveloped, consisting of woods, plains, and wetlands.

**6. 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.

**7. Storm water and erosion control plan during construction.** Simple disconnection of impervious surfaces and grassed sales to direct stormwater runoff across vegetated earth.

8. **Conformance with Town Plan and Bylaws.** This project meets the minimum dimensional requirements for PUD subdivisions.
9. **Water and Air pollution.** None listed.
10. **Pedestrian Traffic.** See waiver information for pedestrian accessibility on proposed private road. Regarding the sidewalk along Sandy Birch Road, the DRB agreed in Sketch that the sidewalk will be “dead-ended” at the edge of the wetland buffer, similar to Phase I. Connecting the two sidewalks from Phase I and Phase II would require a state of Vermont Wetlands Permit to fill and work within the wetland and buffer zones that separate the two subdivisions. This project has avoided all impacts to wetlands and buffer zones to date without the need to go through the state permit process.
11. **Municipal Services.** Applicant has obtained an ability to serve letter from the Town of Georgia Fire Chief.
12. **Individual Water Supply.** Lots 15-20 will be served by a new in-ground communal septic system located on Lots & 2 and 3 with easements throughout both phases for sewer lines and tanks. Lots 15-20 will have private, on-site drilled wells.
13. **Vehicular Traffic.** Lot 14 is currently accessed via a farm drive off 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 with a minimum of two parking spots available in front of the dwellings.
14. **Existing and/or proposed easements and rights-of-way.** Wastewater disposal easements; private road easement/right-of-way; shared stormwater infrastructure.
15. **Landscaping Plan and Lighting.** Proposed street trees. Individual lots to be landscaped by new ownership. Down-faced shielded lighting at the dwellings with perhaps one yard pole per dwelling.
16. **State permits.** Act 250 Amendment (to be applied for soon); Water/wastewater Permit WW-6-3688-1 (issued 2/14/24); construction permit 9002-9020.1 (issued 3/11/24); Stormwater Discharge Permit (pending approval).

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

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

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

**Section 7.3 Site Design** – See site plans.

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

**Section 7.5 Landscaping and Screening** – Proposed street trees. Individual lots to be landscaped by new ownership.

**Section 7.6 Outdoor Lighting** – Down-faced shielded lighting at the dwellings with perhaps one yard pole per dwelling.

**Section 7.7 Vehicular Circulation** – Lots will be accessed by use of proposed private road with cul-de-sac.

**Section 7.8 Pedestrian Accessibility** – Sidewalks shall be added in accordance with the Town of Georgia Development Regulations, (2/27/2023):

**Section 7.8 (C)(2) Pedestrian Access in Subdivisions and PUDs.**

- a. Pedestrian Accesses. The DRB may require, in order to facilitate pedestrian access from the roads to schools, parks, playgrounds, or other nearby roads, perpetual unobstructed easements at least twenty (20) feet in width. Easements shall be indicated on the plat.
- b. Pedestrian Circulation. Projects will provide adequate pedestrian circulation within the project, such as sidewalks and pathways along public and private streets, connecting the project to public buildings and uses, to other commercial or industrial uses, and to nearby residential and recreation areas.
  - i. The project will promote and contribute to a logical street and pedestrian network within the project and the district, which provides for connections between parcels, between other commercial and industrial uses, and between the site and nearby residential and recreation uses, and for the continuation of streets and pedestrian ways.

**Section 7.9 Parking, Traffic Access, and Circulation** – Each lot will have its own driveway for parking.

**Section 7.10 Street Signs** – In accordance with Town of Georgia regulations.

**Section 7.11 Public and Private Road Standards** – Applicant shall follow the A76 Standards and Town of Georgia’s Private Road and Driveway Standards.

**Section 7.12 Site Preservation and Erosion Control** – See Vermont Department of Environmental Conservation letter for discharge of stormwater run-off (attached).

**Section 7.13 Stormwater** – Simple disconnection of impervious surfaces and grassed sales to direct stormwater runoff across vegetated earth. Stormwater permits are in process.

Respectfully submitted,

Douglas Bergstrom  
Zoning Administrator  
Planning, DRB & 911 Coordinator

cc: Applicant and Engineer