



GEORGIA VERMONT

DRB MEETING

Tuesday, September 03, 2024 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. VAR-002-23 NEWTON Variance Request
4. **APPROVAL OF MINUTES**
 - A. DRB Meeting Minutes: 8/20/2024
5. **OTHER BUSINESS**
6. **PLAN NEXT MEETING AGENDA**
 - A. DRB Meeting 9/17/2024
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



GEORGIA VERMONT

Variance Application Permit # VAR 002-24

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): Park & Nancy Newton
Address: 660 Conger Road
Georgia, VT
Zip Code 05478 Telephone 802-527-7762
Email pntn1@hotmail.com

Applicant(s): _____
Address: _____
Zip Code _____ Telephone _____
Email _____

Tax Parcel ID: 102690200 Zoning District: AR-1

CERTIFICATION OF APPLICANT(S)

AFFIRMATION: The undersigned hereby certifies that the information submitted in this application is true, accurate, and complete.

Signature of Applicant: *Park N. Newton* Date: 8/12/2024

Signature of Applicant: _____ Date: _____

PROPERTY OWNERS' AUTHORIZATION

The undersigned property owner(s) hereby certify that the information submitted in this application regarding this property is true, accurate and complete and that the Applicant(s) have full authority to request approval for the proposed use of the property and any proposed structure(s).

Signature of Owner: *Park N. Newton* Date: 8/12/24

Signature of Owner: _____ Date: _____

47 Town Common Road North. • St. Albans, VT 05478

Phone: 802-524-3524 • Fax: 802-524-3543 • website: townofgeorgia.com

support of your application, please describe why you feel your application meets these criteria (attach a separate sheet if necessary).

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.:
Shape of lot and slope limit area to locate single family dwelling

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: Due to wetland delination from Vermont ANR there was an increase in wetland and wetland buffer that requires moving the proposed location of the single family dwelling

3. The unnecessary hardship has not been created by the applicant: This is in response to the new findings from Vermont ANR

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: Property surrounding is open fields

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.: The plan outlines the minimum setbacks needed

NOTE: The DRB may not grant a variance for a use or structure which is not permitted or conditionally permitted within a subject zoning district.

DECISION/ACTION TAKEN (FOR TOWN USE ONLY):
 Date received: 8/12/24 Fee paid: 500 Check # CC
 Approved Denied Returned (incomplete) _____ Date: _____
 Permit valid on _____
 Signed: _____
 Douglas Bergstrom
 Zoning Administrator
 Planning, DRB & 911 Coordinator
You will receive a written Decision and Finding of Fact within 45 days of the close of the hearing.

**Variance Application
VAR-002-24**

Owner: Park and Nancy Newton 765 Conger Road Georgia, VT 05478 802-527-7662 phtnl@hotmail.com	Applicant:
Surveyor/Engineer:	Property Tax Parcel & Location: 660 Conger Road Parcel#102690200 Zoning District: AR-1

BACKGROUND

Park and Nancy Newton, hereafter referred to as Applicants, are requesting a variance of the setbacks required to erect a 34' x 54' (1836 ft²) home on their property. The parcel is located at 660 Conger Road, within the AR-1 zoning district. The parcel is ±4.68 acres in size, benefitted by ±570 ft of frontage along Conger Road.

Applicant proposes a front setback reduction from 75 ft. to 55 ft. as decided by a prior DRB hearing (VAR-002-23) due to wetland delineations from Vermont Agency of Natural Resources (ANR). There is a difference in wetland and wetland buffer that requires moving the proposed location of the single-family dwelling.

VARIANCE JUSTIFICATION

Setbacks for AR-1 Zoning District, VAR-002-23 Setbacks &

(Town of Georgia Development Regulations dated February 27, 2023 Section 6.4B)

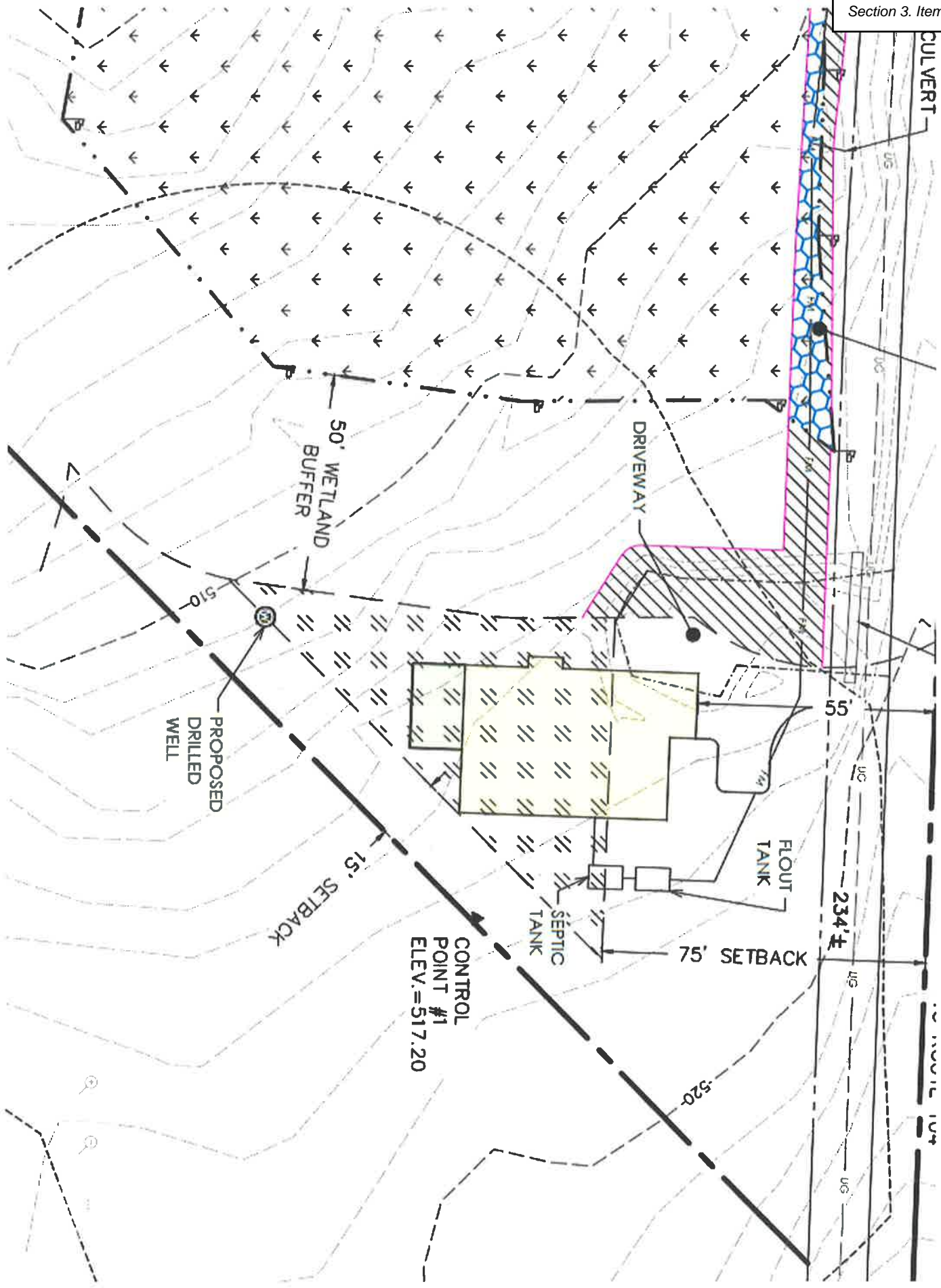
	AR-1 Required:	VAR-002-23	VAR-002-24
Minimum lot size	5 acres	±4.68 acres	±4.68 acres
Lot Frontage	250 ft.	570 ft.	570 ft.
Front yard setback	75 ft.	75 ft.	55 ft.
Left Side yard setback	40 ft.	15 ft.	15 ft.
Right Side yard setback	40 ft.	40 ft.	40 ft.
Rear yard setback	40 ft.	15 ft.	15 ft.
Building height	35 ft. max	25 ft.	25 ft.

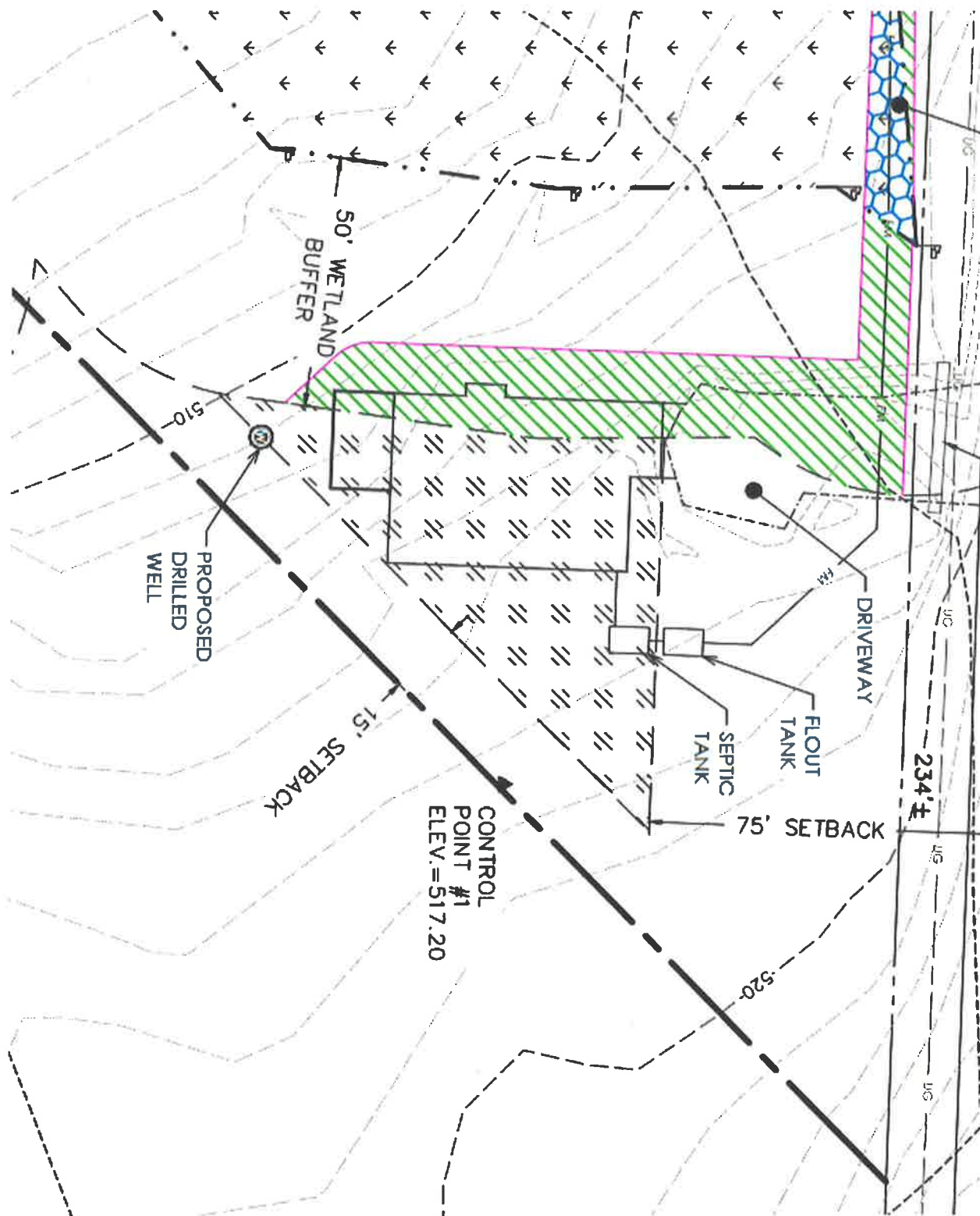
All applications for variance must be heard by the Zoning Board of Adjustment according to the criteria set forth in 24 V.S.A. Section 4469(a). The DRB must find that your application meets **all five of these criteria** in order to approve your application.

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.:* The current lot has significant wetlands and grading, resulting in ANR informing Applicants to move the location of the single-family dwelling.
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:* Without a variance of the current location of the single-family dwelling, the Applicants will be in violation of ANR recommendations.
3. *The unnecessary hardship has not been created by the applicant:* The lot conforms to the town's regulations and is an existing lot. Neighboring property is in a land trust and cannot be acquired.
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:* Per the application there are only open fields and neighbor is a land trust.
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.:* The Applicants are requesting a change in the front setbacks from 75 ft. to 55 ft. in addition to the variance decided by the DRB in VAR-002-23. This is the minimum setback needed to allow for the single-family dwelling.

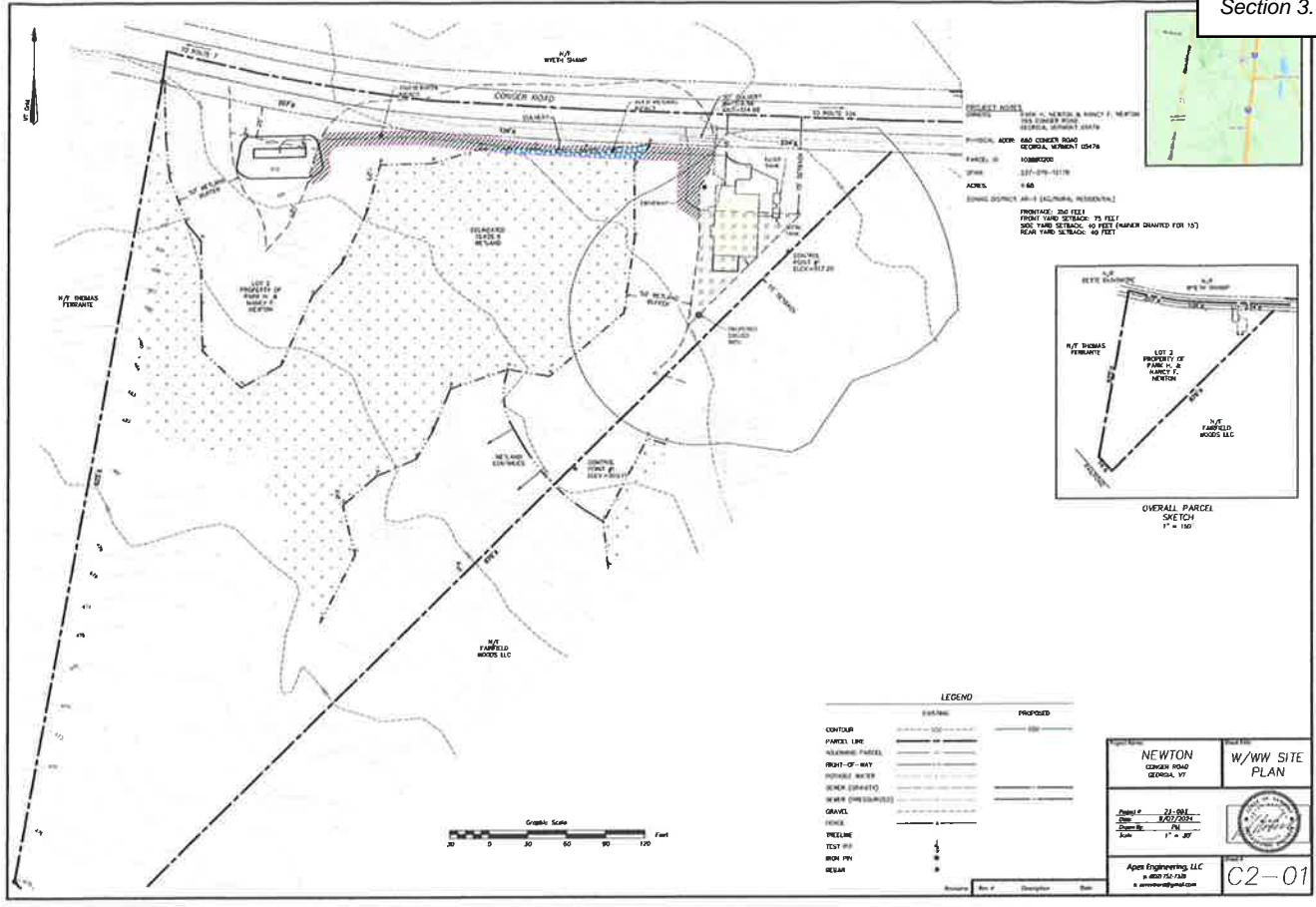
Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk





Section 3. Item #A.





GEORGIA VERMONT

DRB MEETING Tuesday, August 20, 2024 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

DRB BOARD PRESENT

Chair Suzanna Brown

Vice Chair Charles Cross

Greg Drew

James Powell

Gilles Rainville

Glenn Sjoblom

Jared Waite (alternate)

DRB BOARD ABSENT

Lisa Faure

Chris Caspers (alternate)

STAFF PRESENT

Doug Bergstrom, Zoning Administrator

Kollene Caspers, Zoning Clerk

GUESTS PRESENT

James Armell

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

One addition to deliberative session in regard to a previous hearing.

3. PUBLIC HEARINGS

A. Conditional Use Application (CU-002-24) for James Armell

- James Armell, Applicant, appeared to present his case.
- S. Brown summarized the Conditional Use Application.

- Correction: James Armell, not Asmell as reported to the DRB in regard to all written materials. All documents will be updated to reflect this correction.
- Applicant will mainly perform automotive repairs for the front end, brakes, tires, oil changes, repairs that will turn business around quickly.
- The accessory building reserved for the business has a lift. There is adequate parking within the property.
- Applicant will need to obtain an Ability to Serve letter from the Town of Georgia Fire Department before business can commence.
- Applicant is able to hire one non-resident employee without having to come back to the DRB.
- Installing a business sign will require a sign permit from the Town of Georgia.

Motion to close the hearing at 7:10pm.
 Motion made by Vice Chair Cross, Seconded by Sjoblom.
 Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Waite

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: August 6, 2024

Motion to approve minutes with minor changes.
 Motion made by Rainville, Seconded by Drew.
 Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Waite

5. OTHER BUSINESS

A. Development Regulations Update

ReGrowth Planning has been chosen by the Planning Commission to draft and update the Development Regulations in 2024-2025. The new Town Plan approval process will occur in tandem with the update of the Development Regulations.

6. PLAN NEXT MEETING AGENDA

A. September 3, 2024
 Park & Nancy Newton, VAR-002-24, for change in setbacks for Single Family Residence

7. DELIBERATIONS

Motion to enter into deliberations at 7:20pm.
 Motion made by Rainville, Seconded by Sjoblom.
 Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Waite

Motion to exit deliberations at 8:15pm.
 Motion made by Drew, Seconded by Cross.
 Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Waite

8. ADJOURN

Move to adjourn the meeting at 8:15pm
 Motion made by Sjoblom, Seconded by Rainville.
 Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Waite

Posted to the Town website.
Signed: Kollene Caspers, Zoning Clerk, DRB Clerk
Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com