

TOWN OF GEORGIA GENERAL SUBDIVISION INFORMATION

There are several factors that affect whether and how a subdivision can occur, including zoning requirements, existing resources and constraints, and additional town and state permit requirements. These factors are discussed below.

Zoning Requirements

The Zoning Regulations provide a general sense of whether subdivision may be possible. The regulations indicate the minimum lot-size and frontage requirements for each zoning district.

Depending on the specific circumstances of the subject property, additional factors may come into play, including the maximum number of lots allowed on a private road, which is two if the subdivision is not a Planned Residential Development.

In general, major subdivisions will be required to be designed as a Planned Residential Development, which allows for smaller lot-sizes provided the overall density meets the requirements of the zoning district.

Existing Resources and Constraints

The presence of resources and constraints on the subject property will also affect a potential subdivision. In general, all subdivisions will need provisions for wastewater disposal as well as a source of potable water.

Additionally, the design of proposed subdivisions should take into account existing resources such as wetlands and water bodies, wildlife habitat, agricultural and historical resources, and scenic areas (particularly those labeled as such in the Town Plan).

Additional Permits

Part of the process of subdivision review is to ensure that other necessary permits are obtained. These will likely include at least an access permit and septic permits.

Access permits are under the jurisdiction of the Georgia Road Commissioner if the proposed access is from a Town road, or the Vermont Agency of Transportation if the proposed access is from a State road, (ie: Route 7 or Route 104A).

Both the Town and the State require septic permits. Septic permits will be needed for all building lots, and may be required by the State for lots with existing dwellings.

For a Minor Subdivision, septic permits will probably be obtained after Final Plat Review, however capacity information and system design(s) will need to be submitted with the Final Plat Application. For a Major Subdivision, State septic permits may be required to be obtained between the Preliminary and Final Plat Reviews.

Additional permits may be needed for particular situations, such as if wetlands will be impacted or if project is under Act 250 jurisdiction (see attached sheet).

Contact

Please contact Dean Bloch, Planning Assistant, at the Georgia Municipal Office (524-9794) prior to submitting a subdivision application.