



GEORGIA VERMONT

DRB MEETING

Tuesday, April 07, 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. **OTHER BUSINESS**
 - A. Reorganization
 - B. DRB Rules of Procedure & Conflict of Interest Policy
3. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
4. **PUBLIC HEARINGS**
 - A. DRB-006-26, Site Plan Amendment for Miles Trudell
 - B. DRB-007-26 Sketch Plan Application for Dixon/Newton
5. **APPROVAL OF MINUTES**
 - A. DRB Meeting Minutes: March 3, 2026
6. **PLAN NEXT MEETING AGENDA**
 - A. April 21, 2026
7. **DELIBERATIONS**
 - A. 7 North Real Estate LLC Mylar
 - B. Gray Three Lot Subdivision Mylar
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: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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



GEORGIA VERMONT

Development Review Board (DRB) Rules of Procedure & Conflict of Interest Policy

Section I: Authority

The Development Review Board (DRB) of the Town of Georgia, Vermont, hereby adopts the following rules of procedure (hereinafter referred to as these Rules) in accordance with 24 V.S.A. § 4461(a) and 1 V.S.A. §§ 312(e), (f), and (h).

Section II: Policy

These Rules are adopted to ensure consistent and fair treatment of applicants and interested persons and participants, orderly and efficient public proceedings, and compliance with state and federal law. These Rules shall also ensure that no board member will gain a personal or financial advantage from his or her work for the board, so that the public trust in municipal government will be preserved.

Section III: Definitions

- A. "Board" means the Town of Georgia Development Review Board (DRB).
- B. "Board Member" means a regular or alternate member of the Town of Georgia DRB.
- C. "Conflict of interest" means any one of the following:
 - 1. A direct or indirect personal interest of a board member, his or her spouse, household member, child, stepchild, parent, grandparent, grandchild, sibling, aunt or uncle, brother or sister-in-law, business associate, employer or employee, in the outcome of a cause, proceeding, application or any other matter pending before the Board.
 - 2. A direct or indirect financial interest of a board member, his or her spouse, household member, child, stepchild, parent, grandparent, grandchild, sibling, aunt or uncle, brother or sister-in-law, business associate, employer or employee, in the outcome of a cause, proceeding, application or any other matter pending before the Board.
 - 3. A situation where a board member has publicly displayed a prejudgment of the merits of a particular proceeding before the board. This shall not apply to a member's particular political views or general opinion on a given issue.
 - 4. A situation where a board member has not disclosed ex parte communications with a party in a proceeding before the Board, pursuant to Section XII of these Rules.
- D. "Deliberative session" means a private session of the Board to weigh, examine, and discuss the reasons for and against an act or decision, from which the public is excluded. There shall be no taking of evidence or submission of testimony, nor need a deliberative session be publicly noticed. By motion and majority vote, the Board may enter deliberative session during a hearing to consider a matter before it.
- E. "Executive session" means a session of a public body from which the public is excluded, pursuant to 1 V.S.A. § 313. Such private session may only be held for one of the reasons permitted by the statute, and no binding action may be taken in executive session.
- F. "Ex parte communication" means direct or indirect communication between a member of the Board and any party, party's representative, party's counsel or any person interested in the outcome of any proceeding before the Board, that occurs outside of a public proceeding, and concerns the substance or merits of the proceeding.
- G. "Official act or action" means any legislative, administrative, or quasi-judicial act performed by any board member.

H. "Public deliberations" means the weighing, examining, and discussing, in a public proceeding, the reasons for and decision, but expressly excludes the taking of evidence and the arguments of parties.

I. "Recuse" means to remove oneself from a particular Board proceeding because of a real or perceived conflict of interest.

Section IV: Regular Officers

The Town of Georgia DRB shall consist of seven regular members and two alternate members. After Town Meeting Day but prior to May 1, or at other times throughout the year as needed, the Board shall hold an organizational meeting and elect by majority vote, a Chair and Vice Chair.

- A. The Chair shall preside at all meetings, hearings, and deliberations, decide all points of order or procedure, and appoint members to any committee of the Board. The Chair may administer oaths and may request the attendance of witnesses and the production of material germane to any issue under consideration.
- B. The Vice Chair shall assume the duties of the Chair whenever the Chair is absent, or at the Chair's request.
- C. It shall be the duty of all regular members to review the minutes and other official records of Board meetings and actions, and correct and ratify these when appropriate and necessary.
- D. The Zoning Clerk or other designated individual shall take minutes of all meetings.

Section V: Term Expiration and Vacancies

The Chair of the Board shall notify the Selectboard of the expiration of the term of any member of the Board. Board members may seek reappointment to the Board upon expiration of their terms. The Chair shall promptly notify the Selectboard of any expected vacancy on the Board and request appointment of a replacement to serve the balance of the departing member's term. The Selectboard shall annually, or as needed, appoint up to three alternates who may temporarily serve as DRB members in the event of a recusal or absence of one or more members.

Section VI: Regular and Special Meetings

Regular meetings to conduct business of the Board shall be held at the Georgia Municipal Office at 7 p.m. on the first and third Tuesday of each month, or as warranted. The Chair may cancel meetings at any time.

- A. Special meetings may be called by the Chair, provided at least 48-hour notice is given to each member and the time and place of each special meeting is publicly announced at least 48 hours before the meeting.
- B. A quorum shall consist of a majority of the entire Board.
- C. Members may participate by telephone or by Zoom as long as the member can hear everything that is occurring at the meeting, and everyone present at the meeting can hear the board member.
- D. All meetings shall be open to the public unless the Board, by majority vote, has entered a deliberative or executive session. The Board may only hold an executive session pursuant to the reasons permitted by 1 V.S.A. § 313, and only after a majority vote to enter executive session.
- E. There shall be an agenda for each meeting, with time allotted for each item or group of items to be considered. Those who wish to be added to the agenda shall contact the Zoning Administrator to arrange for a convenient time. The Chair shall then determine the content of the agenda.
- F. All business shall be conducted in the same order as it appears on the agenda, except that by majority consent, the Chair may alter the order of items to be considered and/or the time allotted.
- G. The Chair shall rule on all questions of order or procedure and shall enforce these rules.

- H. At each meeting there shall be a period of time reserved for public comment. The Chair may set the amount of time for such public comment and may extend, reduce, or eliminate this period of time as necessary. Speakers may participate at other times throughout the meeting but only when recognized by the Chair. The Board shall apply consistent time limits to all recognized to speak.
- I. Notice for hearings on the adoption, amendment, or repeal of the bylaw and other regulatory tools shall be pursuant to 24 V.S.A. § 4444, as amended.

Section VII: Public Hearings and Order of Business

Public hearings shall be conducted as quasi-judicial proceedings pursuant to 1 V.S.A. § 310(6)(B). Hearings shall be publicly noticed in accordance with 24 V.S.A. §4464. Hearings shall not exceed three hours in length unless approved by a majority of members present.

Public comment may be offered during the hearing with the permission of the Chair. Such comment, if recognized, shall be limited to the amount of time reserved for such public comment by the Chair, unless by majority consent the Board sets a different time limit. The Board shall apply consistent time limits to all persons recognized to speak.

The Chair shall conduct the hearing in the following manner:

- A. Open the hearing by reading the warning of the hearing.
- B. Review the order of events, remind all present that the proceeding will be conducted in an orderly manner, and make copies of these Rules available.
- C. Request disclosure of conflicts of interest and ex parte communications.
- D. Review the definition of “interested persons” in 24 V.S.A. §4465(b).
- E. Explain that pursuant to 24 V.S.A. §4471(a), only an interested person who has participated in this proceeding may take an appeal of any decision issued in this proceeding.
- F. Ask all who believe they meet the definition of interested person to identify themselves and to provide contact information. The Board shall not make any determination as to party status in all proceedings except for appeals of Zoning Administrator decisions. As these Rules do not differentiate between persons with interested person status and those without, anyone seeking to participate in a proceeding may do so, subject to these Rules and those established by the Chair.
- G. Direct the Applicant or Appellant or his/her representative and all interested persons to step forward and take the following oath: I hereby swear that the evidence I give in the cause under consideration shall be the whole truth and nothing but the truth under the pains and penalties of perjury.
- H. Accept written information presented to the Board.
- I. Invite the Applicant or Appellant or his/her representative to present such application, proposal, or appeal.
- J. Invite the Zoning Administrator to present information regarding the application, proposal, or appeal.
- K. Invite Board members to ask questions of the Applicant or Appellant and/or his/her representative.
- L. Invite interested persons and members of the public to present their information regarding the application, proposal, or appeal.
- M. Invite the Applicant or Applicant’s representative to respond to information presented.
- N. Invite more questions or comments from members of the Board.
- O. Invite more questions from interested persons and members of the public.
- P. Allow final comments or questions from the Applicant or his/her representative, the Zoning Administrator, or members of the Board.

Q. Upon motion and majority approval, the Chair shall either adjourn the hearing to a time certain or close the proceeding that this public hearing has closed on the matter.

R. The Board shall then conduct public deliberations or may vote to enter deliberative session.

Section VIII: Site Visits

Site visits shall be open to the public; however, no testimony shall be taken, and no ex parte communication shall occur. Site visits shall be held pursuant to the following conditions:

- A. If, prior to a hearing, the Chair determines that a site visit will be necessary, the site visit shall be scheduled immediately prior to a public hearing. Such site visits shall be publicly noticed in accordance with 24 V.S.A. §§ 4464(a)(1), (2).
- B. If necessary, the Board may recess a hearing to conduct a site visit at a property which is the subject of an application or appeal before the Board.
- C. If necessary, the Board may adjourn a hearing to a time certain to conduct a site visit at a property which is the subject of an application or appeal before the Board.
- D. The minutes of the proceeding shall reflect that a site visit was held, who was present, and the nature and duration of the site visit.

Section IX: Service List

The Clerk shall create a list of all individuals who participated in the hearing. The list shall include those who participated orally and those who participated in writing. All decisions of the Board shall be mailed to those on the list. The list shall include:

- A. The names of those who participated in the proceedings.
- B. The nature and content of participation by those who participated.
- C. The mailing address of each of these persons.

Section X: Decisions

The Board shall make its decisions by public deliberation, unless by majority vote it has determined to make a decision in deliberative session. Deliberative sessions are not open to the public and need not be warned. 1 V.S.A. §§ 312(e), (f). Members of the Board who have not heard all testimony and reviewed all evidence submitted for a particular application, proposal, or appeal shall not participate in that proceeding. Absent Board members may participate if they have reviewed the video recording of the proceedings, and any evidence submitted. The following rules shall apply to voting on decisions:

- A. Motions shall be made in the affirmative.
- B. The Chair has the same voting rights as all members and can make motions.
- C. No second shall be required for a motion to have the floor.
- D. All regular Board members present are expected to vote unless they have recused themselves.
- E. Abstentions are strongly discouraged and shall not count towards either the majority or the minority.
- F. For a motion to pass, it must receive the concurrence of a majority of the entire Board, regardless of how many are present. 1 V.S.A. § 172; 24 V.S.A. § 4461(a). In the event of a tie vote or a vote with less than a majority of the members of the Board concurring, the request for approval or appeal before the Board shall be deemed denied and the written decision shall such denial.
- G. The Board shall issue a decision within 45 days of the final public hearing.

Participation, disclosure of conflicts, and recusal shall be governed by the following procedures:

- A. Participation. A Board member shall not participate in any official action where he or she has a conflict of interest in the matter under consideration. A Board member shall not, personally or through any member of his or her household, business associate, employer or employee, represent, appear for, or negotiate in a private capacity on behalf of any person or organization in any proceeding pending before the Board.
- B. Disclosure. At all hearings, the Chair shall request that Board members disclose all potential conflicts of interest. When recognized by the Chair, any person may request disclosure of potential conflicts of interest.

Nonetheless, after disclosing a conflict or perceived conflict, a member who believes that they are able to act fairly, objectively, and in the public interest, shall disclose the nature of the potential conflict of interest, and the reason(s) why they are able to act in the matter fairly, objectively, and in the public interest. This shall be noted in the minutes of the proceeding.

- C. Recusal. A Board member shall recuse themselves from any matter in which they have a conflict of interest, pursuant to the following:
 - 1. The Applicant or any person may request that a Board member recuse themselves due to a conflict of interest. Such request shall not constitute a requirement that the member recuse themselves.
 - 2. A Board member who has recused themselves from a proceeding shall not sit with the Board, deliberate with the Board, or participate in that proceeding as a Board member in any capacity.
 - 3. If a previously unknown conflict is discovered, the Board may take evidence pertaining to the conflict, and if appropriate, adjourn to a short deliberative session to address the conflict.
 - 4. The Board may adjourn the proceedings to a time certain if, after a recusal, it may not be possible to take action through the concurrence of a majority of the Board. The Board may then resume the proceeding with sufficient members present.

Section XII: Ex Parte Communications

Ex parte communication is prohibited. Any Board member who inadvertently conducts ex parte communication must disclose such communication as required below.

- A. Disclosure. At each hearing, the Chair shall request that members disclose any ex parte communications. Board members who have received written ex parte communications shall place in the record copies of all written communications received as well as all written responses to those communications. Members shall prepare a memorandum stating the substance of all oral communications received, all responses made and the identity of each person making the ex parte communication, which shall become a part of the record of the proceedings.

Section XIII: Removal

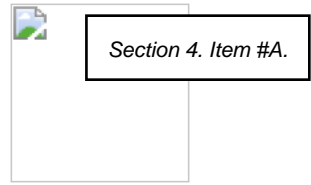
Upon majority vote, the Board may request that the Selectboard remove a Board member. Board members may be removed for cause by the legislative body upon written charges and after public hearing. 24 V.S.A. § 4460(c).

Section XIV: Amendments

These rules may be amended at any regular or special meeting by a majority vote, provided that each Board member has been presented a written copy of the proposed amendment at least 48 hours before the meeting at which the vote is taken.

These Rules of Procedure adopted by majority vote of the Town of Georgia Development Review Board this 7th day of April, 2026.

Chairperson



WORKSPACE INFORMATION

Application number DRB 006 2026	Category Amendments	Workspace state Submitted
Workspace created 03/04/2026, 10:27:40 PM EST	Application submitted 03/09/2026, 10:02:45 AM EDT	
Assignee Doug Bergstrom	Package generation date 03/12/2026, 9:25:15 AM EDT	

LOCATION INFORMATION

Address 113 RADHARC DRIVE, Town of Georgia, VT	Property information 115960005,
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PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Miles Trudell	[REDACTED]	Applicant, Property owner
Sean Fitzgerald RENOVERMONT LLC	[REDACTED]	Applicant, Property owner

Applications for site plan review in the Village Core district must conform to section 2.10.4 Village Core Design Standards, which are intended to implement the purposes of the Village Core District. If there is a conflict between the specific district standards and ARTICLE 5 Planning and Design Standards, the more stringent standard shall apply.

Section 4. Item #A.

6.3.4 Expiration

A. Site Plan approvals from the DRB expire two years from date of issue if construction has not progressed to the point where the structure or site can reasonably be used for its intended purpose, as defined in section 6.1.4 Permit Expiration and Extension. If the site plan has not been implemented within the two year period, an extension of one year may be granted by the DRB upon written request prior to expiration of the approval, which shall include a statement of why the site plan has not been implemented and the basis of the request for the extension.

B. For commercial uses in the I, VC and B districts the DRB may approve an expiration date beyond what is otherwise allowed in these Regulations if the applicant demonstrates, and the DRB concludes, that this is necessary to allow orderly completion of the development. Any such expiration date shall be noted as a permit condition.

Property Information	
Zoning District: AR-2	Is this a PUD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Deed Reference: Volume PC-16-20	Deed Reference: Page Page 5, item 15
Size of Parcel: 1	

Previous subdivision of parcel (if applicable)		
Permittee name:	Date:	Map #

Previous Site Plan Approval (if applicable)		
Permittee name:	Date:	Map #

Engineer (if applicable)		
Engineer Name	Engineer Phone	Engineer Email

Surveyor (if applicable)		
Surveyor Name	Surveyor Phone	Surveyor Email

Project Information

Section 4. Item #A.

Project Description:

Lot 5 the requested amendment to the site plan. Homeowner requests that the evergreen trees currently be allowed and that they serve in the best interest of the homeowner, the property, and are within the required footage from the Route 7 boundary. This is in amendment to item #15, which describes maple trees and lilac bushes.

Number and size of proposed lots

Lot 5 is a 1Acre Lot

Names and addresses of abutting property owners:

N/A

Existing and/or proposed means of access to the site

N/A

List of plans, sketches, or other information submitted with this application

N/A

Location of parking and proposed number of spaces:

N/A

Existing and/or proposed road & driveway access to site:

N/A

Existing and/or proposed easements and rights of way:

N/A

Proposed and/or existing wastewater disposal and water supply:

N/A

Proposed drainage/storm water runoff (if required):

N/A

Proposed landscaping (if applicable):

See the above request in the project description

Size and location of proposed and/or existing buildings:

N/A

State permits required and/or obtained for this project:

N/A

Proposed lighting (if any)

N/A

ATTACHMENTS

Section 4. Item #A.

This section includes relevant information about the various attachments that have been uploaded to the workspaces or that have been generated as part of the workspace. The actual files are not included in this pdf. Refer to other folders within the downloaded file to view the actual files.

Phase: Application
Uploaded on: 03/09/2026, 11:05:58AM EDT
Attachment type(s): Decision Letter

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	03/09/2026, 11:05:58AM EDT	PC-16-20 Rooney 5 lot Final Decision Aug 25 2020.pdf	application/pdf

**SITE PLAN AMENDMENT
Landscaping Amendment
DRB-006-26**

Owner: Miles Trudell [Redacted]	Property Tax Parcel & Location: 113 Radharc Drive Parcel #115960005 Zoning District: Residential (R)
Developer: Sean Fitzgerald [Redacted]	

BACKGROUND

Miles Trudell, hereafter referred to as Applicant, is requesting a Site Plan Amendment from the previous subdivision of property decision (PC-016-20) to amend the landscaping plan to allow the evergreen trees currently planted in place of the maple trees and lilac bushes listed in the decision. The evergreen trees serve in the best interest of the homeowner, the property and are within the required footage from the Route 7 boundary.

The parcel is located at 113 Radharc Drive within the Residential (R) zoning district. This property is part of a PUD subdivision with the total acreage of ±1 acre in size.

PROJECT NARRATIVE SUMMARY

1. This project proposes the change in landscaping required in prior subdivision decision (PC-016-20) specifically for Lot #5, now 113 Radharc Drive. The property contains a three-bedroom single family dwelling in the Residential (R) zoning district
2. According to PC-016-20 Decision Letter, Order #15:

A row of a mix of a maximum of six – 2” caliper – Sugar Maples (Acer Saccharum) and 20 Lilacs shrubs shall be planted and maintained in perpetuity, by the Homeowners Association, along Ethan Allen Highway on Lot 5. The Site Plan Mylar shall depict the plantings and delineate a 15’ common easement for the maintenance of said Sugar Maples and Lilac shrubs, native to Vermont. Applicants shall submit to the Zoning Administrator a letter from a licensed engineer stating that the plantings have been completed prior to the issuance of a Certificate of Occupancy for Lot 5. The following language shall be placed on the Site Plan Mylar stating, “The required six Sugar Maple trees and 20 Lilac shrubs shall be maintained in perpetuity by the Homeowners Association.”

3. **Existing and/or proposed means of access to the site:** No change to access is proposed.
4. **Location of parking and proposed number of spaces:** No change to parking is proposed.
5. **Existing and/or proposed road and driveway access to site:** No change to access is proposed.
6. **Existing and/or proposed easements and rights-of-way:** No changes to existing easements are proposed.
7. **Proposed and/or existing wastewater disposal and water supply:** No change to wastewater disposal or water supply is proposed.
8. **Proposed drainage/storm water runoff (if required):** None required.
9. **Proposed landscaping (if applicable):** Change to allow the evergreen trees currently planted to serve in the best interest of the homeowner and the property; and are within the required footage from the Route 7 boundary.
10. **Size and location of proposed and/or existing buildings:** No change to site plan for location.
11. **State permits required and/or obtained for this project:** All state and required permits for the home were obtained.
12. **Proposed lighting:** No change to lighting is requested.
13. No other changes to the PC-016-20 Decision Letter are proposed.
14. Order #15 in the DRB Decision of PC-016-20 places an undue burden on the homeowner, HOA, and the Town of Georgia Zoning Office to comply with the order in perpetuity. Furthermore, weather conditions in the State of Vermont make tying a Certificate of Occupancy to planting specific sized trees and bushes to a property before residents can move in impossible to predict for compliance. Zoning offices and municipalities are legally obligated to ensure that conditions for occupancy on new home builds are reasonable and do not create "unnecessary hardship" or an "undue burden" on property owners. While zoning offices have the authority to regulate development for public safety, health, and welfare, they must comply with legal standards that limit this power (24 VSA §4302).

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning and DRB Clerk

**TOWN OF GEORGIA
PLANNING COMMISSION
FINDINGS OF FACT, CONCLUSIONS & ORDER**

**NOTICE OF DECISION
PC-16-20
Owner: Terry and Robert Rooney**

Final Plat and Boundary Line Adjustment Approval

This matter came before the Georgia Planning Commission on the application of Terry and Robert Rooney, hereafter referred to as the Applicants, for a Boundary Line Adjustment of two lots owned by the Applicants and Final Plat Review of a 5-lot subdivision of properties located at 4141 Ethan Allen Highway. A Notice of Public Hearing was duly published on August 7, 2020, and all adjoining property owners were notified.

The Planning Commission held a public hearing on August 25, 2020. The hearing was conducted over the “Zoom Internet” internet virtual platform. Peter Mazurak, of Trudell Consulting Engineers and Terry Rooney were present and represented the applicants.

Applicant submitted plans entitled, “Rooney, 4141 Ethan Allen Highway, Georgia VT”, prepared by Peter Mazurak, P.E. Said plans consisted of 3 sheets labeled as:

Sheet C2-01: Phase 2 Overall Site Plan, dated 7/17/2020.

Sheet C2-02: Phase 2 Partial Site Plan, dated 7/17/2020.

Sheet C2-03: Phase 2 Partial Site Plan, dated 7/17/2020.

Applicant submitted a subdivision plat entitled, “Subdivision Plat for Terry & Robert Rooney, Ethan-Allen Highway (RT. 7), Georgia, Vermont, prepared by TCE Engineering Survey, dated 08/28/19.

Based on the above-mentioned public hearing, plans submitted, and additional documents contained in the planning file for this proposal, the Planning Commission enters the following Findings of Fact, Conclusions and Order.

FINDINGS OF FACT

NOTE: The application, any and all relevant evidence presented to the Commission, and the minutes of the hearing conducted by the Town of Georgia Planning Commission on August 25, 2020, and the minutes of the Preliminary Plat Review conducted on May 12, 2020 and Sketch Plan Review conducted by the Town of Georgia Planning Commission on January 22, 2019, shall be considered part of the Findings of Fact and kept as part of the permanent record of the applicants. This official record shall provide additional basis for the Commission’s decision.

1. Robert and Terry Rooney, hereafter referred to as Applicants, are requesting a boundary line adjustment between parcels located at 4141 Ethan Allen Highway in the AR-2 and AR-3 zoning districts. A Boundary Line Adjustment was approved administratively on on October 3, 2019, which reduced Parcel 11596000 from 67.2 acres to 14.69 acres, Parcel 11603000 increased from 11.99 acres to 64.5 acres. Applicants are proposing the conveyance of 4.6 acres of land located on the eastern side of Parcel 11603000, reducing

the parcel to 10.01 acres. Parcel 1159603000 would become 69.02. The boundary line adjustment would not affect road frontage and does not create irregular shaped lots.

2. Applicants are requesting Final Plat review for a 5-lot Planned Residential Development of Parcel 11603000 containing 10.01 acres following the above said Boundary Line Adjustment. The parcel contains a barn and is benefitted by 337.7 +/- feet of road frontage on Ethan Allen Highway. The parcel is also benefitted by a shared 60' right-of-way from Ethan Allen Highway. The 5 residential lots are proposed to be between .82 and 6.33 acres in size. The parcel is located entirely within the AR-2 zoning district. A 5.45-acre open space easement located over Lot-6 is proposed. The proposed open space contains four individual wastewater mound systems. The four wastewater systems are proposed to service lots 5, 6, 7, and 8. Lot-4 contains an individual onsite wastewater system and an existing barn. Individual drilled wells are proposed on lots 4, 5, and 6. A shared drilled well located within a well easement on Lot 7 is proposed for lots-7 and 8. Lots 4 and 5 have the required road frontage, however, Applicants are requested a waiver of the required road frontage for lots 6, 7, and 8. Applicants are proposing all five lots access Ethan Allen Highway from a shared 60' right-of-way easement.
3. The Planning Commission conducted a preliminary plat review on May 12, 2020. See document file PC-08-20. The Planning Commission conducted a sketch plan review on January 22, 2019. See document file PC-04-19 containing maps, plans, and correspondences.
4. The public hearing was conducted over the "Zoom Meeting" internet virtual platform. The following members of the Planning Commission were present for the Boundary Line Adjustment/Final Plat public hearing on August 25, 2020, constituting a quorum: Suzanna Brown, Greg Drew, Maurice Fitzgerald, Emily Johnson, Edward Simon, and Tony Heinlein. David Vincent came into meeting at 8:45 p.m. and was not present during the hearing and did not vote. See the official meeting minutes for a list of others present at the meeting.
5. The regulations in effect at the time of the decision: Town Plan, last amended January 2017; Town of Georgia Development Regulations, last amended October 14, 2013.

CONCLUSIONS

1. This application was reviewed as a major subdivision pursuant to the requirements and standards outlined in Article 4, Subdivision Approval, of the Town of Georgia Development Regulations, the AR-1 (Agricultural / Residential) zoning district under Article 2, Zoning Districts, Land Uses and Dimensional Standards, Site Plan Standards under Article 3, Section 3.3, Planned Unit Development requirements under Article 3, Section 3.5, and Article 7 Planning and Design Standards, of the Town of Georgia Development Regulations. The application was deemed consistent with the above mentioned standards and requirements.

2. The approval of the Final Plat/Boundary Line Adjustment is based on all Final Plat/Boundary Line Adjustment documents, Preliminary and Sketch Plan documents contained in the “Robert and Terry Rooney, 4141 Ethan Allen Highway, Georgia VT, Proposed Subdivision” files.

ORDER

Based on the Findings of Fact and Conclusions set forth above, the Georgia Planning Commission approves the Final Plat for a 5-Residential Planned Residential Development with the following conditions:

1. The final Mylar survey (s) and site plan(s) shall be signed by the chair of the Planning Commission and filed with the Town Clerk within 180 days of the Planning Commission’s final approval. One 90-day extension may be granted by the Planning Commission.
2. Prior to recording the final Mylar’s, boundary markers shall be set at all points specified on the Survey Plat Mylar including the intersection of the right-of-way easement and property lines, excluding the centerline of the private road, and a letter from a licensed land surveyor shall be submitted to the Planning Coordinator stating same.
3. Prior to the issuance of any land development permits, the Mylar’s shall be filed in the Land Records of the Town of Georgia.
4. Within 180 days of the date of this decision a Mylar and one scaled paper copy of the final survey plat must be completed by a licensed land surveyor and submitted to the Planning Coordinator. The survey shall indicate the following.
 - a) Proposed subdivision name or identifying title, the name of the municipality, the name and address of the record owner, the name, license number and seal of the licensed land surveyor, the boundaries of the subdivision and its general location in relation to existing street, scale, date, and true north point.
 - b) The zoning district designation of the area to be subdivided and any zoning district boundaries affecting the parcel within the blocks.
 - c) The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distance, and tangent bearings for each street.
 - d) Lots within the subdivision numbered in alternating order.
 - e) Permanent reference monuments including lot corner markers and all lot lines at the point of intersections of the right-of-way easement shall be clearly indicated. Monuments shall be set at all corners and angle points of the boundaries of the subdivision and at intersections of the property lines and right-of-way easement.
 - f) Rights of way with metes and bounds calculated along the centerline of said rights of way.
 - g) A 10’ wide sidewalk easement located on Lot-5 and Lot-4 with metes and bounds calculated.
 - h) The well easement located on Lot-7 in favor of Lot-8 with metes and bounds calculated.

- i) The 15' wide tree/shrub easement located on Lot-5 with metes and bounds calculated.
 - j) The 6.33 +- acre common land easement with metes and bounds calculated.
 - k) Deed reference, tax map reference.
 - l) Names and deed reference of all abutting landowners.
 - m) Planning Commission and Town Clerk signature blocks.
5. The Rear lot lines of Lot-7 and Lot-8 shall be moved and be located east of the wetland buffer.
 6. All front property lot lines shall be located at the center line of the portion of the 60' right-of-way easement running north to south and parallel with Ethan Allen Highway.
 7. The rear lot line of Lot-6 shall be removed, and the entire open land easement shall be included with Lot-6.
 8. Lot-6 acreage to be shown as 6.33+- acres. The common land shall be delineated as a 5.45 +- acres easement, shown with metes and bounds, on Lot-6.
 9. The Final Plat plans shall be accompanied by a vicinity map drawn at the scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area.
10. Within 180 days of the date of this decision a Mylar and one scaled paper copy of the Final Site Plan shall also be submitted to the Planning Coordinator. Site plan details shall include the following:
 - a) Lots within the subdivision numbered in alternating order.
 - b) Building envelopes showing proposed setbacks, including a 50' setback around the entire PUD, except for the rear setback of Lot-7 and Lot-8 which shall be 25'. Front setbacks shall be 75' from the center line of the private road.
 - c) Calculated metes and bounds for all rights of way and easement areas.
 - d) Wastewater details with associated isolation areas, calculated metes and bounds easements.
 - e) Drilled wells and well isolation areas.
 - f) Drilled well easement located on Lot-7 in favor of Lot-8.
 - g) Common land easement on Lot 6 in favor of Lots 4, 5, 7, and 8.
 - h) Drainage details.
 - i) Erosion control details.
 - j) Stormwater details.
 - k) Contour lines at a minimum of 5' intervals.
 - l) Existing and proposed utilities (power lines serving each proposed dwelling).
 - m) Existing and proposed driveways with turnarounds.
 - n) Landscaping details, including a list of numbers, types and size of trees and shrubs to be planted within the 15' easement located on Lot-5.
 - o) Typical cross sections of the proposed grading of roadways.
 - p) Natural features of the proposed site including: Wetlands with associated required buffers, streams with associated required buffers, prime agricultural soils, rock outcroppings, and slopes > 25%.
 - q) Planning Commission and Town Clerk signature blocks.

11. The Site Plan As part of the Final Plat application, the Applicants shall accurately delineate the proposed Common Land (Open Space). The following language shall be placed on the Mylar for the purposed common area: ***“Open space easement to be maintained by a Homeowners Association of lots 1-6. Reference relevant deeds and covenants for purpose and restrictions; no further development or subdivision of the common land. No maintenance shall occur within the wetland or wetland buffer which shall remain natural.”***
12. The Site Plan Mylar shall show boulders along the section of wetland buffer running east to west not more than 20’ apart, withing the common land located on Lot-6. Said boulders shall remain in perpetuity. The following language shall be placed on the submitted Mylar as a note stating, **“Boulders spaced not more than 20’ apart as delineated on this Mylar shall remain in perpetuity.”** Prior to the issuance of a Certificate of Occupancy for any dwelling constructed, applicant shall submit a letter by a registered surveyor stating said boulders have been placed, as permanent markers, on the wetland buffer located from east to west of the common land located on Lot-6, not more than 20’ apart.
13. The Final Plat plan shall be accompanied by a vicinity map drawn at the scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area.
14. The building height for Lot 5 shall be restricted to a 1 ½ story dwelling. The following language shall be placed on the submitted Mylars as a note stating, **“Construction on Lot 5 shall be restricted to a maximum of 1 ½ story building and not exceed 25’ in height, measured from the pre-construction elevation at the high point of the foundation”**. Language shall be added to the deed stating same, at the time of transfer of the parcel.
15. A row of a mix of a minimum of six – 2” caliper- Sugar Maples (*Acer saccharum*) and 20 Lilacs shrubs shall be planted and maintained in perpetuity, by the Homeowners Association, along Ethan Allen Highway on Lot 5. The Site Plan Mylar shall depict the plantings and delineate a 15’ common easement for the maintenance of said Sugar Maples and Lilacs shrubs, native to Vermont. Applicants shall submit to the Zoning Administrator, a letter from a licensed engineer stating that the plantings have been completed prior to the issuance of a Certificate of Occupancy for Lot-5. The following language shall be placed on the Site Plan Mylar stating, **“The required six Sugar Maple trees and 20 Lilac shrubs shall be maintained in perpetuity by the Homeowners Association.”**
16. A 10’ wide easement, for a future sidewalk, shall be delineated along the Ethan Allen Highway boundary lines of Lot- 4 and Lot-5. Said sidewalk easement shall be granted to the town of Georgia.

17. The private road shall accurately delineate showing a width of 18' with 2' shoulders, as well as the required hammerhead and stormwater details.
18. The requested waiver for of the required road frontage in lieu of a 60-foot-wide ROW for lots 4, 5, 6, 7 and 8 was approved by Planning Commission.
19. The requested waiver for the 25' rear property line setback on Lot-7 and Lot-8 was approved by Planning Commission.
20. The applicant shall construct the private road, accessing the 5-lot PUD to a width of 18' with 2' shoulders. Except for said road width, the road shall meet the Private Road Construction Standards, under Section 7.11, Paragraph A, Subsections 7 and 8, of the Georgia Development Regulations. The road shall be paved with a minimum of 2" of asphalt pavement.
21. Prior to the issuance of any Certificate of Occupancy for any dwelling constructed within the subdivision the private road shall meet the requirements set forth within the Town of Georgia Ordinance Regarding Street Naming and Street Addressing, dated 11/27/98
22. This decision is contingent on Applicant receiving an approved access permit from Vermont Department of Transportation.
23. The private driveways shall be delineated on the Site Plan Mylar and shall include a hammer head type turn around on each driveway. Any driveways must be constructed in accordance with the driveway standards of the Town of Georgia and more specifically, they must be constructed in a way as to:
 - Have a minimum culvert size of 15" in diameter with 10" of compacted gravel placed over top of the culvert;
 - Prevent stormwater runoff from the driveway from entering the roadway;
 - Allow for a turn around to prevent backing up into the private road,
24. Prior to issuance of the Certificate of Occupancy for the first lot built on, the Applicants, and assigns and successors shall submit to the Zoning Administrator, a letter from a licensed engineer stating that the private road accessing lots 4, 5, 6, 7 and 8, have been constructed to a width of 18' with 2' shoulders, and conform to Section 7.11, Paragraph A, Subsections 7 and 8; Private Road Construction Standards, and Private Road Ditching & Culverts, and has been built to design specifications.
25. Prior to issuance of the Certificate of Occupancy for the first lot built on, the Applicants, and assigns and successors shall submit to the Zoning Administrator, a letter from a licensed engineer stating that the common land located on Lot-6 has been permanently marked with boulders at the corners of the rear area of Lot-6 non-open land.
26. Prior to issuance of the Certificate of Occupancy for the last lot built on or 3 years from the date the Mylars are filed, whichever is sooner, Applicants, assigns, and successors

shall submit to the Zoning Administrator, a letter from a licensed engineer stating that the private road accessing lots 4, 5, 6, 7 and 8, have been paved to a minimum of 2” of asphalt pavement.

27. Prior to issuance of the Certificate of Occupancy for Lot-7 Applicants, assigns, and successors shall submit to the Zoning Administrator, a letter from a licensed engineer stating that the a split rail fence has been erected along the north side of the 20’ Open Space easement located at the south boundary line of Lot 7. The maintenance of said fence shall be the responsibility of the Homeowners Association.
28. Legal documents addressing the conveyance of all easements through the creation of a homeowners’ association (HOA) including the responsibility of private road repairs, improvement, maintenance, replacement and snow removal; and the responsibility for construction, improvement, maintenance, repair, replacement and ownership of all open space, or shared public infrastructure (stormwater, wastewater, water, open space, split rail fence, tree and shrubs , restrictions of the common land, etc.), shall be submitted to the Town of Georgia Planning Coordinator (planning@townofgeorgia.com) for independent technical review by the Town’s attorney. A check for \$500.00 shall be submitted to The Town of Georgia Treasurer to be held in escrow for payment of legal review by the Town’s attorney. Any unused portion of said \$500.00 shall be returned to the Applicants after all requested revisions and final review has been completed. If the costs of review by the Town’s attorney exceeds the escrowed amount, the Applicants shall be required to pay any and all fees for review by the Town’s attorney in excess of the escrowed \$500.00 prior to final Mylar recording. Legal documents requiring the Town’s signature will need to be approved by the Selectboard. **Approved legal documents shall then be executed and recorded in the Georgia Land Records prior to final Mylar recording.**
29. Road signs for the private roads will be required prior to the issuance of any Certificate of Occupancy Applicants, assigns, and successors shall submit to the Zoning Administrator, a letter from a licensed engineer stating that have been installed as required. Said signs will be of a standard approved by the Town in accordance with E-911 Street Address Ordinances and at the expense of the Applicants.
30. A reflective 911 street number, located at each residence, visible from the private road, shall be installed at the owner’s expense. Prior to the issuance of any Certificate of Occupancy for any dwelling constructed within the subdivision, Applicants, assigns, and successors shall submit a letter certifying the signs have been installed.
31. All exterior lighting shall be installed or shielded in such a manner as to conceal light sources and reflector/refractor areas from view from points beyond the lot.
32. Prior to commencement of any individual lot development activities, Applicants, assigns, and successors shall obtain the requisite zoning permit(s) from the Town Zoning Administrator.

33. The development plan shall fit the topographic, soil and vegetation characteristics of the site with a minimum of clearing and grading. Existing natural drainage patterns shall be preserved wherever possible. Only areas where active construction is taking place should be exposed. All other areas shall be protected by vegetative and structural control measures. Seed and mulch will be applied as soon as possible to disturbed soils.
34. Prior to the issuance of any Certificate of Occupancy for any dwelling constructed within the subdivision, Applicants, assigns, and successors shall record a Vermont Building Energy Standards Certificate in the Land Records and a copy of same shall be submitted to the Zoning Administrator.
35. Beyond what is noted in this letter, Applicants are responsible for securing any and all necessary permits to complete this project.
36. Prior to final Mylar recording, the conditions of this decision shall be recorded in the Georgia Land Records.
37. This project shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the Planning Commission and on file in the Town Office, and in accordance with the conditions of this approval.
38. No changes, erasures, modifications, or revisions other than those required by this decision shall be made on the subdivision plat approved by the Planning Commission. In the event the subdivision plat is recorded without complying with this requirement, the plat shall be considered null and void.
39. All plans, drawings, and conditions/requirements etc. listed above or submitted at the hearing and used as the basis for the decision to grant this permit shall be binding on the Applicants, and their heirs and assigns. Projects shall be completed in accordance with such approved plans and conditions. Any deviation from the approved plans shall constitute a violation of permit and be subject to enforcement action by the Town.

Dated at Georgia, Vermont, this _____ day of September 2020.

By _____
Suzanna Brown
Georgia Planning Commission Chair

Vote to approve: In favor - 4, Opposed - 0, Abstain - 0.

In Favor: Gregory Drew, Emily Johnson, Edward Simon, Maurice Fitzgerald, Tony Heinlein, and Suzanna Brown.

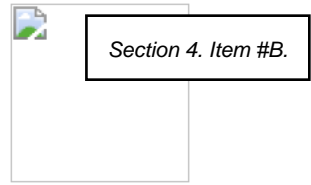
Opposed: None. Members abstaining: None.

Members absent during hearing: David Vincent.

30 Day Appeal Information:

An “interested person”, who has participated in this proceeding, may appeal this decision to the Vermont Environmental Court within 30 days of the date this decision was signed. Participation shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding. See V.S.A. Title 24, Chapter 117, Section 4465b for clarification on who qualifies as an “interested person”.

Notice of the Appeal, along with applicable fees, should be sent by certified mail to the Vermont Environmental Court. A copy of the notice of appeal should also be mailed to the Town of Georgia Planning Commission at 47 Town Common Rd. North, St. Albans, VT 05478-6089. Please contact the VT Environmental Court for more information on the filing requirements, fees, and current mailing address.



WORKSPACE INFORMATION

Application number DRB 007 2026	Category Minor Subdivision	Workspace state Submitted
Workspace created 03/13/2026, 10:40:37 AM EDT	Application submitted 03/13/2026, 11:19:13 AM EDT	
Assignee Doug Bergstrom	Package generation date 03/16/2026, 12:19:01 PM EDT	

LOCATION INFORMATION

Address 20 CONGER RD, Town of Georgia, VT	Property information 102560000,
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PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Alecia Dixon	[REDACTED]	Applicant
Forrest Newton	[REDACTED]	Applicant
NEWTON HAROLD S & FAITH G	[REDACTED]	Property owner

plat review. Final Plan/Plat hearings shall be warned in accordance with section 9.4.

Section 4. Item #B.

H. Action on Final Plan/Plat.

The DRB shall act to approve or deny Final Plan/Plat applications within forty five (45) days after closure of the hearing. A written and signed decision per section 9.5, including background information, findings of fact, conclusions, and decision with applicable conditions shall constitute final action of the DRB for purposes of potential appeals under section 9.7 (Appeals) of these Regulations. Failure to act within the 45 day period shall constitute deemed approval on the 46th day. Final Plan/Plat decisions shall be distributed per the requirements of section 9.5.

I. Effect of Final Approval.

Final approval by the DRB shall not be deemed to constitute or be evidence of any acceptance by the Town of any street, easement, utility, park, recreational area or open space shown on the final plat. Such acceptance may only be accomplished by formal action of the Selectboard.

Owner Sign

Property Information

Zoning District: AR RESIDENTIAL DISTRICT	Size of Parcel: 32	Is this a PUD? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Deed Reference: Volume Parcel# 10256 V.137 P.233, Parcel# 10263 V.368 P.161	Deed Reference: Page V.137 9. 233 & V.27 P.122 FOR (PARCEL #10256), AND V.60 P. 58 FOR (PARCEL #10263)
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Previous subdivision of parcel (if applicable)

Subdivision Application #:	Permittee name:	Date:	Map #
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Previous Site Plan Approval (if applicable)

Site Plan Application #	Permittee name:	Date:	Map #
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PREVIOUS PRELIMINARY PLAN APPROVAL (If Applicable)

Preliminary Plan Application #	Permittee Name	Date	Map #
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Engineer (if applicable)

Engineer Name	Engineer Phone	Engineer Email
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Surveyor (if applicable)		
Surveyor Name Day Land Surveying	Surveyor Phone (802) 849 6516	Surveyor Email mark@daylandsurveying.com
		Section 4. Item #B.

Project Information

<p>Project Description:</p> <p>Provide a detailed narrative describing the scope and layout of the proposed development. The narrative should explain the proposed use of the property & all key elements, as presented on the site plan. Please address each of the following elements: building size(s) and type, landscaping and screening, road and driveway access to the property, impact on traffic, internal circulation of vehicular and pedestrian traffic, parking (# of spaces), stormwater and erosion control measures, lighting (size, type, location, and number), and signage, if any. Summarize all details below:</p>	<p>Project Description:</p> <p>ADJUST THE BOUNDARY BETWEEN NEWTON AND DIXON BY ANNEXING AREA A FROM NEWTON TO DIXON THE ABOVE DESCRIBED ANNEXATION CREATES A SUBDIVISION OF EXISTING LOT 2. NEW LOT 2A PROPOSED TO HAVE 8.06 ACRES WITH EXISTING HOUSE AND MOBILE HOME. NEW LOT 2B PROPOSED TO HAVE 13.66 ACRES WITH NO DEVELOPMENT PROPOSED AT THIS TIME.</p>
<p>Number and size of proposed lots Lot 1, 10.55 acres Lot 2A, 8.06 acres Lot 2B, 13.66 acres</p>	<p>Names and addresses of abutting property owners: BRIAN & HEATHER DUNSMORE - TOWN OF GEORGIA, VERMONT</p>
<p>Existing and/or proposed means of access to the site Routine access by Conger Rd</p>	
<p>List of plans, sketches, or other information submitted with this application DRAFT BOUNDARY LINE ADJUSTMENT & SUBDIVISION PLAT SUBMITTED</p>	
<p>Location of parking and proposed number of spaces: N/A</p>	<p>Existing and/or proposed road & driveway access to site: DRIVEWAYS</p>
<p>Existing and/or proposed easements and rights-of-way: NONE</p>	<p>Proposed and/or existing wastewater disposal and water supply: N/A</p>
<p>Proposed drainage/storm water runoff (if required): N/A</p>	<p>Proposed landscaping (if applicable): N/A</p>
<p>List any parcels of land proposed to be dedicated to public use and the conditions of such dedication.</p>	
<p>Size and location of proposed and/or existing buildings: AS NOTED ON SUBMITTED PLAT</p>	<p>State permits required and/or obtained for this project: N/A</p>
<p>Proposed lighting (if any) N/A</p>	<p>List of waivers If needed (please fill out waiver request form)</p>
<p>The location of natural features or site elements to be preserved.</p>	

Final Plat Requirements

PLAT REFERENCES:

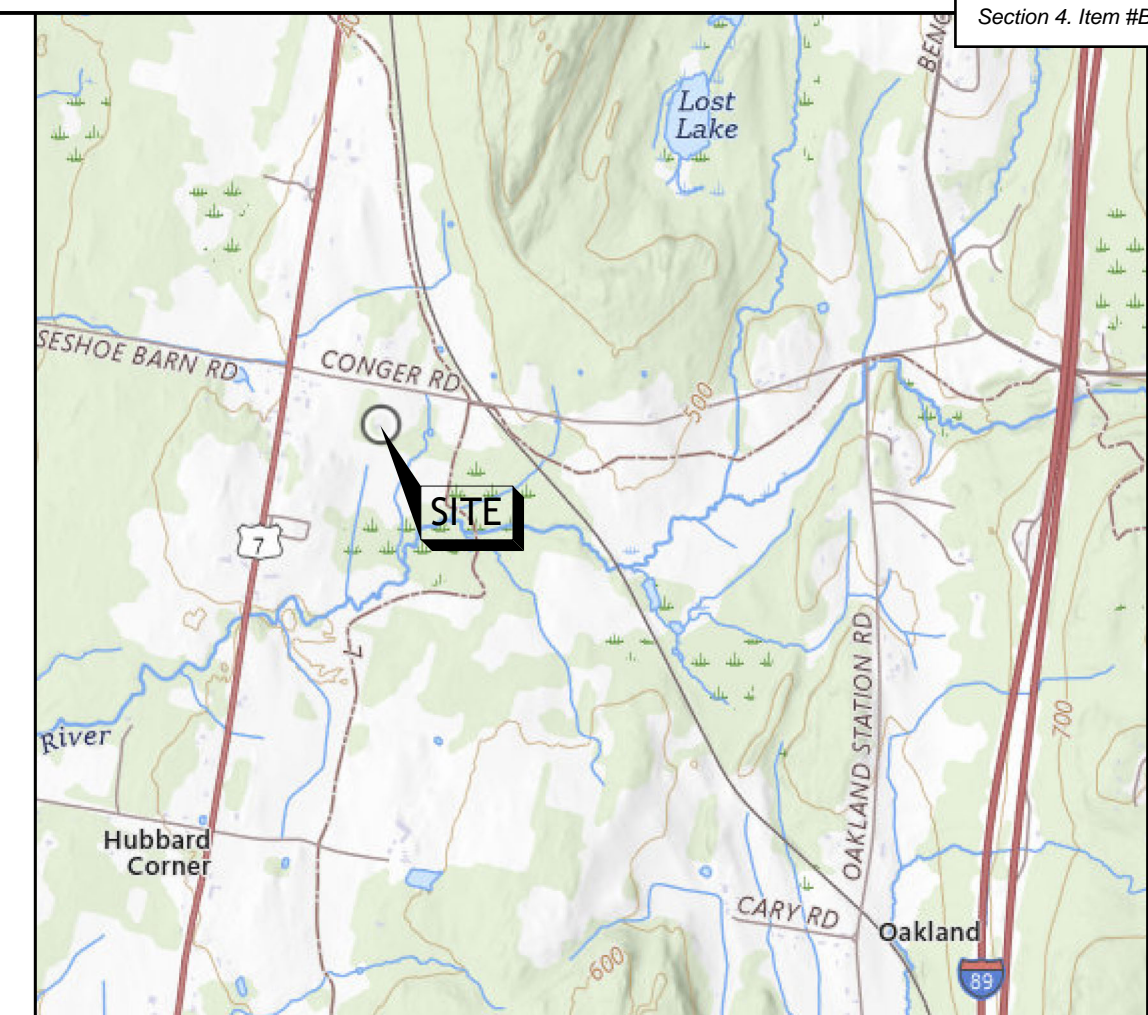
- 1. "MAP OF BOUNDARY SURVEY - HAROLD & FAITH NEWTON - GEORGIA, VERMONT", DATED FEB 10, 1986, PREPARED BY STEVEN BROOKS AND RECORDED IN THE GEORGIA LAND RECORDS MAP SLIDE 194 (MAP 404).

PURPOSE OF PLAT:

- 1. ADJUST THE BOUNDARY BETWEEN NEWTON AND DIXON BY ANNEXING AREA A FROM NEWTON TO DIXON

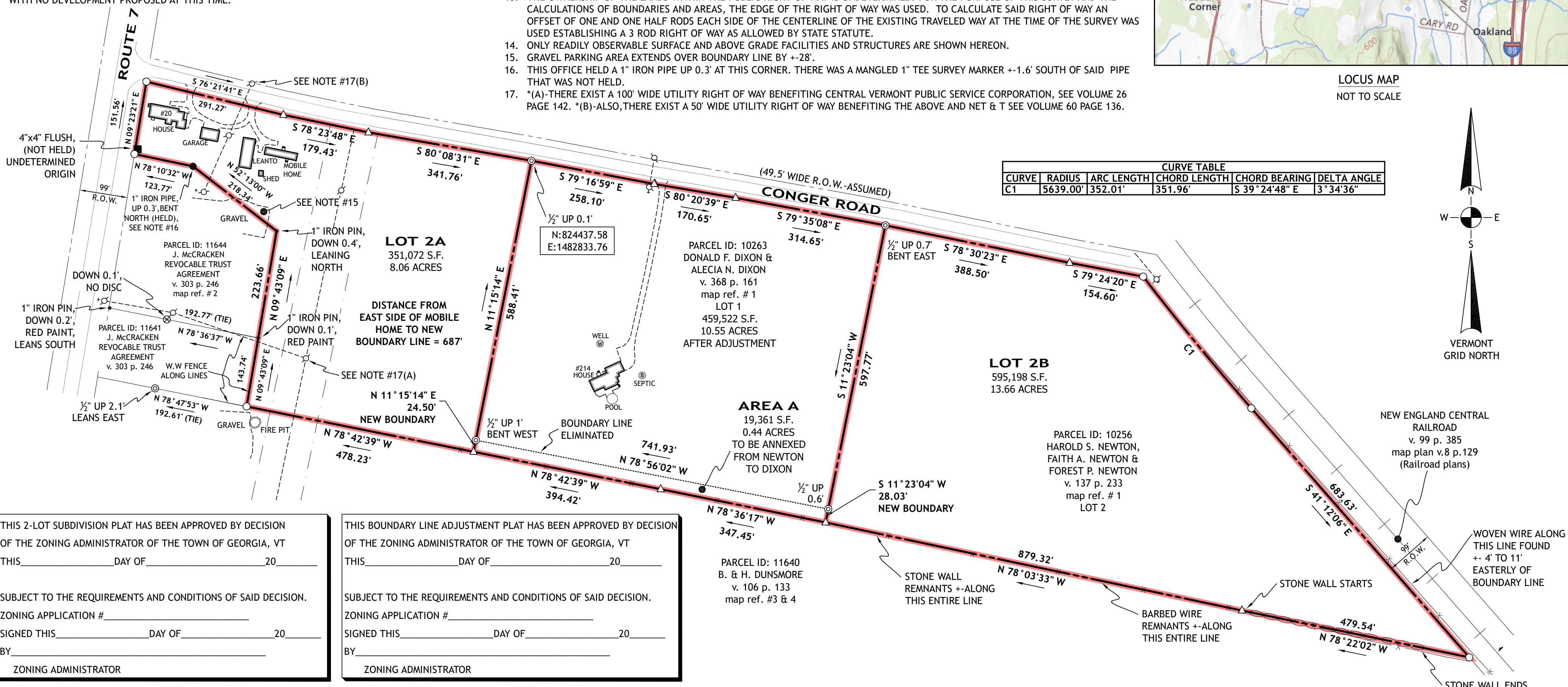
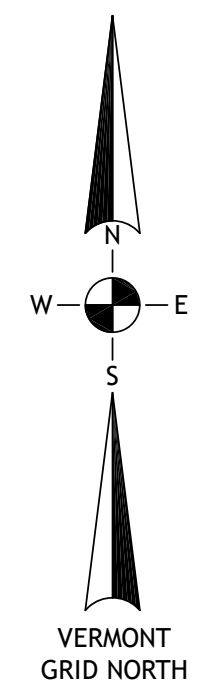
PLAT NOTES:

- 1. OWNERS OF RECORD: PARCEL # 10256: HAROLD S. & FAITH G. NEWTON



LOCUS MAP NOT TO SCALE

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE



THIS 2-LOT SUBDIVISION PLAT HAS BEEN APPROVED BY DECISION OF THE ZONING ADMINISTRATOR OF THE TOWN OF GEORGIA, VT THIS _____ DAY OF _____ 20

THIS BOUNDARY LINE ADJUSTMENT PLAT HAS BEEN APPROVED BY DECISION OF THE ZONING ADMINISTRATOR OF THE TOWN OF GEORGIA, VT THIS _____ DAY OF _____ 20

LEGEND

- IRON PIPE (FOUND)
- ⊙ IRON PIN (FOUND)
- ⊗ SURVEY MARKER, 1" TEE (FOUND)

TOWN OF GEORGIA, VERMONT RECEIVED FOR RECORD AT _____ O'CLOCK _____ MINUTES _____ M.



272 N MAIN ST, ST. ALBANS, VT 05478 300 RYAN'S WAY, FLETCHER, VT 05448

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...

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



BOUNDARY LINE ADJUSTMENT & SUBDIVISION PLAT PARCEL ID: 10256 & 10263 Prepared For NEWTON & DIXON #20 & #214 CONGER ROAD GEORGIA, VERMONT

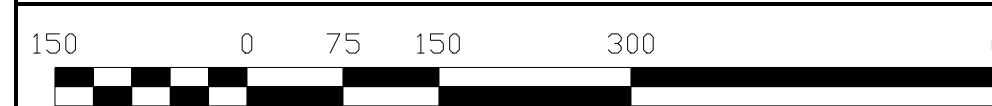


Table with columns: SCALE, DATE, JOB NUMBER, DRAWING, CRD FILE, SURVEY BY, DRAWN BY

THIS IS AN ORIGINAL PIGMENT INK ON STABLE BASE POLYESTER FILM

**SKETCH PLAN REVIEW
Three-Lot Minor Subdivision
DRB-007-26**

Owner: Harold & Faith Newton	Property Tax Parcels & Location: 20 Conger Road – 214 Conger Road Parcel#102560000 / 102630000 Zone: Residential (R) & Ag Residential (AR)
Applicant 1: Alecia Dixon	Applicant 2: Forrest Newton

Background

Alecia Dixon and Forrest Newton, hereafter referred to as Applicants, are requesting Sketch Plan review for a three-lot Minor Subdivision for the parcels located at 20 Conger Road (±21.93 acres) and 214 Conger Road (±10.1 acres). The parcels are located in Residential (R) and Ag Residential (AR) zoning districts.

The following subdivision of property is outlined below:

- Lot 2A, ±8.06 acres, located off Route 7 and consisting of the house and outbuildings.
- Lot 2B, ±13.66 acres, open land to the east of 214 Conger Road
- Area A, ±0.44 acres, to be annexed to Applicant Dixon’s land at 214 Conger Road

COMMENTS

General Subdivision and Site Plan Review Requirements

1. Dimensional Requirements. The dimensional requirements of the Zoning District and the proposed lot dimensions are as follows:

	R	AR	LOT 2A	LOT 2B	Area A
Minimum Lot Size	1.0 acres	2.0 acres	±8.06 acres	±13.66 acres	±0.44 acres
Lot Frontage	100 ft	150 ft	±800ft	±525ft	±750 ft

2. Site plans. Applicant has submitted one map prepared by Day Land Surveying, PLLC on 11/13/2025 titled, “Newton & Dixon Boundary Line Adjustment and Subdivision Plat”.

3. Lot layout. The proposed layout will divide the 21.93-acre parcel into two lots, where Lot 2A will contain the existing dwelling and buildings with ±8.06 acres; Lot 2B will be created with ±13.66 acres reserved for future development; and Area A will be annexed to 214 Conger Road by a boundary line adjustment.

4. Suitability for development. 20 Conger Road and 214 Conger Road have existing single family dwellings. This subdivision will create a new lot (2B) for future development.

5. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** N/A
6. **Storm water and erosion control plan during construction.** N/A
7. **Conformance with Town Plan and Bylaws.** This project meets the minimum dimensional requirements for the Residential (R) and Ag Residential (AR) zoning district and meets Development Regulations for lot frontage requirements.
8. **Compatibility with surroundings.** The proposed three lot subdivision will conform with the existing zoning standards.
9. **Municipal Services.** The existing single-family dwellings have already confirmed municipal services.
10. **Individual Water Supply.** N/A
11. **Vehicular Traffic.** N/A
12. **Landscaping Plan and Lighting.** N/A
13. **State permits.** N/A

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Town of Georgia

cc: Applicants, Owner



GEORGIA VERMONT

DRB MEETING Tuesday, March 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)

1. CALL TO ORDER - 7:00 PM

BOARD PRESENT

Chair Charles Cross, Vice Chair James Powell, Lisa Faure, Tony Gabel, Gilles Rainville

BOARD ABSENT

Leigh Horton, Jared Waite, Alternate Chris Caspers, Alternate Glenn Sjoblom

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: February 3, 2026

Motion to approve minutes with changes.

Motion made by G. Rainville, Seconded by T. Gabel

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, G. Rainville

5. OTHER BUSINESS

- DRB Alternates Chris Caspers and Glenn Sjoblom will stay on as alternates and will be reappointed at next Selectboard meeting.

6. PLAN NEXT MEETING AGENDA

A. March 17, 2026

7. DELIBERATIONS

Motion to enter into deliberative session at 7:07pm

Motion made by G. Rainville, Seconded by Vice Chair Powell

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, G. Rainville

Motion to exit from deliberative session at 7:47

Motion made by Vice Chair Powell, Seconded by G. Rainville

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, G. Rainville

A. DRB-003-26 Gray Minor 3-Lot Subdivision Decision Letter

Motion to approve the Gray Decision Letter

Motion made by Vice Chair Powell, Seconded by T. Gabel

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, G. Rainville

- Chair Cross signed the decision letter for Gray Minor 3-Lot Subdivision.

B. DRB-004-26 Administrative Two-Lot Subdivision for Brady & Julia Harvey (107 Sandy Birch Road) & DRB-005-26 Administrative Two-Lot Subdivision for Brady & Julia Harvey (105 Sandy Birch Road)

- D. Bergstrom informed the DRB the two subdivisions were completed administratively.

8. ADJOURN

Motion to adjourn at 7:47pm

Motion made by G. Rainville, Seconded by T. Gabel

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, G. Rainville

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: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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