GEORGIA VERMONT

DRB MEETING

Tuesday, November 17, 2026 at 7:00 PM

Chris Letourneau Meeting Room and via Zoom

Agenda

Zoom Details:

https://us02web.zoom.us/j/7852587431?pwd=PBv40gFdgVnMmCTlaw2gLkbXfbpeH4.1&omn=87114687124

Meeting ID: 785 258 7431 | **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.** SUB-021-26, McCracken Sketch Plan Review, Two-Lot Subdivision
   - **B.** SUB-022-26, Dixon Sketch Plan Review, Two-Lot Subdivision
4. **APPROVAL OF MINUTES**
   - **A.** DRB Meeting Minutes: November 3, 2026
5. **OTHER BUSINESS**
   - **A.** 2027 DRB Meeting Calendar
6. **PLAN NEXT MEETING AGENDA**
   - **A.** December 1, 2026
7. **DELIBERATIONS**
   - **A.** SUB-015-26, Wright Preliminary Plat Decision Letter
   - **B.** SUB-016-26, Rooney Sketch Decision Letter
8. **ADJOURN**

Agendas are 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.

Minutes and videos of the meetings are posted on the Town of Georgia website.

Signed: Curtis Comfort, Zoning Administrator, DRB Coordinator

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

KREBS & LANSING
CONSULTING ENGINEERS

164 Main Street, Suite 201
Colchester, VT 05446

P: (802) 878-0375 | email@krebsandlansing.com

4296 ETHAN ALLEN HWY – SUBDIVISION NARRATIVE

October 20, 2026
Prepared by:
Krebs & Lansing Consulting Engineers, Inc.

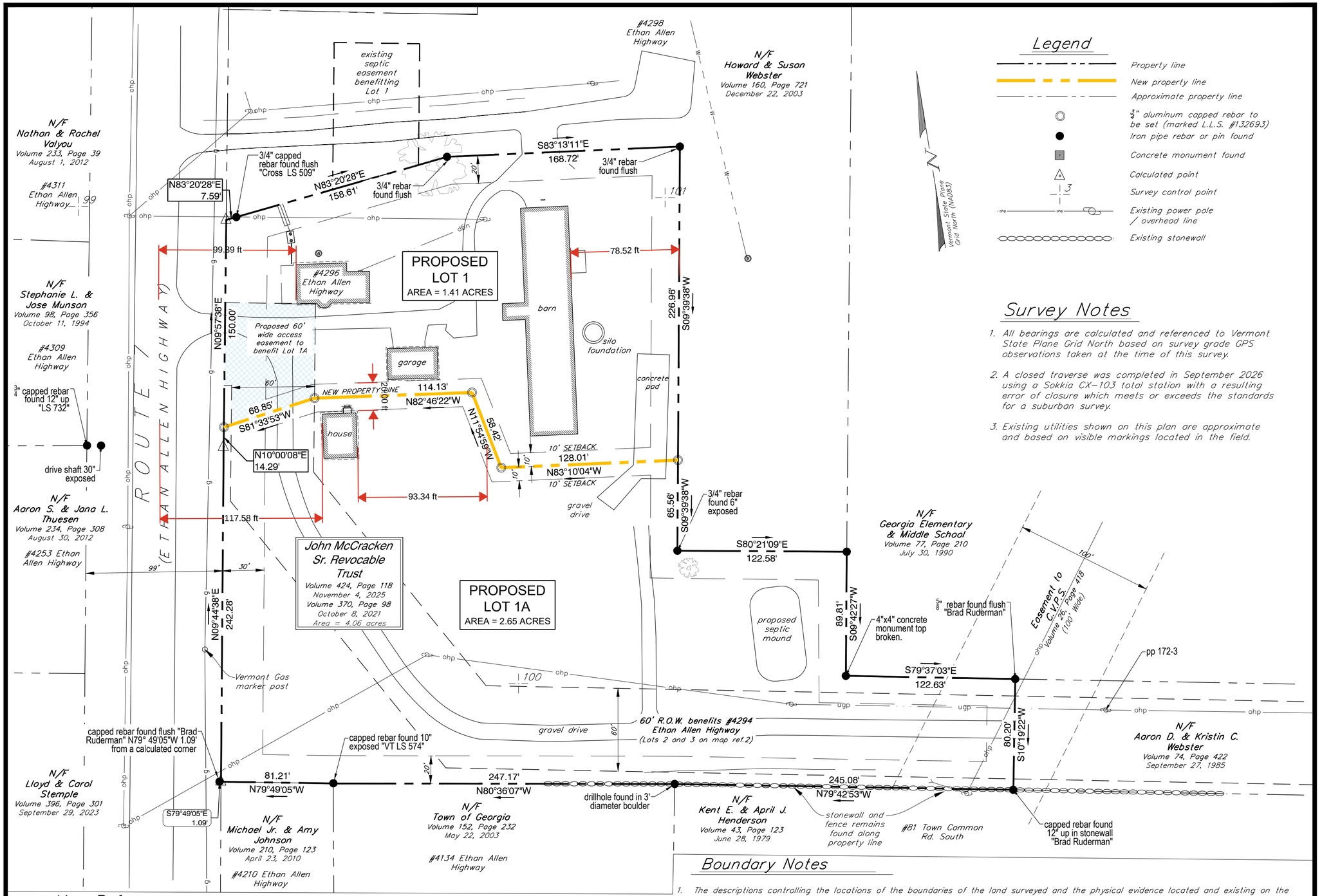
Project Description

The applicant is proposing a 2-lot subdivision for the property at 4296 Ethan Allen Hwy in Georgia, Vermont. The property, located in the Business Hamlet, is 4.06 acres and has an existing 4-bedroom single-family residence, a detached garage, a barn, a structure known as the "Old Doll House" and a shared access point with a right-of-way used for ingress and egress by the abutting properties.

The proposed subdivision will consist of 2 lots. Lot 1 will be 1.41 acres and have the single-family residence, detached garage, barn, shared access point, and part of the right-of-way. No changes are proposed for Lot 1. Lot 1A will be 2.65 acres, have the "Old Doll House" structure and the remaining portion of the right-of-way. The intent for the Lot is to be developed for a single-family residence.

Based on the requirements of the 2-Lot Subdivision application we offer the following responses:

- building size(s) and type. **Lot 1 has an existing 4-bedroom single-family residence, a detached garage and a barn. Proposed Lot 1A will have the structure known as the "Old Doll House" and is intended to be developed for a single-family residence. Proposed house location is shown on Site Plan C-1.1 for illustrative purposes.**
- landscaping and screening. **A new 5ft privacy fence for screening is proposed on Lot 1.**
- road and driveway access to the property. **The proposed lots will use a shared, existing access point and a new driveway is proposed for Lot 1A that would connect to the existing right-of-way.**
- impact on traffic. **Per the ITE Trip Generation Manual, 12th edition, the average daily trip ends for a detached single-family residence is five (5).**
- internal circulation of vehicular and pedestrian traffic. **There will be 250ft of overlap with the shared driveway, the shared driveway entrance is to be upgraded to AOT A-76 Roadway Standard. From the point the new driveway converts from the shared access we are creating a new private driveway for Lot 1A to the Town of Georgia Road Standards. Please see Site Plan C-1.1.**
- parking (# of spaces). **Lot 1A will have 2 parking spaces off the proposed driveway. Please see Site Plan C-1.1. No changes to existing parking on Lot 1 are proposed.**
- stormwater and erosion control measures. **There will be less than 5000 sqft of new impervious added associated with the subdivision. The project will include best State Guided BMP's and be in accordance with the State Low Risk Handbook for Erosion Prevention and Sediment Control, 2025 edition.**
- lighting (size, type, location, and number) **N/A, no lighting is proposed at this time.**
- Signage **N/A**



Legend

- Property line
- New property line
- Approximate property line
- ¾" aluminum capped rebar to be set (marked L.L.S. #132693)
- Iron pipe rebar or pin found
- Concrete monument found
- Calculated point
- Survey control point
- Existing power pole / overhead line
- Existing stonewall

Survey Notes

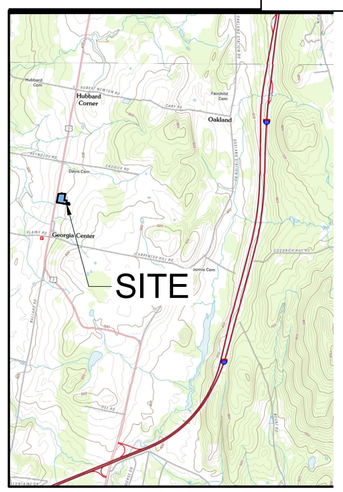
1. All bearings are calculated and referenced to Vermont State Plane Grid North based on survey grade GPS observations taken at the time of this survey.
2. A closed traverse was completed in September 2026 using a Sokkia CX-103 total station with a resulting error of closure which meets or exceeds the standards for a suburban survey.
3. Existing utilities shown on this plan are approximate and based on visible markings located in the field.

Map References

1. Plan entitled "Stanley & Lois Webster Georgia, Vermont Subdivision Map U.S. Route Seven, Town of Georgia" prepared by Cross Consulting Engineers, dated January 15, 1996, and recorded in map slide #195 at the Town of Georgia Land Records.
2. Plan entitled "Total Station Boundary Line Adjustment Survey, Lands of Lois Webster & Aaron Webster" prepared by Brad Ruderman & Associates, Inc. dated June 16, 2017, and recorded in map slide #256 at the Town of Georgia Land Records.
3. Plan entitled "Total Station Survey, Lands of Stanley & Lois Webster" prepared by John H. Thetford & Associates, Inc. dated July 2009, and recorded in map slide #197 at the Town of Georgia Land Records.
4. Plan entitled "Plat of Survey Showing Boundary Line Adjustment Howard & Susan Webster to Leslie A & Lori J. Chaplin, No. 4346 Ethan Allen Hwy. U.S. Rte 7 Georgia, Vermont" prepared by Warren A. Robenstien, dated December 27, 2010, last revised April 26, 2011, and recorded in map slide #216 at the Town of Georgia Land Records.
5. Plan entitled "Subdivision Map, Peter and Carol Ann Chojnowski, Rd #2, Box 314, St. Albans, Vermont 05472, Georgia, Vermont" prepared by Brooks Land Surveying Inc., dated February 5, 1993, last revised April 4, 1993 and recorded in map slide #120 at the Town of Georgia Land Records.
6. Plan entitled "Subdivision/ Boundary Line Adjustment Plat for T. & R. Rooney & J. & C. Vos, Ethan Allen Highway (Rt.7) Georgia, Vermont" prepared by Trudell Consulting Engineers, dated July 31, 2018 last revised November 11, 2017 and recorded in map slide #265 at the Town of Georgia Land Records.
6. Plan entitled "Georgia Elem. School, U.S. Route 7, Georgia, Vt. Boundary Line Adjustment" prepared by Trudell Consulting Engineers, dated March 28, 1990 last revised January 17, 1995 and recorded in map slide #182 at the Town of Georgia Land Records.

Boundary Notes

1. The descriptions controlling the locations of the boundaries of the land surveyed and the physical evidence located and existing on the ground were compared and analyzed to provide boundary locations that are most indicative of the original intent of the deeds and in harmony with existing monumentation. Where conflicts between physical evidence and written evidence are substantial, deeds and/or documents should be or will be executed to eliminate any color of title or conflict.
2. This plat of survey depicts boundary location of the lands under the title of John McCracken, Sr, Trustee of the John McCracken Sr Revocable Trust and also the limits, where known, of easements, licenses and/or other servitudes and rights that may encumber or benefit the surveyed premises. Additional easements and rights either benefitting or encumbering the surveyed premises may exist which are not shown on this plat.
3. Monuments have been set in and on the ground where shown on the plat of survey where, in the opinion of the surveyor, it was necessary to perpetuate a corner not otherwise monumented.
4. Any boundary line location, based on deeds or documents recorded in the public records by which title or rights were conveyed to John McCracken, Sr, Trustee of the John McCracken Sr Revocable Trust, or title or rights in lands of John McCracken, Sr, Trustee of the John McCracken Sr Revocable Trust were otherwise delineated, is subject to accuracy and legality of those deeds or documents. Where those deeds or documents are improperly executed as a matter of law or contain errors or omissions in fact, or contain or are based upon erroneous conclusions of law, then the depicted boundary locations may not be valid.
5. The boundary line locations shown are also subject to accuracy and legality or lack of authority of any grantor or grantee who professed the right or ability to convey, receive or condemn property or rights in the surveyed property.
6. The location and depiction of boundary lines other than those of John McCracken, Sr, Trustee of the John McCracken Sr Revocable Trust are not warranted and all boundary lines depicted are subject to the accuracy and completeness of the public record.
7. The 6-rod (99') wide R.O.W. width for Route 7 is based on surveys of record and monumention found.



Location Map

1" = 2000 Feet

KREBS & LANSING
CONSULTING ENGINEERS
164 Main Street, Suite 201
Colchester, Vermont 05446
P: (802) 878-0375
www.krebsandlansing.com

Certification

This survey is based on physical evidence found in the field and information abstracted from deeds and other pertinent records and this survey is consistent with that evidence. This plat conforms to 27 V.S.A. section 1403.

Benjamin L. Wright, L.L.S. #132693

0' 50' 100' 150

0" 1" 2" 3"

STANDARD GRAPHIC SCALE (1" = 50')

2 - LOT SUBDIVISION

LANDS OF

JOHN MCCRACKEN SR. REVOCABLE TRUST

4296 ETHAN ALLEN HIGHWAY

GEORGIA, VERMONT

REV. NO.	REVISIONS/COMMENTS	DATE

Drawing Title: Boundary Survey

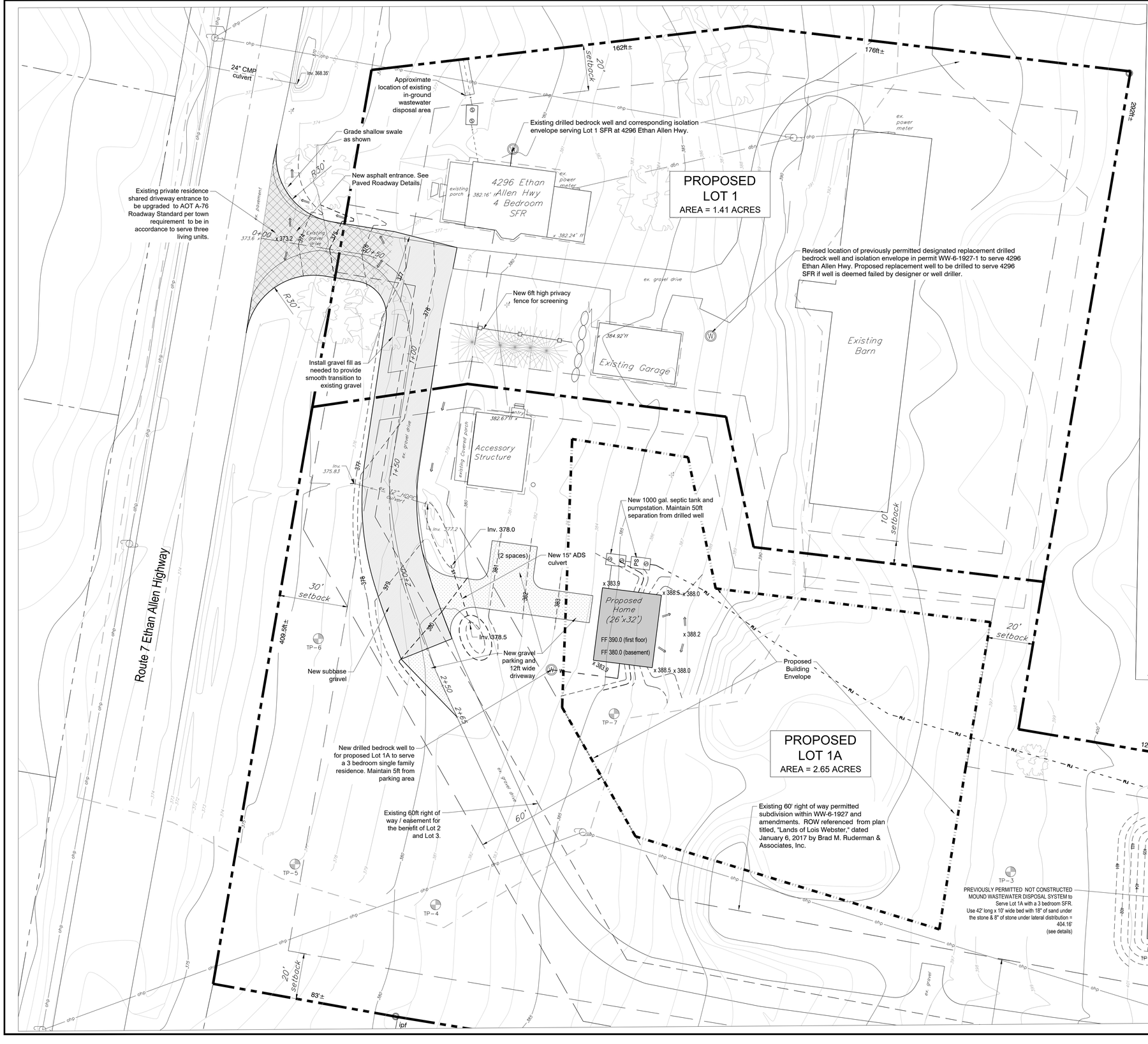
DATE of Issue: 10/2/2026 Surveyed by: BLW/CJG

Drawn by: BLW Checked by: JAR

Project No.: 21253 Scale: 1" = 50'

Drawing No.: Rev No.:

B-1



LEGEND

- x363.9 — FINISH GRADE SPOT ELEVATION
- FINISH GRADE FLOW DIRECTION
- PRECONSTRUCTION EXCAVATION
- 230 — FINISH GRADE CONTOUR LINES (5 FOOT INTERVALS)
- 228 — FINISH GRADE CONTOUR LINES (1 FOOT INTERVALS)
- S — PROPOSED SEWER LINE/MANHOLE
- ST — PROPOSED STORM LINE/MANHOLE/BASIN
- UGP — NEW UNDERGROUND POWER
- W — NEW WATER LINE/SHUTOFF/VALVE
- NEW BUILDING
- NEW SUBBASE GRAVEL
- NEW PAVEMENT
- NEW GRAVEL DRIVEWAY
- ZONING DISTRICT LINE
- EASEMENT LINE

John McCracken Sr.
Revocable Trust

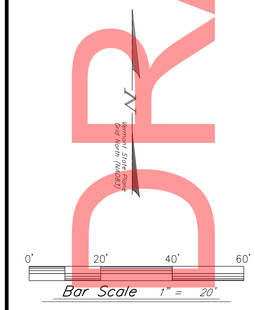
DRAFT

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164 Main Street, Suite 201
Colchester, Vermont 05446
P: (802) 878-0375
www.krebsandlansing.com

STAMP:



For Permit Review



Project:

4296 Ethan Allen Hwy
Georgia, Vermont

Project No.	21353
Scale	1" = 20'
Drawn by	TJB/JAR
Checked by	Kee-kayla
Date	09/14/2026

Revisions

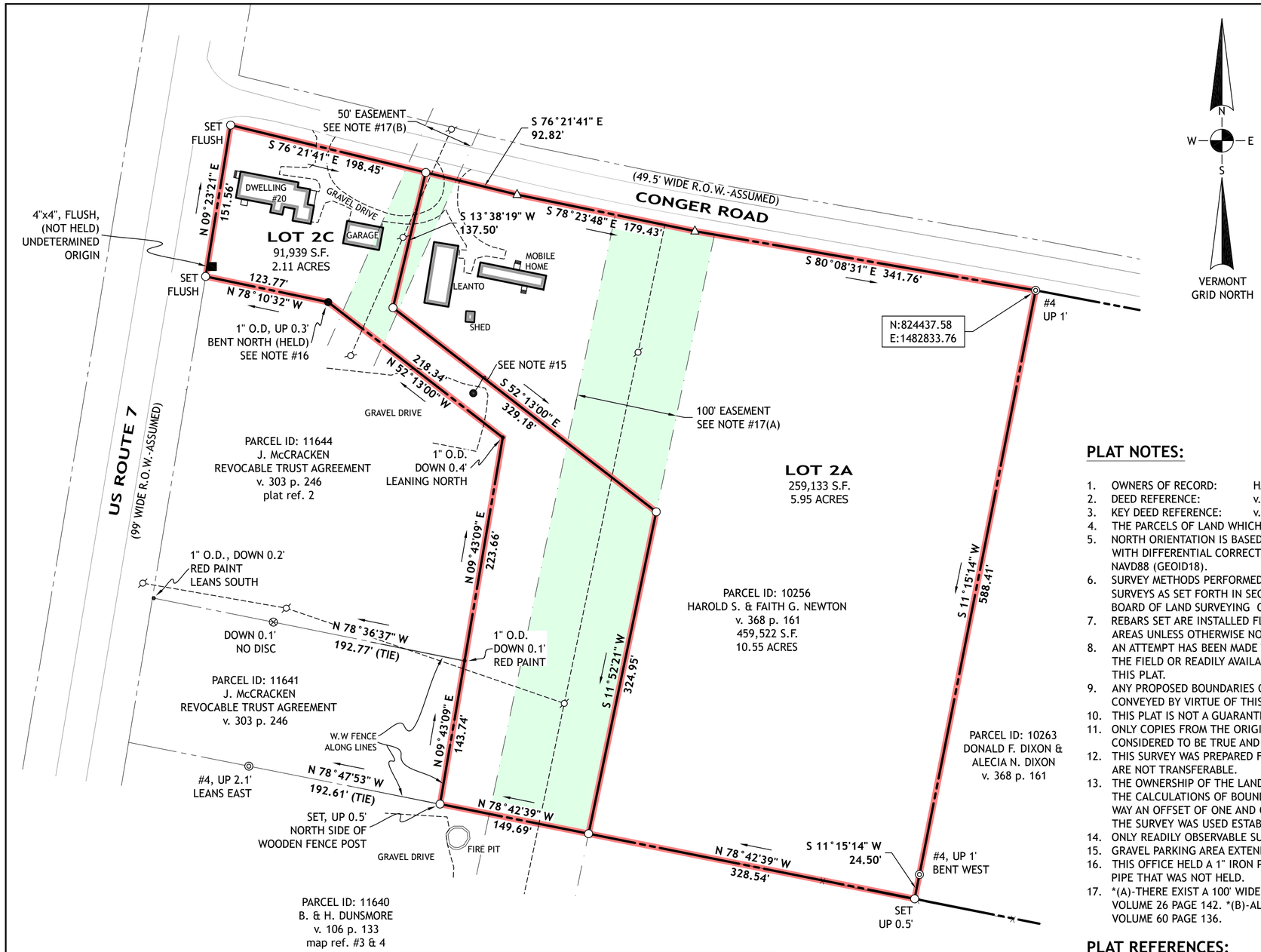
No.	Date	Description

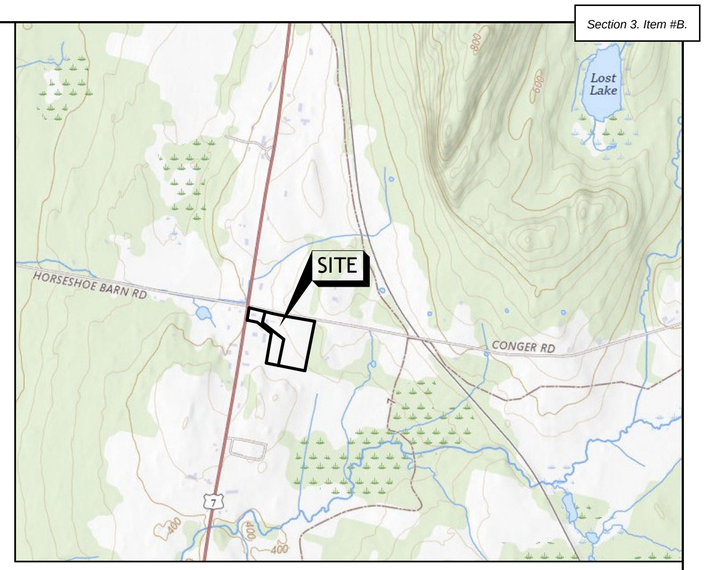
Drawing Title

Site Plan
Entrance and Parking
Improvement Plan

Drawing No.

C-1.1





LOCUS MAP
NOT TO SCALE

PLAT NOTES:

1. OWNERS OF RECORD: HAROLD S. & FAITH G. NEWTON
2. DEED REFERENCE: v. 137 p. 233
3. KEY DEED REFERENCE: v.137 p. 233 & v.27 p.122
4. THE PARCELS OF LAND WHICH ARE THE SUBJECT OF THIS SURVEY ARE KNOWN AS PARCEL # 10256.
5. NORTH ORIENTATION IS BASED ON VERMONT GRID ZONE 4400 COMPUTED FROM RTK GNSS OBSERVATIONS MADE ON 06/11/2025 WITH DIFFERENTIAL CORRECTIONS FROM THE VERMONT CORS VRS. THE RESULTANT DATUM IS NAD83 (2011), EPOCH 2010.0, NAVD88 (GEOID18).
6. SURVEY METHODS PERFORMED AND THE RESULTING ACCURACY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS FOR RURAL SURVEYS AS SET FORTH IN SECTION 5.5(b)(1)(c) OF THE "STANDARDS FOR THE PRACTICE OF LAND SURVEYING" ADOPTED BY THE BOARD OF LAND SURVEYING ON 1/7/2013.
7. REBARS SET ARE INSTALLED FLUSH IN LAWNS AND TRAVELED AREAS AND 0.5'± ABOVE GRADE IN WOODED AND NON-TRAVELED AREAS UNLESS OTHERWISE NOTED.
8. AN ATTEMPT HAS BEEN MADE TO IDENTIFY ANY EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY AVAILABLE IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
9. ANY PROPOSED BOUNDARIES OR EASEMENTS, OR CHANGES IN BOUNDARY LOCATIONS SHOWN ON THIS PLAT ARE NOT CREATED OR CONVEYED BY VIRTUE OF THIS PLAT. DEEDS MUST BE EXECUTED AND RECORDED BY THE CURRENT OWNER(S) TO CONVEY RIGHTS.
10. THIS PLAT IS NOT A GUARANTEE OF TITLE.
11. ONLY COPIES FROM THE ORIGINAL OF THIS MAP BEARING AN ORIGINAL SIGNATURE AND THE SEAL OF THE PREPARER SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.
12. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT REQUESTING THE SERVICE. ANY CERTIFICATIONS MADE HEREON ARE NOT TRANSFERABLE.
13. THE OWNERSHIP OF THE LANDS WITHIN THE PUBLIC RIGHT OF WAY IS UNDETERMINED. FOR THE PURPOSE OF THIS SURVEY AND THE CALCULATIONS OF BOUNDARIES AND AREAS, THE EDGE OF THE RIGHT OF WAY WAS USED. TO CALCULATE SAID RIGHT OF WAY AN OFFSET OF ONE AND ONE HALF RODS EACH SIDE OF THE CENTERLINE OF THE EXISTING TRAVELED WAY AT THE TIME OF THE SURVEY WAS USED ESTABLISHING A 3 ROD RIGHT OF WAY AS ALLOWED BY STATE STATUTE.
14. ONLY READILY OBSERVABLE SURFACE AND ABOVE GRADE FACILITIES AND STRUCTURES ARE SHOWN HEREON.
15. GRAVEL PARKING AREA EXTENDS OVER BOUNDARY LINE BY +-28'.
16. THIS OFFICE HELD A 1" IRON PIPE UP 0.3' AT THIS CORNER. THERE WAS A MANGLED 1" TEE SURVEY MARKER +-1.6' SOUTH OF SAID PIPE THAT WAS NOT HELD.
17. *(A)-THERE EXIST A 100' WIDE UTILITY RIGHT OF WAY BENEFITING CENTRAL VERMONT PUBLIC SERVICE CORPORATION, SEE VOLUME 26 PAGE 142. *(B)-ALSO,THERE EXIST A 50' WIDE UTILITY RIGHT OF WAY BENEFITING THE ABOVE AND NET & T SEE VOLUME 60 PAGE 136.

PLAT REFERENCES:

1. "MAP OF BOUNDARY SURVEY - HAROLD & FAITH NEWTON - GEORGIA, VERMONT", DATED FEB 10, 1986, PREPARED BY STEVEN BROOKS AND RECORDED IN THE GEORGIA LAND RECORDS MAP SLIDE 194 (MAP 404).
2. "BRESSETTE'S INCORPORATED - BOUNDARY LINES OF PARCEL IN GEORGIA, VERMONT", DATED AUGUST, 1980, PREPARED BY FRED C. KOERNER C.E. AND RECORDED IN THE GEORGIA LAND RECORDS MAP SLIDE 95 (MAP 201).
3. 'RETRACEMENT SURVEY ALEXANDER ESTATES LOT2- CAX,LLC", DATED 08/07/2017, PREPARED BY BUTTON PROFESSIONAL LAND SURVEYORS,PC, AND RECORDED IN THE GEORGIA LAND RECORDS MAP SLIDE 257 (MAP499).
4. "SUBDIVISION MAP - BRIAN & HEATHER DUNSMORE - TOWN OF GEORGIA, VERMONT", DATED JULY 26, 2004, PREPARED BY BROOKS LAND SURVEYING AND RECORDED IN THE GEORGIA LAND RECORDS MAP SLIDE 141.
5. "THEODOLITE & E.D.M. SURVEY FOR PARK H. NANCY FOX NEWTON", DATED 03/17/1988, PREPARED BY BENCHMARK SURVEYING & ENGINEERING, AND RECORDED IN THE GEORGIA LAND RECORDS MAP SLIDE 13 (MAP26).
6. "BOUNDARY LINE ADJUSTMENT & SUBDIVISION PLAT, PARCEL ID: 10256 & 10263 PREPARED FOR NEWTON & DIXON, #20 & #214 CONGER ROAD, GEORGIA, VERMONT" DATED 10/13/2025 BY THIS OFFICE AND RECORDED IN THE GEORGIA LAND RECORDS MAP SLIDE 312.

THIS 2-LOT SUBDIVISION PLAT HAS BEEN APPROVED BY DECISION OF THE ZONING ADMINISTRATOR OF THE TOWN OF GEORGIA, VT

THIS_____DAY OF_____20_____

SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID DECISION.

ZONING APPLICATION #_____

SIGNED THIS_____DAY OF_____20_____

BY_____

ZONING ADMINISTRATOR

LEGEND

- IRON PIPE (FOUND)
- IRON PIN (FOUND)
- SURVEY MARKER,1" TEE (FOUND)
- REBAR (FOUND)
- CONCRETE MONUMENT (FOUND)
- #6 REBAR SET WITH DAY LAND SURVEYING ALUMINUM CAP
- CALCULATED POINT
- UTILITY POLE
- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- APPROXIMATE BOUNDARY LINE
- EXISTING EASEMENT LINE

TOWN OF GEORGIA, VERMONT
RECEIVED FOR RECORD

_____A.D. 20_____

AT _____ O'CLOCK _____ MINUTES _____ M.

AND RECORDED IN MAP SLIDE _____

ATTEST: _____

DAY LAND SURVEYING, PLLC
272 N MAIN ST, ST. ALBANS, VT 05478
300 RYAN'S WAY, FLETCHER, VT 05448
802-849-6516
www.daylandsurveying.com

THIS PLAT IS BASED ON A FIELD SURVEY WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. FIELD MEASUREMENTS AND PERTINENT RECORD INFORMATION WAS USED IN THE CALCULATION AND DETERMINATION OF THE BOUNDARIES SHOWN ON THIS PLAT. ANY INCONSISTENCIES ARE SHOWN HEREON. TO THE BEST OF MY KNOWLEDGE THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

MARK A. DAY, L.S. VT #732 DATE

STATE OF VERMONT · MARK A. DAY · NO. 732 · LICENSED LAND SURVEYOR

SUBDIVISION SURVEY PLAT
PARCEL ID: 10256
Prepared For
HAROLD S. & FAITH G. NEWTON
20 CONGER ROAD
GEORGIA, VERMONT

80 0 40 80 160 320

SCALE:	1"=80'
DATE:	10/21/2026
JOB NUMBER:	25061
DRAWING:	25061 SPLAT2
CRD FILE:	25061
SURVEY BY:	BP
DRAWN BY:	RM / GR

THIS IS AN ORIGINAL PIGMENT INK ON STABLE BASE POLYESTER FILM

GEORGIA VERMONT

DRB MEETING

Tuesday, November 3, 2026 at 7:00 PM

Chris Letourneau Meeting Room and via Zoom

Minutes

Zoom Details:

https://us02web.zoom.us/j/7852587431?pwd=PBv40gFdgVnMmCTlaw2gLkbXfbpeH4.1&omn=87114687124

Meeting ID: 785 258 7431 | **Passcode:** 5243524

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

DRAFT

1. **CALL TO ORDER - 7:00 PM**

DRB PRESENT

Chair Charles Cross, Vice Chair James Powell, Lisa Faure, Tony Gabel, Gilles Rainville, Jared Waite, Alternate Glenn Sjoblom

DRB ABSENT

Leigh Horton, Alternate Chris Caspers

STAFF PRESENT

Kollene Caspers, Curtis Comfort

PRESENT FOR SUB-016-26

Peter Mazurak, Lindsay Elias, Matthew and Hayley Gonzales, Dana Trudell via Zoom

PRESENT FOR SUB-015-26

Gary Wright, Mike Johnson, Joseph Badger, Robert Badger

2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
   - K. Caspers requested a change to 17 Black Walnut decision discussion from *Other Business* to *Deliberations*.

3. **PUBLIC HEARINGS**

A. SUB-016-26, Rooney Sketch Review, Continued from 10/6/2026

- Chair Cross introduced the continued hearing and swore in the parties.
- Peter Mazurak, engineer for Applicants, explained the continuance and discussed the proposed driveway to service lots 9 and 10.

- The driveway would also service Lot 3, which would upgrade it to a private road.
- L. Elias spoke on the Radharc Drive HOA documents and the road agreements for the future lots should be clearer on road maintenance.
- H. Gonzales and M. Gonzales voiced concerns about road maintenance for the area between the new road and Route 7.

Motion to close the hearing at 7:29PM
Motion made by G. Rainville, Seconded by G. Sjoblom
Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, G. Rainville, J. Waite, G. Sjoblom

B. SUB-015-26, Wright Preliminary Plat Review, Four-Lot Major Subdivision
- Chair Cross introduced the hearing, Preliminary Plat review hearing for the four-lot subdivision.
- M. Johnson was present to explain the project and answer DRB questions. No changes have been made since Sketch Plan review.
- ZA C. Comfort explained the need for waiver/variance for the driveways in lieu of road frontage. Discussion on variance for road frontage. (6.3.B) A request for waiver has already been submitted.
- Joseph Badger, abutting property owner, questioned the proposed new driveway location and asked if the trees will be trimmed back for line of sight.
- G. Wright explained where the trees would be trimmed and which trees on the Town property.
- All lots will be sold as single family dwellings.

Motion to close the hearing at 7:38PM
Motion made by G. Sjoblom, Seconded by G. Rainville
Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, G. Rainville, J. Waite, G. Sjoblom

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: October 6, 2026
Motion to approve the meeting minutes as written.
Motion made by J. Waite, Seconded by G. Sjoblom
Voting Yea: L. Faure, T. Gabel, G. Rainville, J. Waite, G. Sjoblom
Voting Abstaining: Chair Cross, Vice Chair Powell

5. OTHER BUSINESS

6. PLAN NEXT MEETING AGENDA

A. November 17, 2026

7. DELIBERATIONS

A. SUB-014-26, 17 Black Walnut, LLC - Reconsideration of Preliminary Plat Decision Letter
Motion to enter into deliberative session at 7:41PM
Motion made by G. Rainville, Seconded by J. Waite
Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, G. Rainville, J. Waite, G. Sjoblom

DRAFT

Motion to exit from deliberative session at 8:25PM

Motion made by G. Rainville, Seconded by Vice Chair Powell
Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, G. Rainville, J. Waite, G. Sjoblom

8. ADJOURN

Motion to adjourn at 8:26PM
Motion made by G. Sjoblom, Seconded by J. Waite
Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, G. Rainville, J. Waite, G. Sjoblom

Agendas are 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.
Minutes and videos of the meetings are posted on the Town of Georgia website.
Signed: Curtis Comfort, Zoning Administrator, DRB Coordinator
Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com

DRAFT

GEORGIA VERMONT

DEVELOPMENT REVIEW BOARD

January - December 2027

Regularly Scheduled Meetings - 1st and 3rd Tuesdays

Date of Meeting	Time	Location	Warned Public Hearing Deadline - Wed 4pm	Noticed Hearing Deadline - Wed 4pm	Public Hearing Paper Deadline -Thurs 12pm
January 5, 2027	7:00 PM	Chris Letourneau Mtg Rm	December 16, 2026	December 16, 2026	December 17, 2026
January 19, 2027	7:00 PM	Chris Letourneau Mtg Rm	December 30, 2026	December 30, 2026	December 31, 2026
February 2, 2027	7:00 PM	Chris Letourneau Mtg Rm	January 13 2027	January 13, 2027	January 14, 2027
February 16, 2027	7:00 PM	Chris Letourneau Mtg Rm	January 27, 2027	January 27, 2027	January 28, 2027
March 2, 2027	7:00 PM	Chris Letourneau Mtg Rm	February 10, 2027	February 10, 2027	February 11, 2027
March 16, 2027	7:00 PM	Chris Letourneau Mtg Rm	February 24, 2027	February 24, 2027	February 25, 2027
April 6, 2027	7:00 PM	Chris Letourneau Mtg Rm	March 17, 2027	March 17, 2027	March 18, 2027
April 20, 2027	7:00 PM	Chris Letourneau Mtg Rm	March 31, 2027	March 31, 2027	April 1, 2027
May 4, 2027	7:00 PM	Chris Letourneau Mtg Rm	April 14, 2027	April 14, 2027	April 15, 2027
May 18, 2027	7:00 PM	Chris Letourneau Mtg Rm	April 28, 2027	April 28, 2027	April 29, 2027
June 1, 2027	7:00 PM	Chris Letourneau Mtg Rm	May 12, 2027	May 12, 2027	May 13, 2027
June 15 2027	7:00 PM	Chris Letourneau Mtg Rm	May 26, 2027	May 26, 2027	May 27, 2027
July 6, 2027	7:00 PM	Chris Letourneau Mtg Rm	June 16, 2027	June 16, 2027	June 17, 2027
July 20, 2027	7:00 PM	Chris Letourneau Mtg Rm	June 30, 2027	June 30, 2027	July 1, 2027
August 3, 2027	7:00 PM	Chris Letourneau Mtg Rm	July 14, 2027	July 14, 2027	July 15, 2027
August 17, 2027	7:00 PM	Chris Letourneau Mtg Rm	July 28, 2027	July 28, 2027	July 29, 2027
September 7, 2027	7:00 PM	Chris Letourneau Mtg Rm	August 11, 2027	August 11, 2027	August 12, 2027
September 21, 2027	7:00 PM	Chris Letourneau Mtg Rm	August 25, 2027	August 25, 2027	August 26, 2027
October 5, 2027	7:00 PM	Chris Letourneau Mtg Rm	September 15, 2027	September 15, 2027	September 16, 2027
October 19, 2027	7:00 PM	Chris Letourneau Mtg Rm	September 29, 2027	September 29, 2027	September 30, 2027
November 2, 2027	7:00 PM	Chris Letourneau Mtg Rm	October 13, 2027	October 13, 2027	October 14, 2027
November 16, 2027	7:00 PM	Chris Letourneau Mtg Rm	October 27, 2027	October 27, 2027	October 38, 2027
December 7, 2027	7:00 PM	Chris Letourneau Mtg Rm	November 17, 2027	November 17, 2027	November 18, 2027
December 21, 2027	7:00 PM	Chris Letourneau Mtg Rm	December 1, 2027	December 1, 2027	December 2, 2027

Please note: The public hearing deadline and submission deadline are the last date that an appication can be received to be eligible for inclusion on the scheduled meeting, but inclusion is not guaranteed. If the application is deemed incomplete, it will not be scheduled for a DRB meeting unitl the application is complete. If the DRB Meeting already has too many items it may be closed earlier than the public hearing or noticed application deadlines and any items received will be scheduled for the following meeting. The final items for the meeting agenda may still be amended after the application date by Zoning staff.

Adopted November 17, 2026