



DRB MEETING

Tuesday, November 21, 2023 at 7:00 PM
Chris Letourneau Meeting Room and via Zoom
AGENDA

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWLzVadz09>

Meeting ID: 616 584 3896 | **Passcode:** 5243524

Dial by your Location: 1 929 205 6099 (New York)

- 1. CALL TO ORDER - 7:00 PM**
- 2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
- 3. PUBLIC HEARINGS**
 - A.** Boundary Line Adjustment (BLA-002-23) for Kevin Harrison at 1420 Georgia Mountain Road Parcel ID# 104170000 Lot 1, and 1420 Georgia Mountain Road Parcel ID # 104170000 Lot 2, R-1 Zoning District.
 - B.** Final Plat Review (FP-005-23), Site Plan Review (SP-002-23) and Conditional Use (CU-004-23) for Anthony and Lillian Gamache proposed 2-lot minor subdivision at 147 Georgia Middle Road Parcel ID# 109960000, AR-1 & AR-2 Zoning districts.
 - C.** Final Plat Review (FP-006-23) for Simone Martin & Theresa Poirie at 1871 Oakland Station Road Parcel ID# 110740200, AR-1 Zoning district.
- 4. APPROVAL OF MINUTES**
 - A.** DRB Meeting Minutes October 3, 2023
- 5. OTHER BUSINESS**
 - A.** Approve 2024 DRB Schedule
- 6. PLAN NEXT MEETING AGENDA**
- 7. DELIBERATIONS**
- 8. ADJOURN**

Posted to the Town website, four designated places within the Town of Georgia (Town Clerk's Office, Georgia Public Library, Maplefields & Georgia Market), and e-mailed to the local media.

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com

**Boundary Line Adjustment
 BLA-002-23**

Owner Parcel #1: Kevin Harrison 1420 Georgia Mountain Road Fairfax, VT 05454 #802-393-1529	Owner Parcel #2: (same)
Property Tax Parcel & Location #1: 1420 Georgia Mountain Road (Lot 1) Parcel ID#104170000 Zoning District R-1	Property Tax Parcel & Location #2: 1420 Georgia Mountain Road (Lot 2) Parcel ID#104170000 Zoning District R-1
Surveyor/Engineer: Cross Consulting Engineers, P.C. Jane B. Landry 103 Fairfax Road, St. Albans VT 05478 #802-524-2113	

BACKGROUND

Boundary Line Adjustment for Kevin Harrison, located at 1420 Georgia Mountain Road Lot 1 (Parcel ID #104170000) sized at ±198.4 acres prior to adjustment and will be ±197.6 acres once adjusted. Frontage of parcel is at ±1,525’ and will not change with adjustment.

Lot 2, also located at 1420 Georgia Mountain Road (Parcel ID#104170000) sized at ±20.024 acres prior to adjustment and will be ±20.782 acres once adjusted.

The boundary line request is to adjust plat for Kevin Harrison, to transfer ±0.758 acres from Lot 1, owned by Kevin Harrison, to Lot 2, also owned by Kevin Harrison, to allow for a new sugaring building on Lot 2.

COMMENTS

1. Legal Description of adjusted area and boundary line adjustment plat-

A portion of the existing Lot 1, property of Kevin Harrison, volume 389, page 263, existing area ±198.4 acres to proposed area ±197.6 acres, not surveyed, to existing Lot 2, property of Kevin Harrison, volume 389, page 263, existing area ±20.024 acres to proposed area ±20.782 acres.

See Boundary Line Adjustment Plat for Kevin Harrison prepared by Cross Consulting Engineers dated October, 4, 2023.

2. Means of Access- Access exists via a 60’ Right of Way.

3. No new proposed easements or rights-of-way for each lot. Access exists via a 60’ Right of Way.

- 4. Location of existing infrastructure for each lot-** Existing well is southwest of the existing house on Lot 2, and the existing primary mound is north of the existing house.

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator

FINAL PLAT REVIEW: FP-005-23
SITE PLAN REVIEW: SP-002-23
CONDITIONAL USE: CU-004-23

Owner: Anthony & Lillian Gamache 147 Georgia Middle Road Milton, VT 05468 #802-524-6347	Applicant: Same
Surveyor/Engineer: Justin T. Holmes, PE Pinnacle Engineering, PLC 189 Maple Drive, Georgia VT 05478 #802-782-5980	Property Tax Parcel & Location: Parcel ID# 109960000 147 Georgia Middle Road, Georgia, VT Zoning District: AR-1, AR-2

Background

Anthony & Lillian Gamache, hereafter referred to as Applicant, is requesting Final Plat review , Site Plan Review and Conditional Use for a 2-lot minor subdivision. The parcel is located at 147 Georgia Middle Road and consists of ±91 acres. The parcel is located within the AR-1 and AR-2 zoning districts. Said parcel is benefitted by ±230 foot lot frontage.

Applicant is proposing the creation of two lots.

- Proposed Lot 3A will consist of ±21.3 acres with frontage on Georgia Middle Road.
- Proposed Lot 3 will be comprised of the remaining ±69.7 acres, with no changes to the existing four-bedroom residence, and one-bedroom accessory apartment.

COMMENTS

General Subdivision and Site Plan Review Requirements

1. **Dimensional Requirements.** The dimensional requirements of the AR-1 and AR-2 zoning districts and the proposed dimensional measurements are as follows:

	Required		Proposed	
	AR-1	AR-2	Lot 3A	Lot 3
Minimum Lot Size	5 acres	4 acres (for a 3 & 4 household dwelling)	±21.3 acres	±69.7 acres
Lot Frontage	250 ft	150 ft	±230 ft	±855 ft
Front Setback	75 ft	75 ft	±275 ft	
Side Setback	40 ft	25 ft	±280 ft	

Rear Setback	40 ft	25 ft	±2500 ft	
Building Height	35 ft (max)	35 (ft)		

2. **Site plans.** Applicant has submitted a site plan titled “Anthony & Lillian Gamache, Proposed Two-Lot Subdivision, 147 Georgia Middle Road, Georgia, VT. Overall Subdivision Plan” prepared by Pinnacle Engineering, PLC dated 10/03/2023.

- i. The proposed property lines
- ii. The proposed boundaries for Lot 3A and Lot 3
- iii. The location of existing and previous Structures on Lot 3
- iv. Existing well and wastewater areas on Lot 3
- v. Existing Driveway on Lot 3
- vi. Proposed road on Lot 3A
- vii. Proposed Four Household Residence and parking area
- viii. Proposed well and wastewater areas on Lot 3A

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

4. **The land is suitable for subdivision or development.** The land meets the requirements for the subdivision with setbacks, road frontage and acreage. One proposed new building and road.

5. **The proposed development will not result in undue water or air pollution.** Not applicable.

6. **Legal language.** Applicant will submit draft warranty deed for new Lot 3A. Deed will require legal review by the Town of Georgia. Applicant shall submit \$500 with the Final Application to cover the legal review of the deeds and any other required legal instruments by the attorney for the Town of Georgia. Any funds not expended on the legal review will be refunded to the Applicant.

Applicant shall submit draft deeds and any other associated legal instruments for all impacted lots and public infrastructure for review and approval by the attorney for the Town of Georgia. All requested revisions must be complete before the Plat may be recorded. Only instruments approved by the Town of Georgia may be recorded in the Town of Georgia Land Records. The attorney for the Town of Georgia must approve the subdivision plat prior to filling the final plat on mylar.

7. **Access permit.** Not applicable.

8. **State permits.** Wetland Permit and Wastewater Permit Amendment required. Stormwater Construction Permit for disturbance >1A Operational Stormwater Permit is required. The proposed four-unit building will be served by a proposed on-site drilled well and mound wastewater disposal system. An amendment to WW-6-2878 is required. Conditional Use and Site Plan review is required for Lot 3A.

9. **Easements.** No easements are proposed or existing.
10. **Fire protection** – The Applicant will need to obtain an ability to serve letter from the Town of Georgia Fire Chief.
11. **Financial surety** – Not applicable.
12. **Performance Standards** – Not applicable.
13. **Road Name-** Road name has not been submitted. Private road must conform with Town of Georgia Private Road and Driveway Standards. A road name application will need to be submitted to the Zoning Administrator for E911 review and approval.
14. **Driveway Standards** – Existing driveway that serves Lot 3 is to remain unchanged. A new private road off Georgia Middle Road is proposed to serve the proposed use on Lot 3A.

ARTICLE 7 PLANNING and DESIGN STANDARDS:

Section 7.1 Energy Efficient Design – Not applicable.

Section 7.2 Farm and Forestland Preservation – Not applicable.

Section 7.3 Site Design – The existing house and ADU buildings on Lot 3 are to remain unchanged. The proposed four-household residence is proposed on Lot 3A with approximate dimensions of 50 feet by 32 feet.

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

Section 7.5 Landscaping and Screening – Light landscaping is proposed adjacent to the new building. Additional landscaping is proposed adjacent to the property line to partially screen the development from neighboring properties.

Section 7.6 Outdoor Lighting – No site lighting is proposed.

Section 7.7 Vehicular Circulation – See Section 7.9

Section 7.8 Pedestrian Accessibility – Not applicable

Section 7.9 Parking, Traffic Access, and Circulation – Existing driveway that serves Lot 3 will remain unchanged. A new driveway with a length of 775 feet and width of 24 feet is proposed on Georgia Middle Road to serve the proposed four-household residence. Eight parking spaces are proposed in front of the new four-unit building.

Section 7.10 Street Signs – Street signs shall be installed according to Town of Georgia Traffic Control Devices Policy and Procedures.

Section 7.11 Public and Private Road Standards – New driveway will conform with VTrans Standard B-71b and Town of Georgia Driveway Standards. New Private Road is necessary to accommodate four-unit dwelling according to **Town of Georgia Development Regulations (2/27/2023)**,

Section 5.2, Access and Driveways:

B. Driveways. Driveways may serve up to two (2) lots. Driveways shall meet the following standards:

2. Driveway Construction Standards. All residential driveways servicing single- or two-household dwellings shall be constructed in accordance with current Vermont Agency of Transportation B71 Standards and the Town of Georgia Private Road and Driveway Standards policy dated July 27,2020, and as may be amended. In addition, the following standards shall apply:

a. Driveways to be a minimum 12’ in width with 2’ shoulders.

b. Culverts required within the town right-of-way shall be of a type approved by the Town and be a minimum of 30’ in length and 18” inches in diameter. A waiver of the required culvert diameter may be requested of, and granted by, the Selectboard if the applicant can demonstrate an unnecessary hardship due to unique physical circumstances or conditions. (Applicant shall attach a waiver request to the Access/Driveway Permit application.)

Section 5.3, Access Management:

(C)(i) Land Development on Private Roads. The following are requirements for all land development on any private road: i. Private roads that have been constructed to meet the private road standards in Section 7.11, as certified by a professional engineer, may serve as access for no more than ten (10) dwelling units or ten (10) lots used for non-residential purposes. Private roads that have not been constructed to meet the private road standards in Section 7.11 may only serve as access to three (3) dwelling units or three (3) lots used for non-residential purposes, except for lots solely in agricultural or forestry use, or a combination of dwelling units and non-residential lots greater than three, except in a PUD where a waiver is granted by the DRB.

Section 7.12 Site Preservation and Erosion Control – Not applicable.

Section 7.13 Stormwater – Stormwater treatment is proposed in accordance with the Vermont Stormwater Management Manual in order to obtain an operational stormwater permit. Stormwater Construction Permit for disturbance >1A Operational Stormwater Permit is required.

Section 7.14 Utilities. Not applicable.

SPECIFIC AND GENERAL STANDARDS FOR CONDITIONAL USES:

Per Town of Georgia Development Regulations dated February 27, 2023 Section 3.2

1. **Public facilities and services** *are reasonably available to serve the proposal or are planned and included in the Town Capital Budget and program to serve the proposal at the time anticipated for its completion:* Two (2) one-bedroom and two(2) two-bedroom units are proposed within the four-household dwelling. The proposed Private Road is less than 800 feet. An emergency vehicle turnaround can be provided, if determined necessary by the Town of Georgia Fire Chief. Estimated number of students is just 2 (0.5 students per unit per NAHB 2017 study). Estimated peak PM trips = 4 units x 0.6 trips per unit = 2.4 trips. Estimated daily trips = 4 units x 6.5 trips per unit = 26 daily trips. This will not burden nearby roads and intersections.
2. **The character of the neighborhood, area, or district affected will not be adversely impacted and that:** *A nuisance or hazard will not be created to the detriment of the health, safety, or welfare of the intended users, neighbors, or citizens of the town.* The proposed dwelling is located much farther from neighboring properties than the 25 foot minimum distance. The proposed residential use will not create a nuisance or hazard to neighbors or citizens.
3. **The proposed use or building and the relationship between the buildings and the land will be compatible with the purposes of the district and the character of the surrounding neighborhood and will not unduly detract from abutting residences or other properties:** The proposed building will be set away from existing neighborhood uses. The building will be located west of a slight knoll which will provide a partial visual screen. A minimal amount of cut fill are proposed to accommodate the improvements – shallow bedrock is not present so blasting is not anticipated. Proposed disturbance will minimize impacts to the adjacent wetland. Some landscaping is proposed.
4. **Appropriate use or development of adjacent property will not be impeded, i.e., the scale of the proposed development in relation to the existing and proposed uses and buildings and the effect of the proposed use on the continued enjoyment of and access to existing and approved uses in the vicinity of the proposed use will not be adversely impacted.** The proposed building will not impede the use and development of the adjacent properties.
5. **Traffic generated or patterns of ingress or egress will not cause congestion, hazard or detriment to the neighborhood or nearby intersections (the DRB may require a traffic study to determine compliance with this standard.)** Estimated peak PM trips = 4 units x 0.6 trips per unit = 2.4 trips. Estimated daily trips = 4 units x 6.5 trips per unit = 26 daily trips. This will not burden nearby roads and intersections. Adequate sight distances are available.
6. **The proposed use is consistent with the purpose of the district, the Town Plan, the Town of Georgia Development Regulations, and other bylaws and ordinances adopted by the Town of Georgia.** The purpose of the AR-2 Residential Medium Density district is to

enable residential development at a higher density than surrounding rural areas. There is a huge need for residential units in Georgia.

7. **That the utilization of renewable energy resources will not be adversely affected.** There are no known renewable energy resources on or adjacent to the subject property. This proposal will not hinder the future development of renewable energy projects.

PERFORMANCE STANDARDS FOR CONDITIONAL USES:

1. The proposed use will not emit noise in excess of 70 decibels at the property line or a noise which is considered offensive;
2. The proposed use will not emit any odor, dust, dirt, or smoke which is considered offensive;
3. The proposed use will not emit any noxious gases that endanger the health, comfort, safety or welfare of any person or that could cause injury or damage to property, business or vegetation;
4. The proposed use will not cause as a result of normal operations a vibration that creates a displacement of 0.002 inches within the ground at the property lines;
5. The proposed use will not have lighting or signs that create glare that could impair the vision of a driver of any motor vehicle;
6. The proposed use will not cause a fire, explosion or safety hazard;
7. The proposed use will not create an unsafe or unhealthy condition as determined by the Town of Georgia Health Officer;
8. The proposed use will not interfere with a renewable energy resource or the ability to utilize a renewable energy source.

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator

cc: Applicant and Engineer

FINAL PLAT REVIEW
FP-006-23
Seven (7) Lot Major PUD Subdivision

Owner: Simone Martin/ Theresa Poirie 1871 Oakland Station Road Georgia, VT 05478 802-309-8950	Applicant: Same
Surveyor/Engineer: Ruggiano Engineering, Inc. Luke Willey 5 Lake Street, St. Albans, VT 05478 802-524-9300	Property Tax Parcel & Location: 1871 Oakland Station Road Georgia, Vermont Parcel#110740200 Zone: AR-1

Background

Simone Martin, hereafter referred to as Applicant, is requesting Final Plat review for a 7-lot major PUD subdivision. The parcel is located at 1871 Oakland Stations Road, within the AR-1 Agricultural/Rural Residential – Low Density zoning district. The original parcel is ±26.92 acres in size, benefitted by ±670 ft of road frontage along Oakland Station Road, and contains a single-family dwelling, a detached garage and outbuilding.

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

- Proposed Lot 1 will consist of ±6.34 acres and contains an existing single-family dwelling and outbuildings, and a driveway off Oakland Station Road.
- Proposed Lot 2 will consist of ± 1.03 acres.
- Proposed Lot 3 will consist of ± 13.07 acres with ± 5.1 acres designated Open Space.
- Proposed Lot 4 will consist of ± 1.15 acres.
- Proposed Lot 5 will consist of ± 1.38 acres.
- Proposed Lot 6 will consist of ± 1.39 acres.
- Proposed Lot 7 will consist of ± 2.11 acres.

COMMENTS

General Subdivision and Site Plan Review Requirements

1. **Dimensional Requirements.** The dimensional requirements of the AR-1 zoning district and the proposed dimensional measurements are as follows:
 - i. The proposed property lines
 - ii. The proposed boundaries for Lots 1-7
 - iii. The proposed Open Space
 - iv. The location of existing Structures on Lot 1

- v. The location of proposed road and hammerheads
 - vi. The locations of proposed well and wastewater
 - vii. The location of stormwater retention
 - viii. The location water supply
2. **Site Plans:** Applicant has submitted the following plans prepared by Ruggiano Engineering dated 10/30/2023:
- C-1: Proposed Subdivision Lot Layout, Simone Martin, 1871 Oakland Station Road, Georgia, VT;
 - C-2: Site Plan, Simone Martin, 1871 Oakland Station Road, Georgia, VT;
 - C-3: Partial Site Plan, Simone Martin, 1871 Oakland Station Road, Georgia, VT;
 - C-4: Partial Site Plan, Simone Martin, 1871 Oakland Station Road, Georgia, VT; and
- Button Land Surveyors, “Six Lot Subdivision Plat” dated 11/13/2023.
3. **Lot layout.** As proposed, the boundary lines are linear and proposed lots are generally regular in shape.
4. **The land is suitable for subdivision or development.** The land meets the requirements for the subdivision with setbacks, road frontage and acreage. There is a significant area of wetlands, buffers and a stream on the property.
5. **The proposed development will not result in undue water or air pollution.** Site plan proposal will work around the wetland and buffer.
6. **Proposed and/or existing wastewater disposal and water supply:** Proposed shared community wastewater for Lots 3-6. Individual wastewater system for Lot 2. Replacement area designated for existing house. All lots are to be served by individual drilled wells.
7. **The proposed development is in compliance with the goals and policies of the Georgia Comprehensive Plan, these Regulations, Capital Budget and Program, and other Regulations then in effect.** Article 2 section 2.1 Establishment of Zoning Districts and official Zoning Map 10. AR-1
8. **Legal language. Applicant has submitted** Draft Declaration of Homeowners Association and Incorporated Bylaws. Applicant will submit draft warranty deed for the seven (7) lots. Deed will require legal review by the Town of Georgia. Applicant shall submit \$500 with the Final Application to cover the legal review of the deeds and any other required legal instruments by the attorney for the Town of Georgia. Any funds not expended on the legal review will be refunded to the Applicant.

Applicant shall submit draft deeds and any other associated legal instruments for all impacted lots and public infrastructure for review and approval by the attorney for the Town of Georgia. All requested revisions must be complete before the /Plat may be recorded. Only instruments approved by the Town of Georgia may be recorded in the Town of Georgia Land Records. The attorney for the Town of Georgia must approve the subdivision plat prior to filling the final plat on mylar.

9. **State permits.** Potable Water and Wastewater Disposal System Permit, State of Vermont and ACOE Conditional Use Determination (Wetland Impact Permit), Construction Stormwater Permit (CGP). All permits are pending. The Applicant is responsible for identifying any further state permits for this proposal. Copies of all required state permits shall be submitted to the Zoning Administrator upon receipt.
10. **Easements.** The proposed private road has a 60-foot right-of-way off Oakland Station Road. Proposed wastewater easement for community system, existing telephone overhead wire easement.
11. **Fire protection** – Georgia Fire Department reviewed and approved the 7 lot PUD subdivision for ability to serve.
12. **Financial surety** – Not applicable.
13. **Performance Standards** - The use must conform to the Performance Standards in Section 3.3 of the Georgia Development Regulations.
14. **Road Name-** Road name has not been submitted. Private road must conform with Town of Georgia Private Road and Driveway Standards. A road name application will need to be submitted to the Zoning Administrator for E911 review and approval.
15. **Driveway Standards** – Driveways shall meet Article 5 section 5.2 B Driveways in the Town of Georgia Development Regulations (2.28.2023) and Vermont Agency of Transportation B-71 driveway standards. Residential parking at each lot.

ARTICLE 7 PLANNING and DESIGN STANDARDS:

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

Section 7.2 Farm and Forestland Preservation – Not applicable.

Section 7.3 Site Design – Each buildable lot shall have a building envelope labeled with setbacks.

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

Section 7.5 Landscaping and Screening – None proposed. All lots are located off the road and screened with existing vegetation.

Section 7.6 Outdoor Lighting – Any future proposed outdoor lighting plans shall include down shielded LED lights and shall be either pole or structure mounted with mounting heights of 15’.

Section 7.7 Vehicular Circulation – Proposed 24-foot-wide private road with reduced width across wetland. Private Road will follow existing farm road and contain a hammerhead turn around. Hammerhead shall be maintained, free from snow/debris and available to emergency vehicles at all times.

Section 7.8 Pedestrian Accessibility – Not applicable

Section 7.9 Parking, Traffic Access, and Circulation – Residential parking at each lot.

Section 7.10 Street Signs – Street signs shall be installed according to Town of Georgia Traffic Control Devices Policy and Procedures.

Section 7.11 Public and Private Road Standards – Applicant shall follow the Town of Georgia’s Private Road and Driveway Standards and VTrans A-76 standards.

Section 7.12 Site Preservation and Erosion Control – Not applicable.

Section 7.13 Stormwater – Construction stormwater permit pending following “low risk” handbook.

Section 7.14 Utilities. Not applicable.

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator

cc: Applicant and Engineer



DRB MEETING

Tuesday, October 03, 2023 at 7:00 PM

Chris Letourneau Meeting Room and via Zoom

MINUTES

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWLzVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

Dial by your Location: 1 929 205 6099 (New York)

1. CALL TO ORDER - 7:00 PM

BOARD PRESENT

- Chair Suzanna Brown
- Charles Cross
- Greg Drew
- Gilles Rainville
- Glenn Sjoblom
- Lisa Faure

BOARD ABSENT

- Vice Chair James Powell

STAFF PRESENT

- Kollene Caspers, Zoning Clerk
- Doug Bergstrom, Zoning Administrator

INTERESTED PARTIES PRESENT

- Park Newton

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

- A. Variance Application - VAR-002-23 Newton

-Park Newton, Applicant, explained the pie-shaped lot, and how there is only one place he can reasonably build a home without a costly nuisance. Applicant requested abutter land purchase, Vallee Land Use. Abutter is unable to provide additional land to Applicant but is amenable to Applicant building the house closer to the road, contrary to the current setbacks.

-The pie-shaped lot, casually labeled 0 Conger Road, is not far from 795 Conger Road, Applicant’s current residence. The applicant is asking for a Variance for current setbacks because of hardship for building on the other parts of the property because of wetlands and other property obstacles.

- Home design is similar to the Senior Housing community off Dewey Drive in Georgia, Vermont.

Applicant moved the house position around to position it for best purpose of the lot. Front setbacks are most important for the Variance request.

- There are 5 Criteria of Variance allowance according to the Town of Georgia Development Regulations (02/27/2023).

1. *There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions, and not the circumstances or conditions generally created by the provisions of the bylaw in the neighborhood or district in which the property is located.*

2. *Because of these physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the bylaw, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*

3. *The unnecessary hardship has not been created by the applicant.*

4. *The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare.*

5. *The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the bylaw and from the plan.*

Motion to close the hearing at 7:15 p.m.

Motion made by Rainville, Seconded by Drew.

Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom, Faure

Motion to accept the Variance with conditions.

Motion made by Rainville, Seconded by Sjoblom.

Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom, Faure

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes September 19, 2023

Motion to approve with minor changes.

Motion made by Drew, Seconded by Rainville.
Voting Yea: Chair Brown, Cross, Drew, Rainville, Faure
Voting Abstaining: Sjoblom

5. OTHER BUSINESS

Minor changes and clarifying additions made to CU-003-23, SA-001-23 and FP-004-23 Decision Letters.

Motion to accept all three (3) to Decision Letters.

Motion made by Rainville, Seconded by Cross.
Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom, Faure

A. Decision Letter - CU-003-23 Moose Mountain

- S. Brown questioned parcel size and lot b, where is the 3000 sq ft located for shed display?
- Zoning Administrator referred to a plate map to differentiate the lot. Visitors will turn around in the existing lot. Crushed stone will be placed where the sheds will sit for stabilization and so the Applicant can back up the goose-neck trailers to load the sheds.
- Decision letter expanded the explanation of sidewalks and signage requirements available to Applicant.

B. Decision Letter SA-001-23 Black Walnut

- Clarifying questions regarding Condition 9, as explained in SP-001-21, SP-002-21 and SP-03-21. Clarification was given to number 3 of Decision section of the decision letter for SA-001-23 Black Walnut 17.

C. Decision Letter FP-004-23 St Pierre

- Minor grammatical changes were made. As well as language regarding the 20 ft easement between Lots 5 and Lot 7.
- Also, addition to the HOA (homeowners association) language for the PUD (Planned Unit Development), including language referring to the maintenance of the open space, restrictions on mowing wetlands and cutting trees outside the building envelope on Lot 6.

6. PLAN NEXT MEETING AGENDA

A. October 17th Meeting Cancelled

- October 17, 2023, meeting is cancelled for lack of Public Hearing agenda items. All Agenda items for November 7, 2023, DRB meeting will be moved to November 21, 2023, based on the

Town of Georgia Special Town Meeting being held at 7 p.m. at the Georgia Elementary and Middle School.

7. DELIBERATIONS

Motion to move into Deliberations at 8:15 p.m.
Motion made by Drew, Seconded by Sjoblom.
Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom, Faure

Motion to exit Deliberations at 9:00 p.m.
Motion made by Drew, Seconded by Cross.
Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom, Faure

8. ADJOURN

Motion to Adjourn the meeting at 9:15 p.m.
Motion made by Sjoblom, Seconded by Cross.
Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom, Faure

**Minutes are posted to the Town of Georgia website and Town Clerk’s Office media board.
Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator**

Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com



GEORGIA VERMONT

Georgia Development Review Board 2024 Meeting Dates and Hearing Publication Deadlines

The Development Review Board (DRB) is required to publish notice of the Board's public hearings in the local newspaper (St. Albans Messenger) at least 15 days prior to the meeting date. Staff determines if an application is complete before scheduling a hearing date. Applications must be signed by the owner of the property (or authorized representative) and be accompanied by the proper fee. Application forms are available at the town website, www.townofgeorgia.com or you can obtain paper copies at the Town Office.

The DRB meets the first and third Tuesday of each month.
Please see the town website for any special or cancelled meetings following 1 V.S.A. § 312.
Approved by the DRB November 21, 2023

<i>Meeting Date</i>	<i>Application to Zoning Office</i>	<i>Public Notice Publication</i>
January 2 nd	December 1, 2023	December 15, 2023
January 16 th	December 19, 2023	December 29, 2023
February 6 th	January 9 th	January 19 th
February 20 th	January 24 th	February 2 nd
March 5 th	February 6 th	February 16 th
March 19 th	February 21 st	March 1 st
April 2 nd	March 5 th	March 15 th
April 16 th	March 19 th	March 29 th
May 7 th	April 9 th	April 19 th
May 21 st	April 24 th	May 3 rd
June 4 th	May 7 th	May 17 th
June 18 th	May 21 st	May 31 st
July 2 nd	June 4 th	June 14 th
July 16 th	June 18 th	June 28 th
August 6 th	July 9 th	July 19 th
August 20 th	July 23 rd	August 2 nd
September 3 rd	August 6 th	August 16 th
September 17 th	August 20 th	August 30 th
October 1 st	September 3 rd	September 13 th
October 15 th	September 17 th	September 27 th
November 5 th	October 8 th	October 18 th
November 19 th	October 22 nd	November 1 st
December 3 rd	November 5 th	November 15 th
December 17 th	November 19 th	November 29 th

ZOOM for all Meetings: ID - 616 584 3896 Passcode – 5243524

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