



# O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

February 2, 2024

Doug Bergstrom  
Zoning Administrator  
Town of Georgia, VT  
47 Town Common Road No.  
St. Albans, VT 05478

RE: 864 Ethan Allen Highway, Georgia - Preliminary Plan Application

Dear Doug:

We are writing on behalf of landowner, 864 Ethan Allen Highway, LLC (c/o Rick Bove) and applicant, Greenfield Growth, LLC (c/o Benjamin Avery) to request Preliminary Plan Review for a proposed Planned Unit Development located at 864 Ethan Allen Highway in Georgia. The existing 12.3 acre parcel is located in the South Village Core zoning district and previously functioned as the Homestead Campground. The parcel currently contains one existing house and gravel driveways. A second existing house and several other small accessory structures were recently removed. A Sketch Plan Review application for this project was well received by the Georgia Development Board at their July 18, 2023 hearing.

The proposed project involves subdividing the existing parcel into fifteen (15) Lots (see plan Sheet 1 – Overall Plan for lot sizes). Lots 1 and 3 will contain mixed use buildings with commercial space on the first floors and four (4) 2-bedroom residential units on each of the second floors. Lots 2 and 4 will contain three (3) 5-plex multi-family buildings containing a total of fifteen (15) 2-bedroom residential units. Lots 5 and 6 will remain open for future development. Lot 7 will contain two (2) 5-plex multi-family buildings containing a total of ten (10) 2-bedroom residential units. Lots 8 – 13 will contain six (6) single-family homes served by individual on-site septic systems. Lot 14 will be open space and will contain the possible future public community water system and shared on-site wastewater disposal systems that will serve the project (other than single-family homes). Lot 15 will be open space that will contain one or more shared wells.

The proposed mixed-use and 5-plex residential buildings on Lots 1, 2, 3, 4 and 7 are located in the front half of the parcel and face the proposed public road and/or Ethan Allen Highway with parking located between and/or behind the buildings. The remaining proposed lots containing the single-family homes are located toward the rear of the parcel. Access will be provided via a public road within a 60 FT wide right of way. The proposed public road is 24' wide and is curbed in front of the mixed-use buildings and 5-plex units with sidewalks on both

sides. The section of the public road in front of the single-family homes is uncurbed and has sidewalk on one side (in front of the homes) per discussions with Doug Bergstrom. Stormwater runoff will be collected by catch basins and roadside swales (along uncurbed sections) and conveyed to an infiltration basin in the southern corner of the parcel. The proposed public road will be lined by street trees spaced 40 feet on center.

A Site Transportation Assessment performed by Wall Consultant Group (attached), which accounts for the future connection and right-of-way to Dollar General, concluded that the proposed development does not warrant turning lanes or a traffic signal at this time. The proposed project will generate 42 AM and 64 PM peak hour trips, which is less than the 75 peak hour trips that would require further evaluation.

As part of this application, we are requesting Conditional Use review to approve the single-family homes (first floor residential) the square footage of which is offset by Commercial space. We are also requesting two waivers; 1) to increase the maximum setback from 16' to 20' for the single-family homes on Lots 8-13 (to make room for required driveway turn-arounds in front of the homes); and 2) to install sidewalk on only one side of the proposed public road across from Lots 7-11.

Please find the following information attached:

- 1) Signed Preliminary Plan Review Application;
- 2) Signed Conditional Use Application;
- 3) Signed Site Plan Application;
- 4) Application Review Fee: \$4,710.00
  - a. Preliminary Review: \$4,500.00 (\$900 + (\$50/Unit x 72 Units)
  - b. Conditional Use: \$500.00
  - c. Site Plan Review: \$500.00
  - d. Waiver Request: \$800.00 (\$400 per Waiver x 2)
  - e. Recording Fee: \$60.00
- 5) Abutters list;
- 6) Site Transportation Assessment by Wall Consulting Group;
- 7) One (1) 11" x 17" paper copy of full Preliminary Plan set;
- 8) Digital copies of all application materials via email.

If you have any questions or need additional information, please let me know.

Sincerely,



Graham Tidman, E.I.