



# GEORGIA VERMONT

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## Planning Commission Meeting Tuesday, March 12, 2024 Chris Letourneau Meeting Room and via Zoom Agenda

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### 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 - 6:30 PM**
  - A. Reorganization
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **DISCUSSION**
  - A. - Town Plan Update Overview
    - Town Plan Survey Results
    - Town Plan Survey Review
  - B. Development Regulations Overview
4. **APPROVAL OF MINUTES**
  - A. Planning Meeting Minutes 2/13/2024
  - B. Planning Meeting Minutes 2/27/2024
5. **PLAN NEXT MEETING AGENDA**
  - A. Planning Meeting 3/26/2024
6. **OTHER BUSINESS**
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, Planning Coordinator





# TOWN PLAN SURVEY 2024 SURVEY RESULTS

TOWN OF GEORGIA, VT

February 26, 2024

# INTRODUCTION & BACKGROUND

**Introduction.** In 2023, the Town of Georgia, VT began the process of updating its Town Plan, led by the Town of Georgia Planning Commission. Regrowth Planning LLC was contracted by the town to assist the Planning Commission with this Town Plan update effort, including facilitating public outreach, public meetings, and drafting a new plan document.

As an initial stage of this work, a town-wide survey was conducted to solicit public input on a variety of issues which would help inform the updated plan, and identify important topics which should be discussed in more detail. This document, prepared by Regrowth Planning, provides the background, details and final results of that survey effort.

## OPEN HOUSE

**Open House and Presentation.** In preparation for the design of the survey, a public “open house” style meeting was held on October 24, 2023 at the Georgia Fire & Rescue building, followed by a presentation and discussion. The purpose of this event was to inform locals that the Town Plan was being updated, provide information on the process, and invite them to consider what topics and issues were important to them which they would like to see addressed in the new Town Plan. Specifically, the event

and discussion was used to identify what types of questions and topics should be included in the wider community survey.

The meeting was attended by approximately 35 people who participated in the discussion and provided comments on a series of interactive display boards. A copy of the public comments and meeting notes from this event, as well as a video of the presentation and meeting, were provided online.

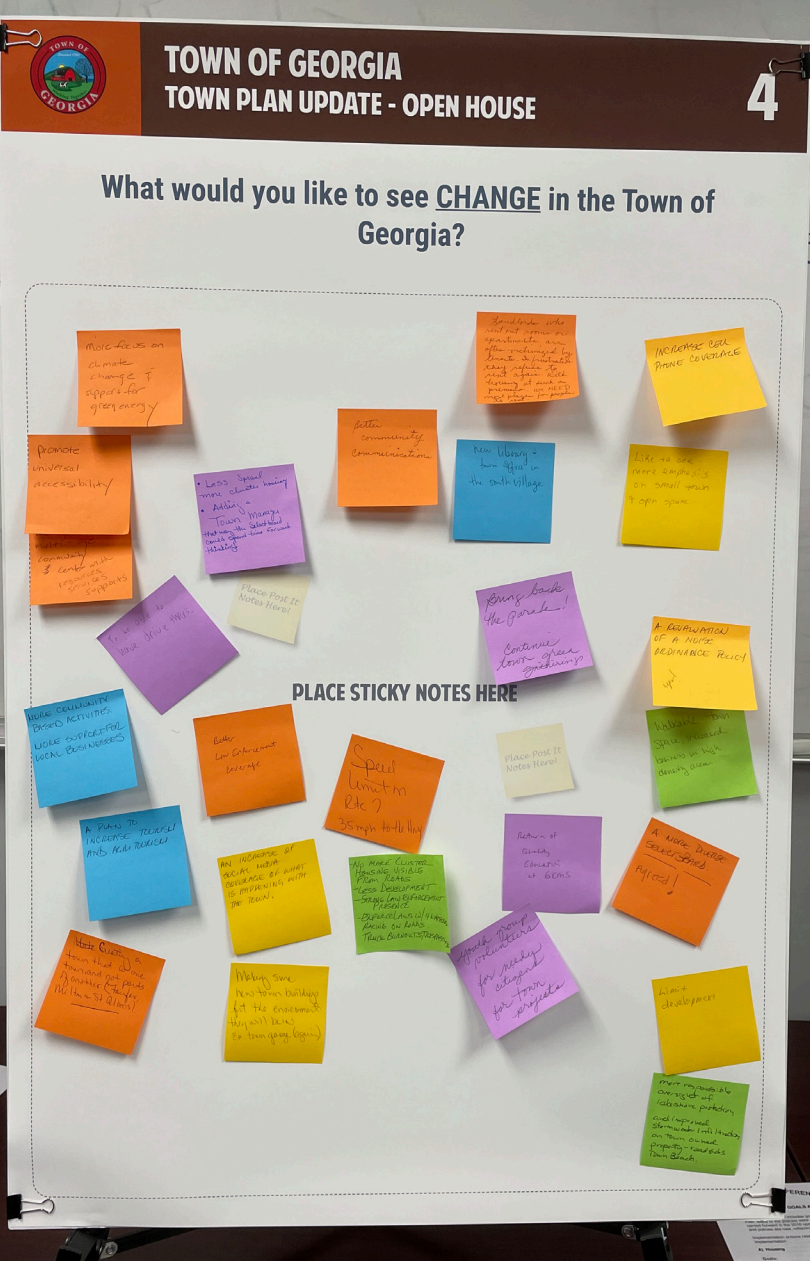
## SURVEY DESIGN

The resulting public comments from the October 24th event were used to help develop the initial questions for the community-wide survey. Regrowth Planning drafted the initial survey questions, which were then reviewed and discussed with the Planning Commission. Over the course of several weeks the survey text was revised, new questions were added, and some questions removed or consolidated until a final survey was ready. The survey was designed to inquire on people’s thoughts on almost all of the topics identified in the open house event, gather additional input about those topics, and then ask people to rank the relative importance of those topics.



*Attendees participate in the Open House event on October 24th, 2023.*





**DISTRIBUTION**

**Paper Vs. Online.** In early discussions with the Planning Commission, the prevailing goal of the survey was to encourage widespread public participation to collect as much input as possible while keeping costs reasonably low. While an online survey would be easily accessible and inexpensive, it was noted that some people would simply prefer a paper copy or may not have access to online resources. For this reason, it was decided that the survey should be made available online, and printed paper copies should also be made readily available. For

the purpose of consistency, the paper and online surveys were designed with identical questions, without randomization.

Mailing a copy of the survey to every household was considered, however this would have resulted in much higher printing and postage costs to the town, as well as the cost to manually tabulate the results of every paper copy. For these reasons, it was decided that a hybrid approach of an online survey, while also making printed copies available for pick up at various locations, would be the best approach in terms of maximizing participation while reducing costs.

Printed copies of the survey were provided at the Town Offices, the Library, and at GEMS. In addition, the option to download and print a PDF copy of the survey at home was provided through the Town Plan Update project page at [www.regrowthplanning.com/georgia](http://www.regrowthplanning.com/georgia). A locked drop box was provided at the Town Offices to collect completed paper surveys.

**SURVEY ADVERTISEMENT**

Over the course of the survey duration, it was locally advertised in a number of locations to increase awareness and participation. An 11x17 poster inviting people to take the survey was posted at the Georgia Elementary School, Town Offices, Georgia Public Library, Georgia Auto, Ascension Church, Bone Builders workout group and the Georgia Market. An email invitation was directly sent on December 15th to the participants of the Open House event, and an email invitation blast was sent on two dates to all people who had signed up for town email announcements. Small business card-sized handouts were produced inviting people to participate in the survey, which were distributed at various locations. Information about the survey was posted on the project webpage, and the Town’s website.

The survey was also advertised in the local **Georgia Vermont Facebook Group** (4,600 members) on December 15th, 18th, 23rd, 29th, January 4th, 9th, and 16th. It was advertised in the local **Georgia Vermont Community Forum (Uncensored) Facebook Group** (3,000 members) on December 15th, 21st, 27th, January 1st, 6th, 11th, and 16th. It was announced in the **Georgia VT Front Porch Forum** on January 9th, 10th and 14th. Finally, it was also advertised as part of a paid promotional **Instagram** post targeted to all users within a 5 mile radius of Georgia Center for 8 days between January 9th and January 17th. Similar advertising efforts were attempted utilizing the relatively new **Threads (by Instagram)** platform, however localized or targeted social media

posts to a certain geographic area were not effectively workable without established user groups or paid advertising options.

### SURVEY DURATION

The online survey was officially opened on December 15th, 2023 and the online link was kept open for 34 days until the morning of January 18th. Paper copies of the survey were accepted until January 18th.

### RESPONSES

During the survey duration, a total of 407 online survey results were collected, and 15 paper copies were returned, for a total of 422 responses.

**Online Surveys Completed: 407**  
**Paper Surveys Completed: 15**

**TOTAL SURVEYS COMPLETED: 422**

Paper copies returned to the Town Offices were scanned and sent to Regrowth Planning for manual tabulation of the results so that they could be combined together with the online data to compile the final results. Any written (text) comments provided on the paper copies were inputted exactly as written, including spelling or grammatical errors and capitalization of words, in order to preserve them as public comments. In cases where the text responses included *emphasis* of words with the use of underlined text or ALL CAPS, the text was transcribed in ALL CAPS to preserve this emphasis since it was not possible to input underlined text in the digital record. In cases where any written comments were unclear or the writing was hard to decipher, a [?] was provided immediately after the word in question.

Some of the paper copy respondents provided extra/unsolicited comments or questions, often scribbled in the margins of the survey with circled words, arrows, exclamations or similar notations. Attempts were made to accurately record these additional comments by transcribing them in the comment field for that section/subject with an editorial comment provided in brackets to provide context, for example: “[Re: paving dirt roads] NO WAY!!!”

# TAKE THE SURVEY!

**Town of Georgia**

## Town Plan Update

The Town of Georgia Planning Commission is conducting a survey to get public input for our Town Plan Update. All residents, property and business owners in the town are encouraged to participate!

3 OPTIONS TO PARTICIPATE:

TAKE  
SURVEY  
ONLINE

Go online! Visit this address:

[www.tinyurl.com/GeorgiaVTSurvey](http://www.tinyurl.com/GeorgiaVTSurvey)

- OR -

DOWNLOAD  
& PRINT

Download and print the survey at home, then return it to the Town Office.

PDF here > [www.tinyurl.com/Georgiatownplan](http://www.tinyurl.com/Georgiatownplan)

- OR -

PICK UP A  
COPY

Pick up a printed copy at the Town Office, Library or GEMS front office, then return it to the Town Office.

For more information about this survey and the Town Plan update, please visit our webpage, located at: [www.tinyurl.com/Georgiatownplan](http://www.tinyurl.com/Georgiatownplan)

**Town of Georgia**

## Town Plan Survey

You are invited to participate in a survey to get public input for our Town Plan Update. Please respond by January 17th!

Take the survey online at this address:

[www.tinyurl.com/GeorgiaVTSurvey](http://www.tinyurl.com/GeorgiaVTSurvey)

Printed copies of the survey are also available to pick up at the Town Office, Library or GEMS front office.

## SURVEY VALIDATION

**IP Addresses.** Each of the online survey responses recorded the IP Address of the computer or device used to complete the survey. By using a formula to search for duplicate entries, it is possible to visually see if the same IP address was used to make multiple submissions to detect if there was any apparent effort to “ballot stuff” or skew the results.

A review of the IP Addresses used showed that a large majority of the responses all came from unique addresses. The highest number of responses originating from the same IP Address was 4, which occurred only twice. The second highest number of responses from the same IP Address was 3, which occurred 7 times. It is believed that the multiple responses recorded are likely the result of different members of the same family/ household participating in the survey, and not the result of any malicious efforts.

# TOWN SURVEY!



## Town of Georgia Town Plan Update

The Town of Georgia Planning Commission is conducting a survey to get public input for our Town Plan Update. All residents, property and business owners in the town are encouraged to participate!

**TAKE SURVEY ONLINE**

EASIEST OPTION

Go online! Visit this address:  
[www.tinyurl.com/GeorgiaVTSurvey](http://www.tinyurl.com/GeorgiaVTSurvey)



- OR -

Printed copies of the survey are also available to pick up at the Town Office, Library or GEMS front office, or you can visit [www.tinyurl.com/Georgiatownplan](http://www.tinyurl.com/Georgiatownplan) to download and print a copy at home. Please return to Town Offices by January 17th!



# Town Plan Survey

## Town of Georgia Vermont

The Town of Georgia Vermont Planning Commission is conducting this survey to collect public input for the **Georgia Town Plan**. The confidential and anonymous public input collected as part of this survey will be used to identify issues of importance to the community and ideas for future improvement and discussion. The results of this survey will be used to identify topics for additional public meetings in the Spring of 2024 and will help inform the language of the updated Town Plan. Please take a moment to fill out this survey and return by mail addressed to: **Town of Georgia Survey, 47 Town Common Road, St. Albans, VT 05478** or leave at the dropbox located at the same address **no later than January 17th**. Thank you!

Prefer to take this survey online? Do other people in your household want to fill it out? No problem! Take the online version of this survey by using the QR Code at right with your smartphone camera, or by visiting the following webpage:

<https://tinyurl.com/GeorgiaVTSurvey>



### GROWTH & DEVELOPMENT

**1 What is your opinion on the overall amount of growth and development in the Town of Georgia over the past several years? (Select one)**

- We could use a lot more growth
- We could use a little more growth
- It has been just about right
- We have seen a little too much growth
- We have seen way too much growth
- Unsure / No opinion

**2 In managing future growth and development within the town, how important are each of the following factors to you?**

	Not Important	Somewhat Important	Important	Very Important	Top Priority	Unsure
Increasing revenue to support a healthy tax base	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protecting our small town, rural character and scenic views	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protecting our water quality and natural resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



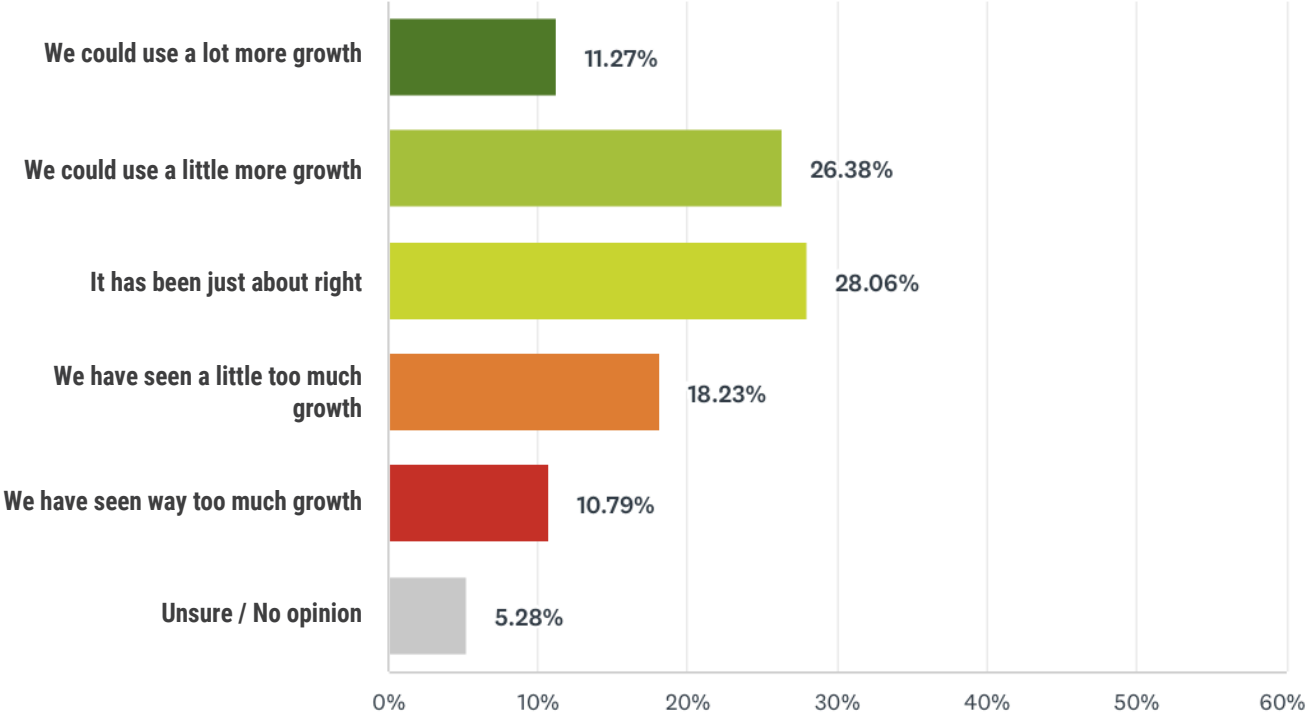
# PART ONE

## GROWTH & DEVELOPMENT

The purpose of Part One of the survey was to measure people's thoughts on growth and development in the Town of Georgia. At the Open House event, many people expressed interest or concern about this topic in general. Questions were developed to collect input on the amount of growth which the town has been experiencing, what factors were important to them in managing growth, what areas of town were more (or less) appropriate for additional growth, the potential for a focused growth center in South Village, what natural resources or scenic views they would like to see protected, and the potential local impact of short-term rentals.

**Q1 - What is your opinion on the overall amount of growth and development in the Town of Georgia over the past several years? (Select one)**

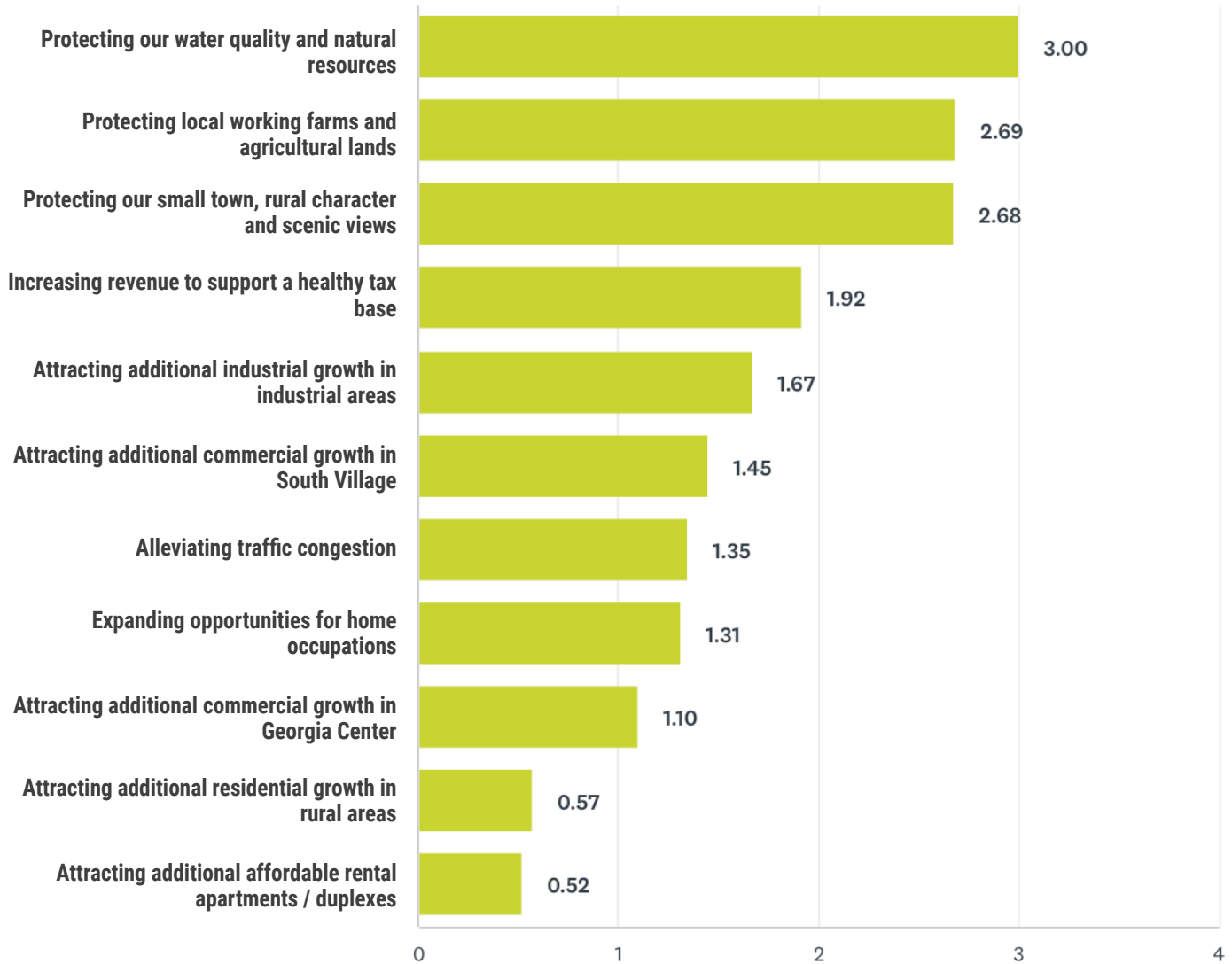
Answered: 417 Skipped: 5





**Q2 - In managing future growth and development within the town, how important are each of the following factors to you?**

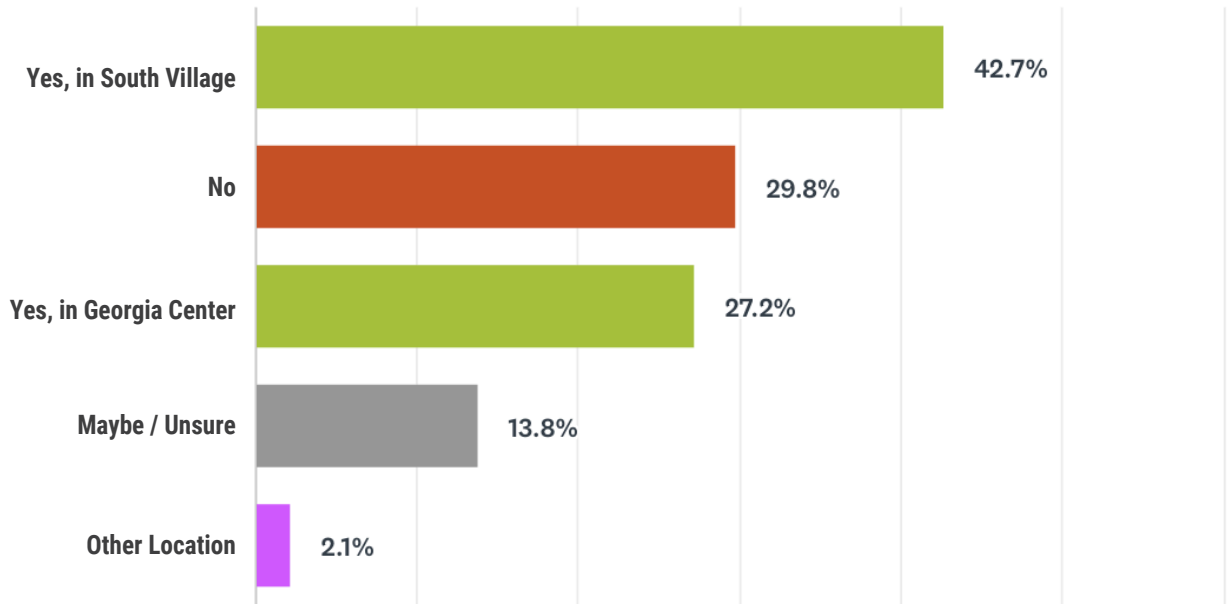
Answered: 420 Skipped: 2



**AVERAGE WEIGHTED SCORING.** Weighted scores were developed to summarize and compare each of the topics relative to each other. Points were assigned as follows: Not Important = -1.0; Somewhat Important = 1.0; Important = 2.0; Very Important = 3.0; Top Priority = 4.0; Unsure = 0.0.

**Q3 - Would you want to see the Town of Georgia work toward the development of a compact, pedestrian-friendly mixed-use commercial growth center, similar to a traditional downtown, in South Village or Georgia Center? (Select any that apply)**

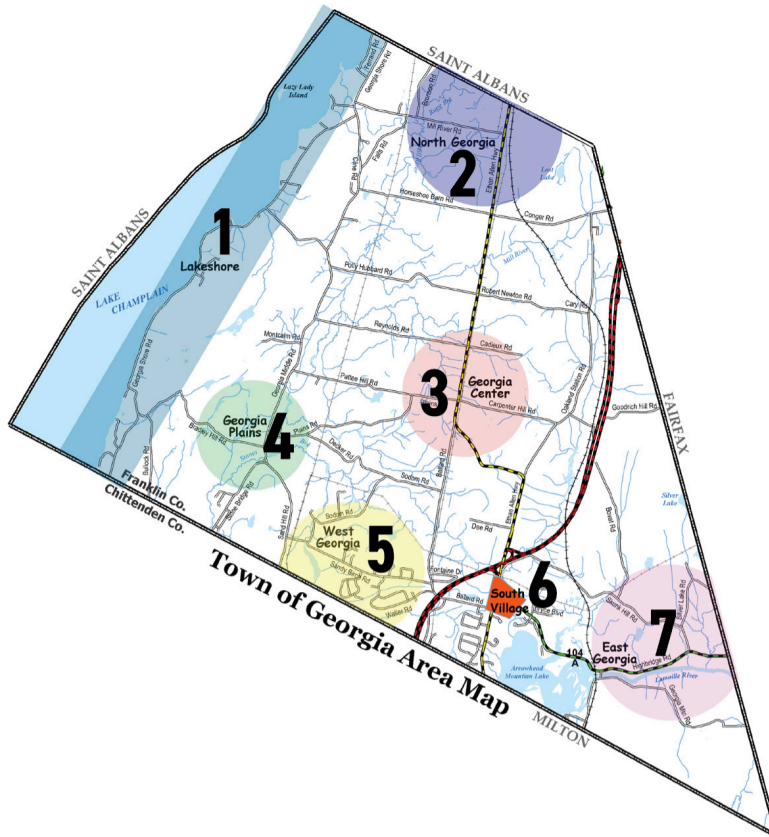
Answered: 419 Skipped: 3



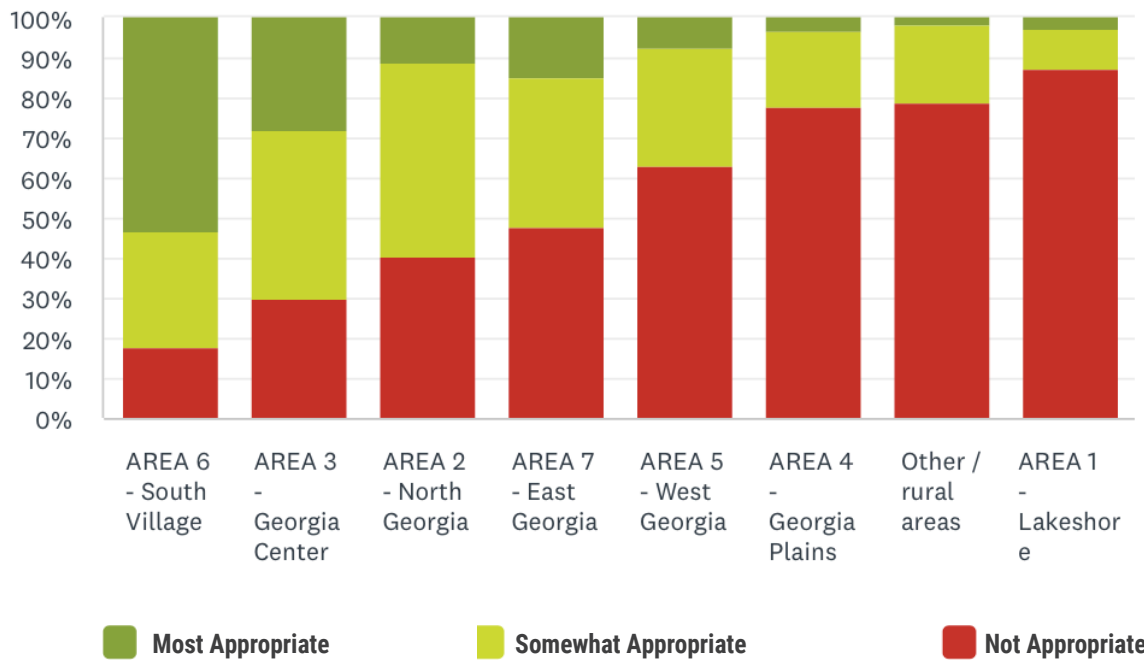
**Q3 - Write-in responses to "Other Location" are provided below:**

1. *Would love more safe walking areas*
2. *West Georgia*
3. *Not from info being leaked out so far*
4. *No more commercial*
5. *no*
6. *Hi*
7. *develop this slowly*
8. *Definitely NOT in Georgia Center!*
9. *Both areas could be utilized, especially with the new housing happening in Georgia Center and the proximity of the school.*

Q4 - Using the map below, how appropriate do you think each of the following areas of town are for new commercial growth? (Refer to map)

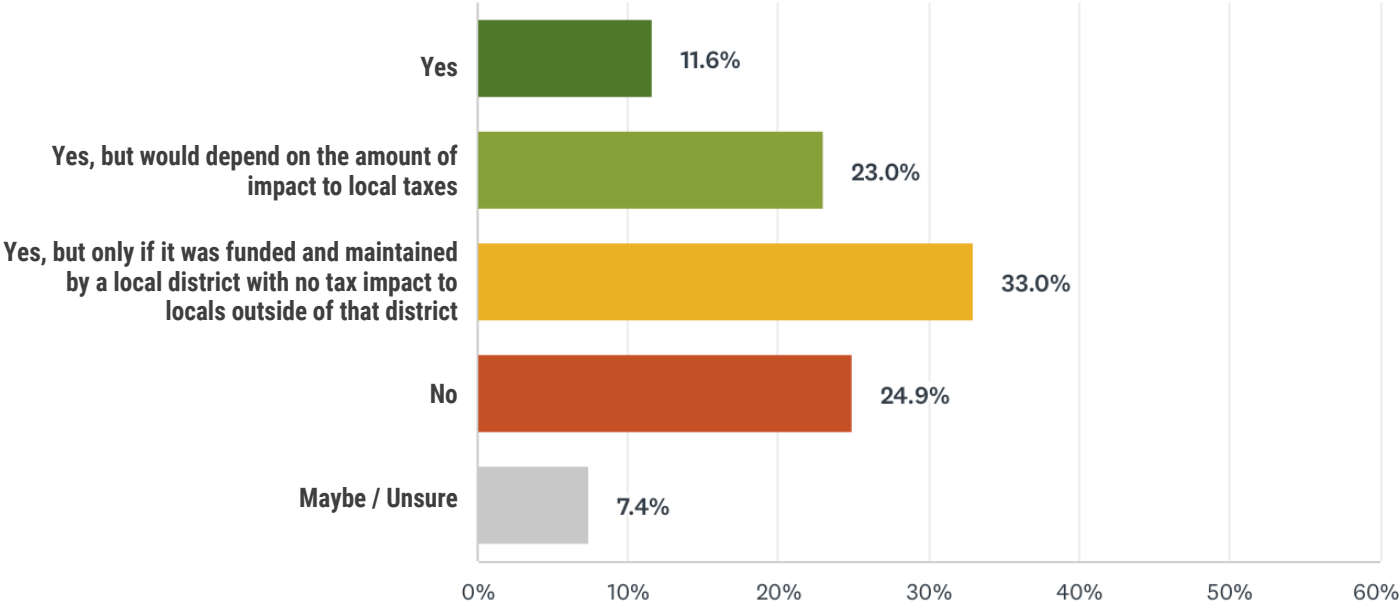


Answered: 420 Skipped: 2



**Q5 - Would you support the Town of Georgia providing water and/or sewer service to the South Village area to support new commercial and residential growth there? (Select one)**

Answered: 421 Skipped: 1



## Q6 - Are there areas of town or natural resources you would like to see protected? (Write in)

1. *Yes! The lake shore and rural farm areas*
2. *Yes, stop cutting down trees. We don't need more development.*
3. *Yes, maintaining public access to Lake Champlain via Georgia Beach and maintaining and improving the Russell Greene area, access to Silver lake, and other public spaces would be important.*
4. *yes, fields and grasslands, the lake shore, and all wetlands. I am concerned the ZA is not well enough informed about the environmental impact of building, and we have to plan for flooding.*
5. *Yes, Arrowhead Mountain Lake and the Lamoille River leading up to it.*
6. *Yes not letting Boves build*
7. *Yes agricultural areas, lake area.*
8. *Wetlands. We do not need "improved" wetlands. They need to be left per state requirements*
9. *Wetlands, rivers, streams, lakes, wildlife habitat*
10. *Wetlands between Russell Greene Natural area and 104A. Deer Brook upstream of Russell Greene Natural Area.*
11. *Wetlands and their buffers, same with streams and their buffers.*
12. *West village should be protected from commercial development and kept residential*
13. *Unsure*
14. *unknown at this time*
15. *Top of Bovat Road around the town forest*
16. *There are many areas (wetlands) on the west side of Route 7 in the Georgia Village and north to St. Albans area that appear to be encroached upon.*
17. *The valley extending northward from Sodom Road following Route 7 to Reynolds Road. 2) The West facing hillside that follows Bovat Road 3) Mill River, Stone Brook, Lamoille River watersheds*
18. *The small town area feel. The old campground- no massive building that we can't sustain with emergency services and school enrollment. The Camisa project proposing development that forces the town to provide sewer. The Camisa / Fairbanks wetland area - deny it. Stop trying to build a city in a town that can't handle it.*
19. *The school as it is over crowded now*
20. *The same areas that are currently*
21. *The old mill on Stone Bridge Creek would be nice to actually see the nature trail that was rumored to be coming many years ago.*
22. *The lakeshore and Georgia Plains*
23. *The lakei*
24. *The lake!!!*
25. *The lake shores both Arrowhead and Champlain*
26. *The hiking areas - cannot recall their names, off 104A, off Georgia Beach road, the Georgia beach.*
27. *The Bechard farm and surrounding areas of Bradley Hill*
28. *Streams and rivers adjoining farmland's*
29. *Stop development with long drives- disrupting the forest ecosystem-there is a Vermont Statue addressing this issue*
30. *South village*
31. *Silverlake*
32. *Silver Lake, Arrowhead Lake, Lamoille River, Lakeshore*
33. *Silver lake area*
34. *Silver Lake and other trail systems*
35. *Silver lake*
36. *Silver Lake*
37. *Shoreline*
38. *Riparian areas, water quality for lake, keep forested areas*
39. *Protected spaces and no Boves!*
40. *Protect the entire lake shore. Let's not have the area around exit 18 to turn into storage units.*
41. *protect existing open land, like Georgia Town Forest. Need public places to walk and public access to the lake.*
42. *Protect agricultural areas and scenic views.*
43. *Pretty much everywhere. The South Village is essentially all private property; respect owners' rights and don't assume it can be turned into a town center unless the town is willing to buy out all the property owners at market price. Same goes for the rest of the town.*
44. *Please stop allowing the clear cutting of large swaths of forest to put in sprawling houses, e.g. on Sandy Birch rd*
45. *Please keep Georgia as scenic and rural as it is, with very focused areas of growth if the population agrees*
46. *Park at t intersection of Mill River road and Georgia Shore road.*
47. *Our school as it is full now*
48. *Our lake shore*
49. *Open and wooded areas outside of the South Georgia Area.*
50. *Oakland Station Road corridor and east. Lakefront generally.*
51. *No- Act 250 works for this question*
52. *No more growth.*
53. *No more development along our major water basins, including Lake Champlain and Arrowhead Lake/Lamoille River*
54. *No - by protecting land you are reducing the tax base.*
55. *no*
56. *no*
57. *no*
58. *No*
59. *No*
60. *No*
61. *No*
62. *N/A*
63. *n*

Q6 - Are there areas of town or natural resources you would like to see protected? (Continued)

- 64. Mill falls Park. Public access to the waterfront.
- 65. Make a recreational park with walking path on site of old campgrounds.
- 66. Library,beach area,food shelf
- 67. large contiguous blocks, with connectivity
- 68. Lamoille River
- 69. Lakeshore. Gordon Pond. All wetlands. Russell Greene protected natural area. Silver Lake Woods
- 70. Lakeshore, Town Forests and All trails, Lake Arrowhead,
- 71. Lakeshore, farm areas left as farms
- 72. Lakeshore, Eagle Mtn
- 73. Lakeshore needs more protection Farmland/field vistas need more protection Georgia Center needs beautification and more historical focus
- 74. Lakeshore area
- 75. Lakeshore area
- 76. Lakeshore and North Georgia
- 77. Lakeshore
- 78. Lakeshore
- 79. Lakeshore
- 80. Lakeshore
- 81. Lakeshore
- 82. Lakeshore
- 83. Lakeshore
- 84. Lakeshore
- 85. Lakes, wooded areas, rural roads
- 86. Lakes
- 87. Lakefront, forested areas, farmland
- 88. Lake water quality
- 89. Lake shore should be allowed to build higher than 16 feet. but only as high as 2 stories.
- 90. Lake shore & Natural Preserves
- 91. Lake shore
- 92. Lake Champlain waterfront Arrowhead Lake
- 93. Lake Champlain is most important for a variety of reasons
- 94. Lake Champlain Georgia beach Shoreline
- 95. Lake Arrowhead, Deer Brook, Lake Champlain, Mill River, Silver Lake Forest
- 96. Lake area, areas with historic structures, farmlands, Deadman curve
- 97. Keep Lake access.
- 98. Keep existing park areas (Silver Lake, Russell Green, Mill River falls area, and others (?)) protected. If there are other natural resources they should be protected.
- 99. it's ok now

- 100. It would be nice to have the lake protected and have a member of the community involved with an active organization.
- 101. Individual properties
- 102. I'm not certain what the town natural resources are.
- 103. I've travelled extensively throughout the State and I don't think Georgia has any viewsheds that are worthy of protection.
- 104. I'm new to the area, but always side with protecting as many natural resources as possible.
- 105. I'd like to see less traffic on our secondary roads. The views of the mountains ... Mt. Mansfield and Georgia Mountain should be protected.
- 106. I would like to see the waterways, lake shore and wetlands protected. Also would like to protect/ keep the combination of open field and forested areas protected from developing into subdivisions.
- 107. I would like to see the town owned lands to include maintained hiking paths.
- 108. I would like to see the south village remain the same and not become a residential hub.
- 109. I think the lake should be protected or any impacts considered if things were to be built around there (such as how a commercial property would dispose of toxic waste without disturbing the lake or surrounding wildlife)
- 110. Homes and land in neighborhoods around South Village need to be protected. There is a lot of discussion about South Village and its development that I am against due to the impact on neighborhoods nearby and to the overall makeup of Georgia and our rural nature. Many don't want a downtown feel here. We moved ro Georgia to avoid this.
- 111. Ground water
- 112. Gordon Pond Lakeshore areas
- 113. Georgia Shore, lake Arrowhead, Mill River, natural areas that Georgia already owns. Georgia Beach and the park.
- 114. Georgia Shore Rd is covered in garbage. Litter along Lake Champlain is awful. We should be promoting this road as a bike route and it's shameful.
- 115. Georgia shore in st albans bay water quality is toxic in summer. Health hazard!
- 116. Georgia Beach, Mill River Park, Russel Greene Natural Area, Silver Lake, and GEMS rec properties
- 117. Georgia beach
- 118. Forest areas!
- 119. Farmland to the greatest extent reasonable, lakeshore
- 120. farmland
- 121. Farmers have been spreading manure as late as last week - concerned about water quality of lake
- 122. Farm land should not be "crowded out" by housing development around the fields. Protect Lake Shore (open) - perhaps conserve or purchase more lake shore on Champlain & Arrowhead. Wildlife connectivity - open land & forest connections betw. developments & across roadways.
- 123. Existing open land and wetlands
- 124. Eagle Mountain



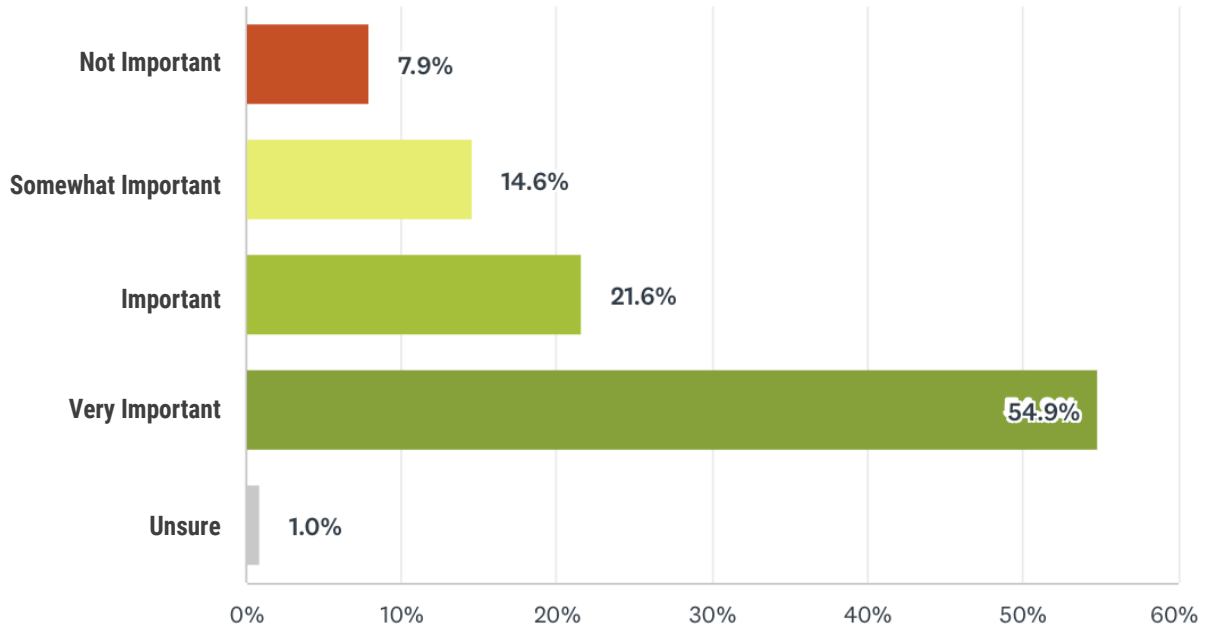


Q7 - Are there scenic views or viewsheds you would like to see protected? (Write in)

- 1. 104a from Rt 7 intersection to Fairfax
- 2. 7 to Mt. Mansfield
- 3. All of it
- 4. All of the shore
- 5. All views
- 6. Along Georgia shore
- 7. Any lakeview
- 8. Anything viewing Arrowhead Mountain Lake
- 9. Arrowhead Mountain
- 10. as many as possible
- 11. don't tell a property owner what they can do
- 12. down by the lake there's a walking trail thru woods and a small wet-land area
- 13. East Georgia to Mt. Mansfield
- 14. Exit 18 on I 89 to Milton Line
- 15. From Mountain View Drive
- 16. From Route 7 to the west (Adirondacks) at Accession Church
- 17. Georgia beach across lake Champlain
- 18. Georgia shore
- 19. Georgia Shore
- 20. Georgia Shore Rd and surrounding/Lake Champlain
- 21. Georgia Shore Road
- 22. Georgia Shore to the lake
- 23. Georgia south village
- 24. Lake
- 25. Lake Champlain
- 26. Lake Champlain all
- 27. Lake shore
- 28. Lake views
- 29. Lake Views Champlain
- 30. Lakefront
- 31. Lakeview
- 32. Land on lakeshore side of Georgia shore road just north of town beach.
- 33. Library
- 34. Mansfield
- 35. Mountain View, So. Village along 104A / Fairfax town line
- 36. Mt Mansfield along Rt 7 & 104A
- 37. mt mansfield from Rt 7 by library/interstate
- 38. Municipal beach
- 39. n
- 40. N/A
- 41. No
- 42. no
- 43. no
- 44. No
- 45. Open spaces, agricultural lands and lake views in central and north Georgia.
- 46. Polly Hubbard / lake
- 47. Route 7 in Georgia center across the farms into the little valley.
- 48. Route 7 of Mt Mansfield
- 49. route 7 to Mt Mansfield
- 50. Rt 7 looking west across from school. Hayfield across from interstate.
- 51. Rt 7 to Mt. Mansfield
- 52. Rt104A
- 53. Rte 7
- 54. Sea
- 55. Shoreland to Lake Champlain
- 56. Silver lake area to Georgia mtn
- 57. Silver lake area to Georgia mtn
- 58. Silver Lake Rd toward Mt Mansfield
- 59. Silver Lake. Why is there a cabin on the west shore?
- 60. South Village to Mt. Mansfield
- 61. The area around exit 18
- 62. The few ridges we have would not be negatively impacted by a few houses.
- 63. The lake shore
- 64. The mountain
- 65. Unsure
- 66. View from the Library to Georgia Mountain
- 67. Views from Oakland Station Road and the railroad tracks
- 68. Would like to keep the fields undeveloped on the west side of interstate
- 69. Keep the view from the library area open to Mount Mansfield
- 69. Yes, the route 7 area to lake shore and mountains.

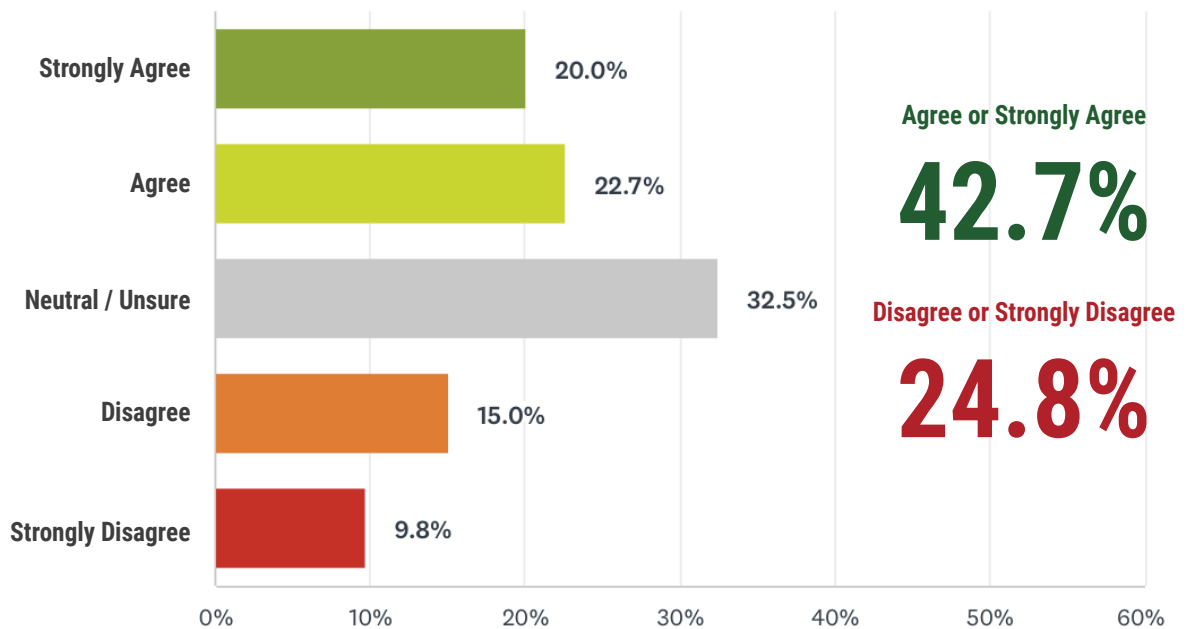
**Q8 - How important is it to protect the view of the lake along Georgia Shore Road? (Select one)**

Answered: 417 Skipped: 5



**Q9 - How much do you agree or disagree with the following statement? (Select one) "I am concerned about the potential impacts of short term rentals (e.g. Airbnb, VRBO, etc.) on our neighborhood."**

Answered: 419 Skipped: 3



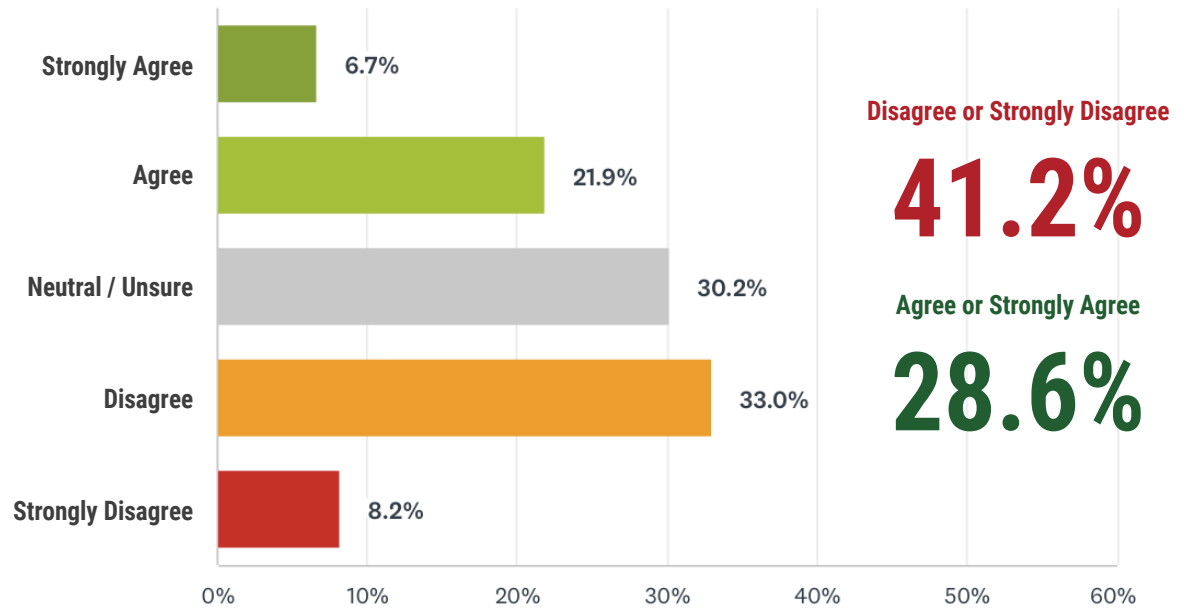
# PART TWO

## HOUSING

The purpose of Part Two was to solicit input on the current state of housing in the area. With many communities throughout the state and the country experiencing increased housing costs, it was important to assess how this may be impacting the community. Questions were developed to measure availability of housing, affordability of housing, what types of housing may be lacking, and what areas of town people felt were most appropriate for any new housing growth.

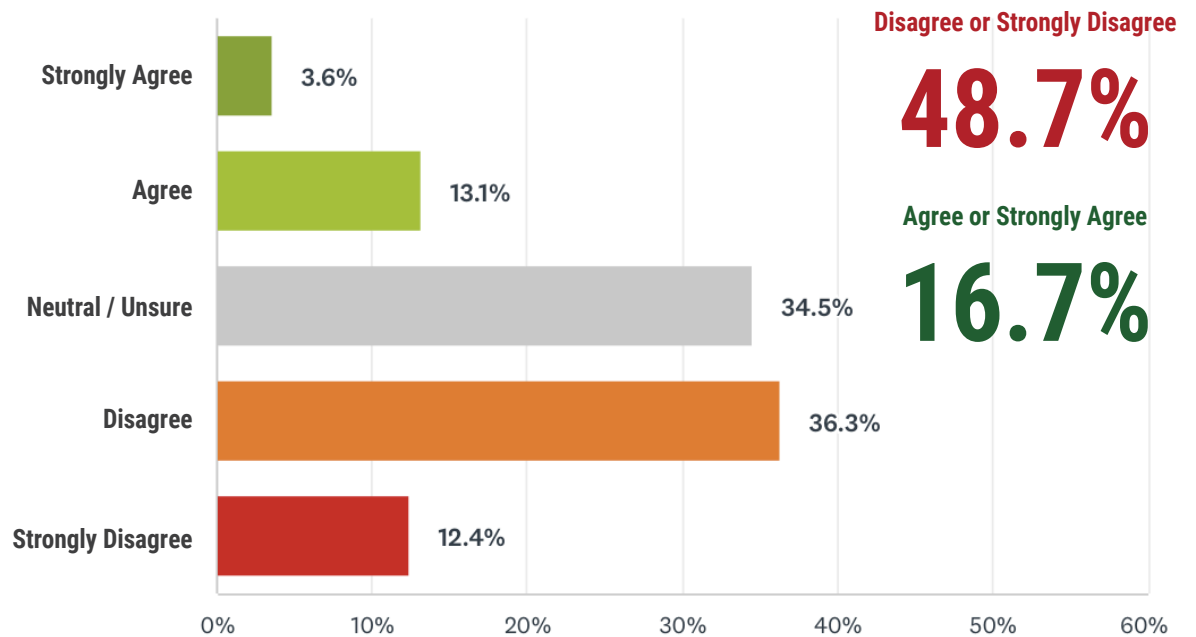
**Q10 - How much do you agree or disagree with the following statement? (Select one) "The needed housing types in the area are available in the Town of Georgia."**

Answered: 388 Skipped: 34



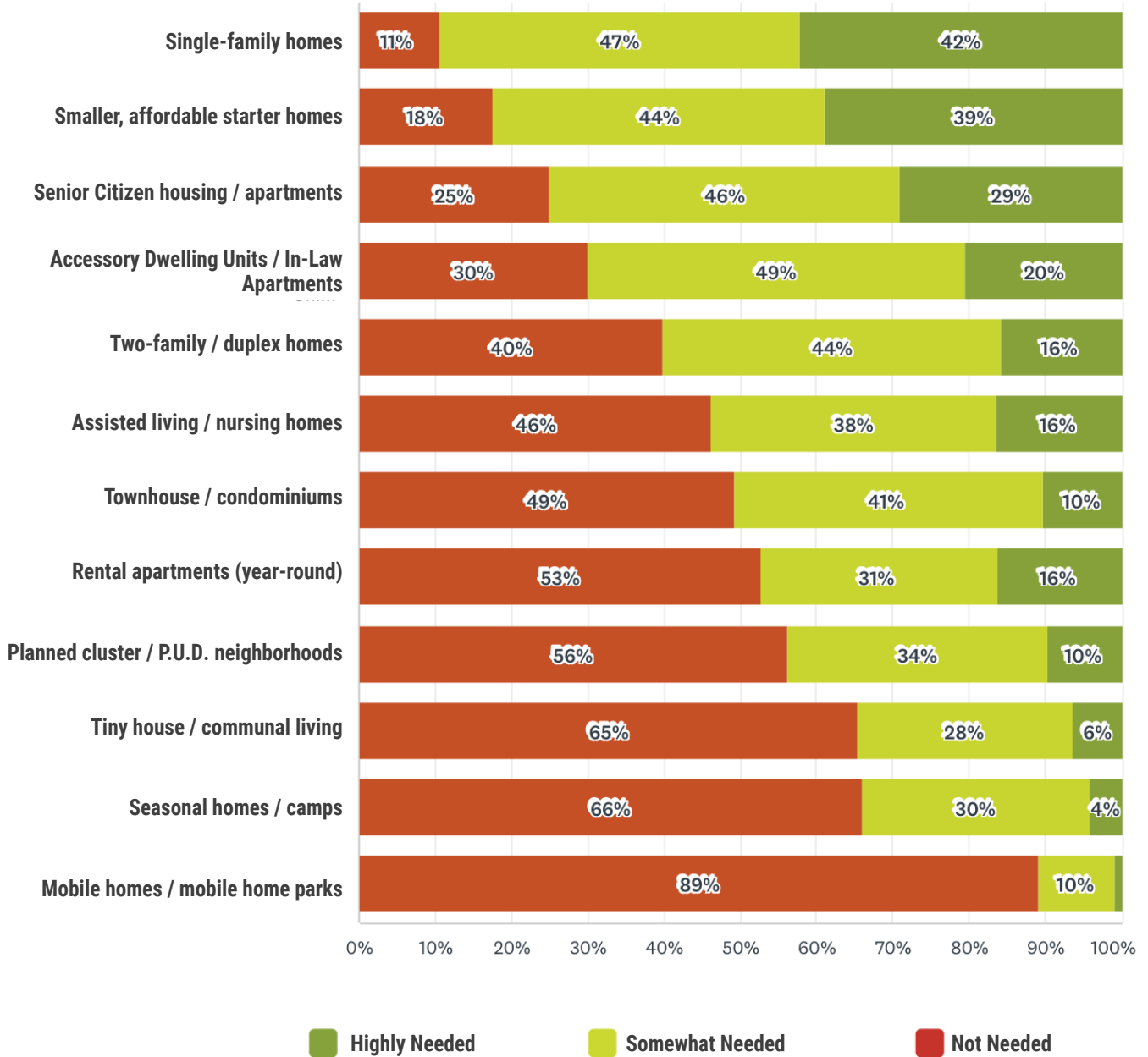
**Q11 - How much do you agree or disagree with the following statement? (Select one) "The needed housing types in the area are affordable in the Town of Georgia."**

Answered: 388 Skipped: 34



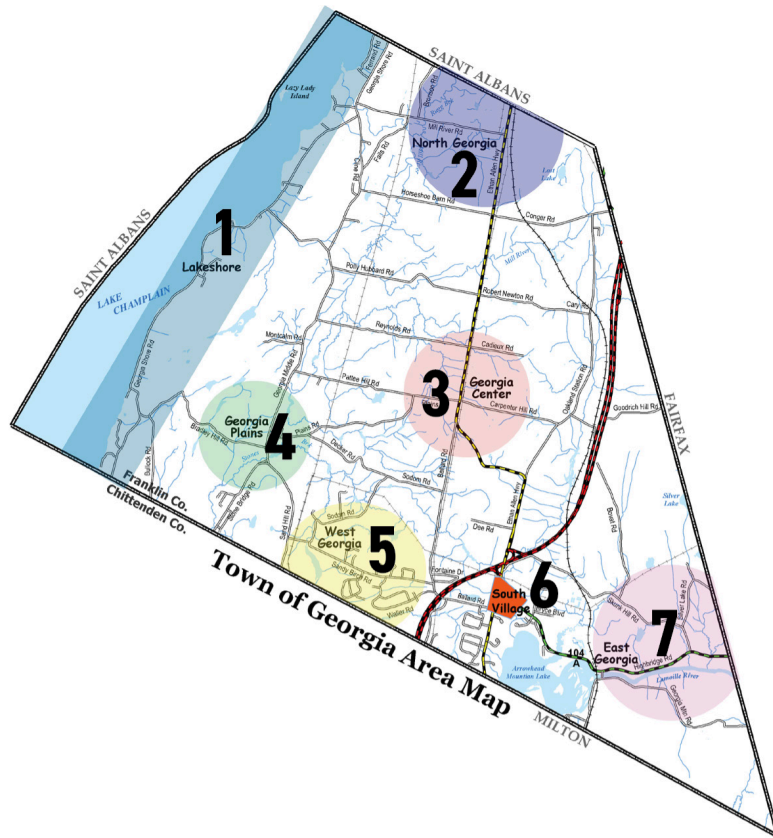
### Q12 - What types of housing do you feel are needed in the town?

Answered: 386 Skipped: 36

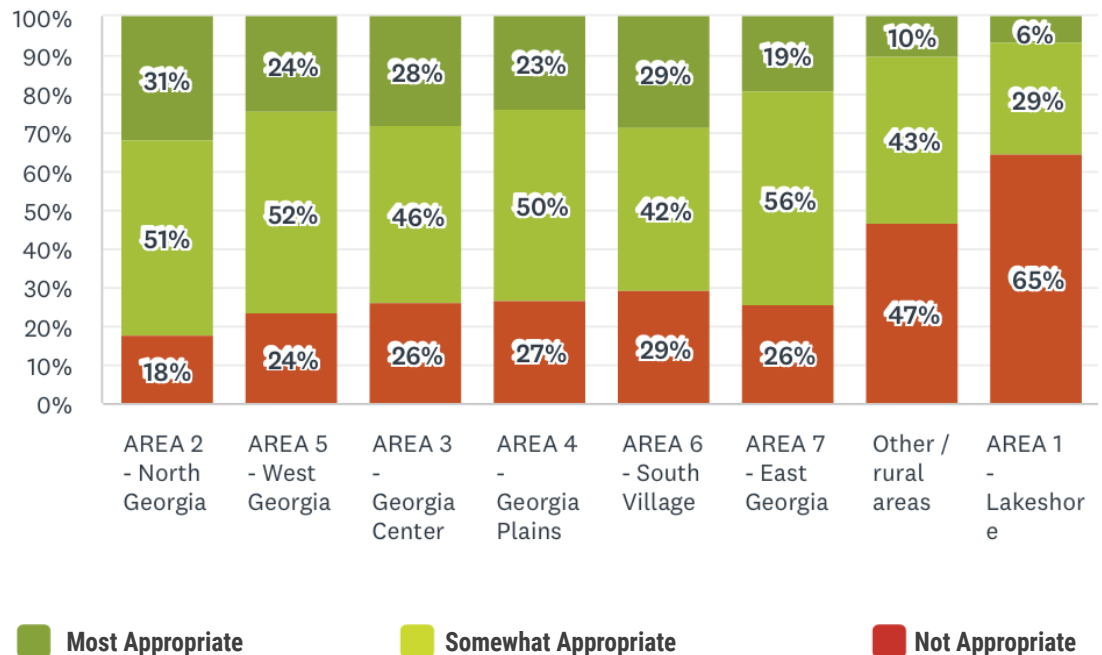




Q13 - Using the map below, how appropriate do you think each of the following areas of town are for new housing growth? (Refer to map)



Answered: 384 Skipped: 38



# PART THREE

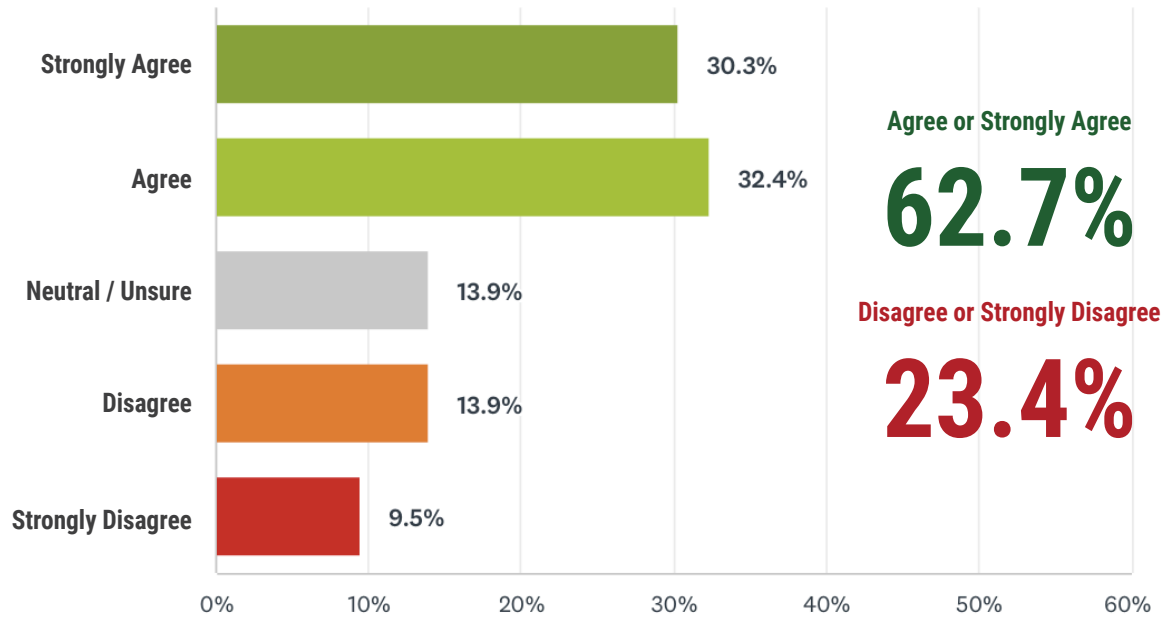
## LOCAL SHOPS & SERVICES

The purpose of Part Three was to conduct an assessment of the availability of local shops and services in the community. This issue was raised during the Open House, and some people noted that they need to drive out of town to often get many things which they need, and the neighboring town's are benefiting from this commercial activity more than Georgia. Questions were developed to measure if this is an issue to local residents, and what shops or services they might prefer to have locally.

While the town is not generally in control of what businesses chose to locate in Georgia, this information may be helpful in identifying what zoning changes may be helpful in attracting new business to the area, and soliciting specific businesses who may be in high demand.

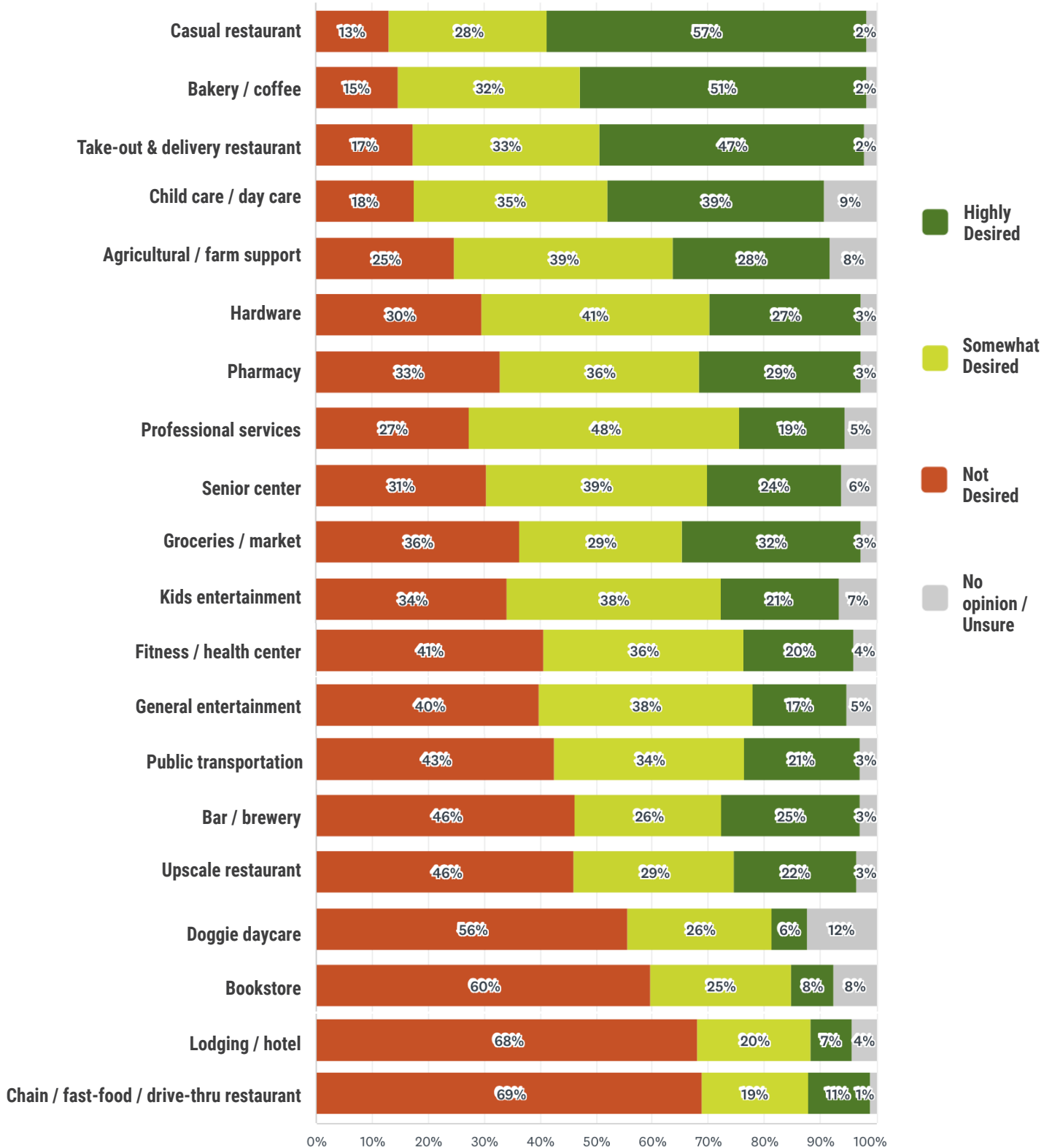
Q14 - How much do you agree or disagree with the following statement? (Select one) **“New commercial shops and services are desired within the town to serve locals, instead of having to drive outside of town.”**

Answered: 389 Skipped: 33



### Q15 - What types of shops and services do you feel are desired within the Town of Georgia?

Ar Answered: 388 Skipped: 34



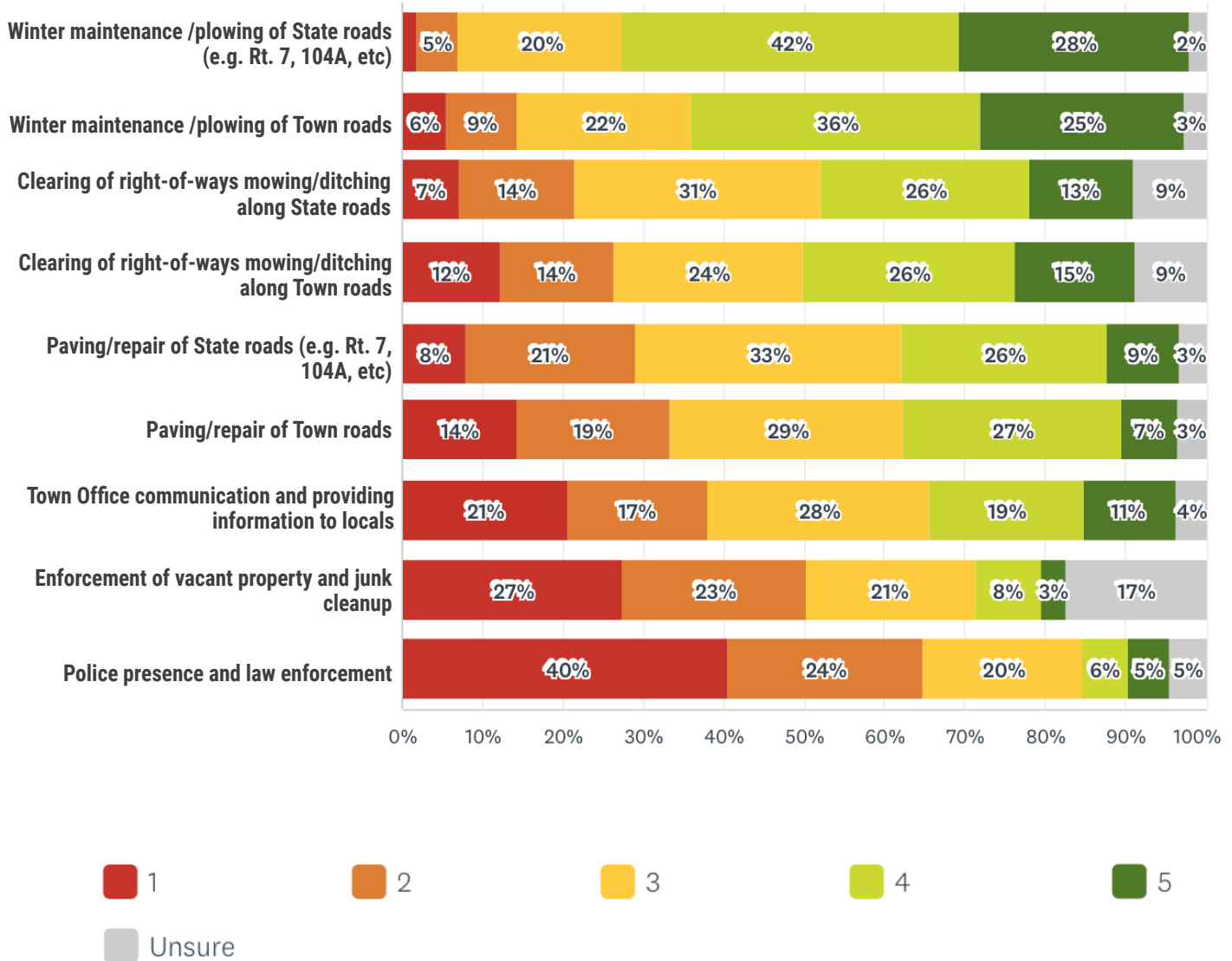
# PART FOUR

## COMMUNITY AMENITIES & SERVICES

The purpose of Part Four was to make an assessment of municipal services, including the parks, recreation, community events and other amenities available to residents, and what if any improvements may be needed. Questions were developed to cover topics of town maintenance and enforcement, parks and recreational facilities, potential shared community services, energy use and infrastructure.

Q16 - On a scale of 1-5 (where 1 = Poor / 5 = Great) how would you rate each of the following services?

Answered: 378 Skipped: 44



NOTE: The original SurveyMonkey results showed "Enforcement of vacant property and junk cleanup" scoring lower in these results than "Police presence and law enforcement", despite police presence having a noticeably lower rating. This appears to be due to the high number of "Unsure" responses to this item, which were given a score of zero points, which seems to artificially lower the weighted average score. A similar effect occurred with "Clearing of right-of-ways". The above results have been recalculated to omit scoring the "Unsure" responses.



## Q17 - In what ways do you think municipal services or communication could be improved? (Write in)

1. *Why is the current board creating so much division in the town folks. The board seems to ignore the financial impact to the tax payer. Financial control is totally absent. The current treasurer is fighting an uphill battle, she is a bright spot in a dismal task. Why is the dept budget 3 to 5 times higher than other towns in our area, obscure. "DEI" is being pushed to the select chair and said it will be put in regardless of the general voter view. Not good.*
2. *Why are we no longer voting on fire truck purchases ??? Two tone paint is a significant cost and waste of tax payer money.*
3. *When mowing & ditching the sides of the rural roads it would be nice if it didn't take 2 years for the shredded material to be cleaned up and not look like a mutilated mess.*
4. *Well I tried to find this survey on the town website and it wasn't there. Only saw it when someone posted on FB.*
5. *Weekly newsletter, Facebook page communication*
6. *We need police presence before bringing in more apartments and public housing/public stores and restaurants*
7. *We need more police presence. And there are roads that should be paved but are not fully - such as Carpenter Hill road.*
8. *We do not use Facebook and do not get all town communications. Info on web sites is not readily available when posted on Facebook. Ridiculous that town will not pay to post job openings in the local Messenger is where many people would actually see to be able to also tell others! Seems staff wants to limit access and not even to pay like other local towns do? Always seeing other towns post in the Messenger. Very frustrating to watch the select board meetings on Comcast. Mostly feels very dysfunctional! The special meeting held for voting for fiscal calendar change seemed underhanded and should have gone to town meeting timeframe and placed on Australian ballot. New town employees and selectboard should learn functional responsibilities and not recreate the wheel without first finding out why things historically have been done for considering why to change or not change the process. Zoning administrator situation was underhanded in many ways in staffing and financial areas!*
9. *We didn't even hear about this survey until we went by the library, think that more work could be done to hear from all the residents on all issues.*
10. *Vermont Gas*
11. *Use the Town website and social media sites to better keep residence informed.*
12. *Use something outside of social media*
13. *Use of internet...local websites people can go to like a newspaper...with sections, advertisements, editorials, community notices and an EDITOR.*
14. *Unsure*
15. *Unsure*
16. *Town highway needs more manpower and more equipment. Fire Department needs more support from the town. The Town-hall needs to be moved to the current library location and the library should be defunded.*
17. *Town Clerk communicates via Facebook. How about sending top priority items to residents in the mail instead. I do not subscribe to Facebook and so miss out on all things related to Georgia VT*
18. *Total transparency and historical knowledge pertaining to decisions made by both the select board and other boards. Many times things appear to be done without understanding how certain rules came about. Governing is a process and as the boards change some of the previous decisions are not fully understood. Many of the recent changes seem to be self-serving which is never beneficial. There needs to be accountability in ALL of the hiring and job descriptions. Not everyone can be responsible for their own job. Checks and balances need to be in place.*
19. *Timeliness of notices. Also notices and announcements should be repeated. When the Town cuts trees along the road, they often do damage to trees with the methods used and leave the trees vulnerable. And the tree guys leave debris on property. I only agree with #18 if there is a succession plan for the old buildings.*
20. *They need more money in their budget so they can complete their projects and afford newer equipment.*
21. *The town will never get the commercial/retail/housing/restaurant/pharmacy needed with no municipal sewer and very limited municipal water.*
22. *The town clerk's office communications is a joke. The act first and ask permission later. Too much cronyism. Jobs to friends and raises to unqualified staff*
23. *The perception is that 2 or 3 people hold all of the positions. No oversight. No checks and balances. No repercussions.*
24. *Tech outside of Facebook*
25. *South Georgia currently looks bad and is not appealing.*
26. *Sidewalks.*
27. *Sending out a newsletter by mail.*
28. *Road maintenance and winter plowing on secondary/development roads. Traffic flow around interstate exit/on ramps and Rte 104a, Rte 7 exchange*
29. *Reynolds Rd is a shit show. Grading it doesn't do anything. The sub base has to be fixed or just pave it*
30. *Return communication could be better. Town office employees need to be friendly as they are dealing with people*
31. *Require clean up of yards*
32. *Replace the town administrator with a qualified town manager.*
33. *Replace everyone in the town office with competent employees who have actual experience in their positions.*
34. *Regular updates/postings to FPF or Facebook*
35. *Post a calendar residents can subscribe to and keep it current*
36. *Please plow Ballard Road*
37. *Perhaps the Town could announce in the Messenger what their paving/work schedule is so folks could plan. Not everyone is on social media. Also, whoever trims the roadside brush needs some assistance. Vegetation is terribly mangled. Perhaps advisement from a landscaping company on how best to trim back trees, and a sharper implement to avoid the shredding.*
38. *Pave Reynolds road!*
39. *Official Facebook page for communication of important dates, votes or issues.*
40. *Newsletter*

Q17 - In what ways do you think municipal services or communication could be improved? (Continued)

- 41. *New selectboard*
- 42. *Need to use social media and ADVANCED notice. And update website so can be reliable place to check.*
- 43. *Natural Gas*
- 44. *N/A*
- 45. *N/a*
- 46. *n*
- 47. *My taxes are high for what the town provides. I do not have children in the school system and roads and road maintenance is horrible.*
- 48. *More updated website to let community members know everything going on in the town, not everyone is on Facebook or has children in school.*
- 49. *More public education for all ages as to how the town is actually legally set up and able to operate.*
- 50. *More mailings for people not on social media.*
- 51. *More law enforcement. Don't get carried away with this DEI project. Don't create issues where there aren't any*
- 52. *More involvement from town residents*
- 53. *More information should be posted about voting and town events*
- 54. *More Email communication or town group page*
- 55. *more detail in meeting agendas & meeting minutes. Go back to selectboard updates monthly (Carolyn used to do this) less secrecy - more public meetings - have public bulletin boards for townspeople to access info. Post regularly updates from all depts/boards. Use Town Clerk FB page to inform people of meetings/town happenings.*
- 56. *More communication*
- 57. *More advertising outside Town offices, where many people pass by throughout the day.*
- 58. *Monthly newsletter, salting in icy conditions.*
- 59. *Modernize the town website, provide means of signing up to receive regular communications (and then send them).*
- 60. *Make a regular weekly post about current updates going on. Keep the community engaged*
- 61. *mailings--expensive but can reach most residents email communication--town email list*
- 62. *Mailings*
- 63. *Letters to the residents. I just happened to stumble upon this survey. So how do all the residents no about it.*
- 64. *Letters to residents*
- 65. *Let the communities voice be heard and vote on decisions to build*
- 66. *Last years town report had many errors, proofreading prior to printing would be helpful and eliminate unnecessary special elections to correct those errors. Code of conduct for all town employees would be a step in the right direction*
- 67. *Junk ordinance / blight enforcement.*
- 68. *Junk ordinance*
- 69. *it's fine*
- 70. *It seems that route 7 is the only corridor of communication*
- 71. *Invest in law enforcement*
- 72. *Increased availability of Police options.*
- 73. *Increase funding to library. Grow the services that are succeeding currently- like the library rather than start new from Scratch.*
- 74. *If the town office staff worked more for the community than there own needs. Less staff. If the town clerk had enough free time to be the town administrator she wouldn't need two assistants for the clerk position and an additional one for the town administrator. The bookkeeper and treasurer were both part time positions and are now full time with payroll done by a third party. A zoning administrator making more than the previous one and also now has an assistant. Accurate information given other than a smoke show to keep you in the dark. Flush the toilet and start over.*
- 75. *I would love sidewalks!*
- 76. *I wish there was an email mailing list I could sign up for. I rent here and barely ever know what is going on unless I peruse the town Facebook page.*
- 77. *I wish the town clerks office and the maintenance crew were doing their jobs! Plowing and road maintenance is horrible and the town clerks office could step up their game.*
- 78. *I think they do a very good job.....*
- 79. *I pay almost \$10,000 in taxes and the amount of pot holes I have to drive around and through to get home on Reynolds Rd is unacceptable.*
- 80. *I know mailings are expensive, but what if a newsletter went out monthly or bi-monthly. I know it is up to individuals to keep up on what's going on in town. But most people don't. Some of my neighbors didn't know about this survey or the last vote on changing the date of it's fiscal year. Didn't get a mailing. Also, how about either starting a welcome wagon committee for newcomers, or perhaps a handout with information on services in and around town. This would show we are a welcoming community better than a DEI statement. [Re: Town offices and Library question 18: Why can't you consolidate the town library with the school library, would save money and resources.] [Re: Diversity question 19: We already have many laws in our State + Nation that cover this --> we have the constitution the Bill of Rights Civil Rights Act of 1964. I believe in the golden rule. Do unto others as you would have them do unto you. The words sound great but I have seen what trying to implement this DEI statement has done to our town. It has only divided it not brought it together.*
- 81. *I just came upon this survey. If I didn't happen to be on Facebook, I probably would have missed it. If there are important issues, they should be more clearly notified. Mailers are helpful. Relying on social media is an issue. I know that I stay off of the Georgia Facebook pages. They do not seem to bring out the best in people and I usually leave disappointed.*
- 82. *I have heard that people do not like the town administrator*
- 83. *I believe improvements are needed on the timeline to which community members are notified about upcoming meetings, votes, discussions, and decisions being made.*
- 84. *Hire a Town Administrator with the skills and focus to drive improvement initiatives, focus on grant opportunities and manage communication. Combining the Town Clerk position with the Town Administrator was unwise (penny smart and dollar foolish). The town should benchmark our labor*

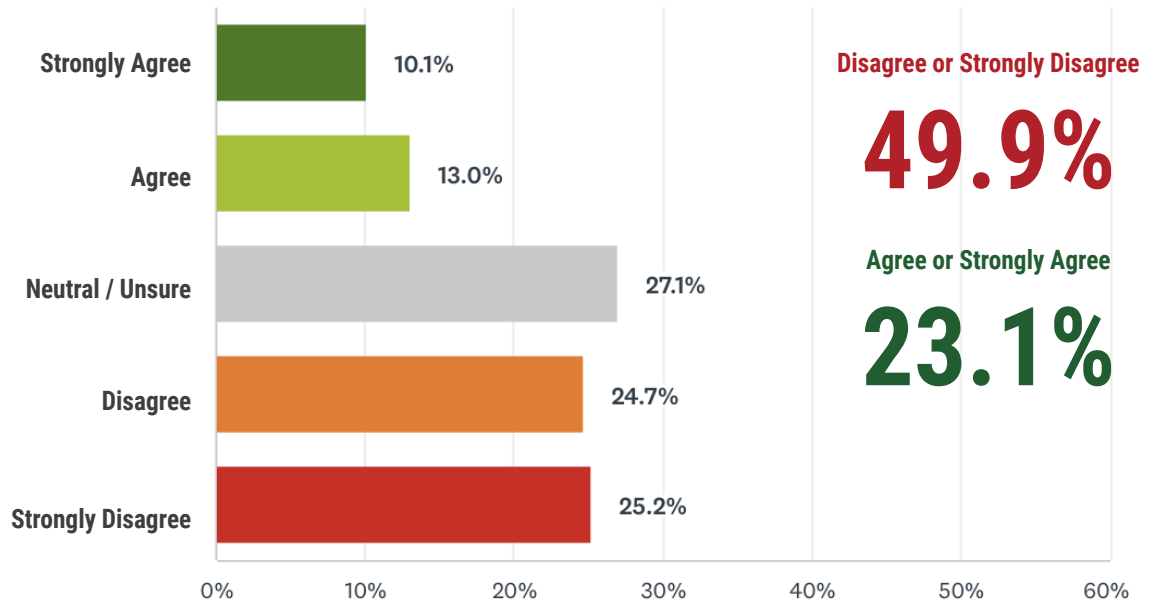
## Q17 - In what ways do you think municipal services or communication could be improved? (Continued)

*expenditures for planning & zoning as compared to like size towns in our region. Other towns are getting the job done with far fewer paid staff.*

- 85.** *Hire a part-time trash collector to pick up litter along the lake shore... before it ends up in the lake*
- 86.** *Highly desire more police presence in the town.*
- 87.** *Get the message out sooner, less secrets, more open communication*
- 88.** *get the current select board out!!!!!!!!!!!!!!!!!!!!*
- 89.** *Georgia zip code*
- 90.** *For the love of god, the ditches on the middle portion Stone Bridge rarely get touched, which means homes across the street from ditches that fill up end up with flooded basements. Even with sump pumps, there's no ditch we can pump to as a ditch is only on the opposite side of the road. It would be so nice to see ditches cleaned out and the crushed/collapsing culvert pipes get replaced.*
- 91.** *For people who don't use the internet I'd like to see one of those digital message boards put in. That way you can share events, town meetings, voting info, etc... Nothing big like for example the Milton High School has as you enter the parking lot. Another example BFA Saint Albans.*
- 92.** *Finding this survey on the town website was difficult. Four clicks to get to the survey isn't user friendly. The town also needs an independent HR manager.*
- 93.** *Facebook is a dysfunctional nightmare. If used, should not have public ability to comment on informational posts. Maybe post a phone number where people can call with questions.*
- 94.** *Encourage bicycle safety by signage and education to drivers, cyclists and pedestrians. This is particularly important in areas that are part of the Champlain Valley Bikeway and where the roads are in need of repair. Cyclists swerve to avoid potholes and risk being hit. Drivers are irritated because this is interpreted as cyclists think they own the roads.*
- 95.** *Email list serv, don't rely on social media*
- 96.** *Electronic signage to announce meetings & events in Georgia center and the South Village. An email directory that the Town could send announcements through. A Full-time Town Manager is needed.*
- 97.** *Efforts that are official in nature (not facebook posts!) that are thoughtful and concise. They should live on an official website/listserv, but could be shared via social media.*
- 98.** *e-newsletter, clearer zoning rules, voting option explanations, walking path maps*
- 99.** *E mail automated phone call*
- 100.** *Drainage ditch maintenance along Sandy Birch Road.*
- 101.** *Digital banner sign, Facebook updates*
- 102.** *Difficult in a splintered communications environment. Direct email, Front Porch Forum, and social media. We appreciate your efforts!*
- 103.** *Consistent outgoing e-mail updates of town events / meetings.*
- 104.** *communication is adequate*
- 105.** *Clearly, communication.*
- 106.** *Clarity on programs and updates on town progress*
- 107.** *Carpenter hill pavement to connect what is there now.*
- 108.** *By letting the voters decide on issues at the town meeting instead of having special meetings where only a small amount of voters are represented.*
- 109.** *Better use of the Town of Georgia social media sites*
- 110.** *better town road snow plowing for sure and getting a better salting truck, the one now, only spills salt in the middle of the road as he plows.*
- 111.** *Better police presence*
- 112.** *Animal control issues - cattle, dogs*
- 113.** *Adequate written notice by mail.p*
- 114.** *Actually communicate any information. Use modern forms of communication like social media or a weekly news letter. The news letter would not to be extensive. See other towns for examples.*
- 115.** *A sign board or two by major intersections or near the town garage would be helpful.*
- 116.** *A monthly newsletter or something via an email? Include reminders of how to sign up for absentee ballots and due dates? Open town positions, who is running, and bios? Maybe these exist and I haven't seen them.*
- 117.** *A better town website would be a start, maybe an email newsletter that goes out to town residents on a regular basis.*
- 118.** *.*
- 119.** *Not enough space in this box...b*
- 120.** *Better communication*

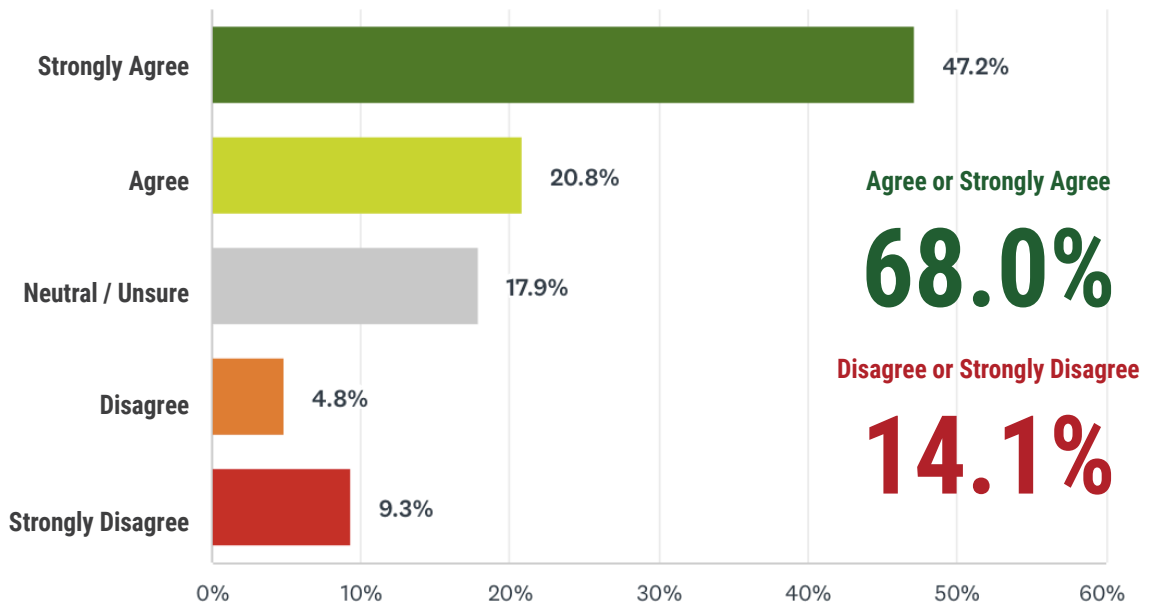
Q18 - How much do you agree or disagree with the following statement? (Select one) **“The Town Offices and Library services would serve locals better if they were located in new facilit(ies) in South Village as it is being developed.”**

Answered: 377 Skipped: 45



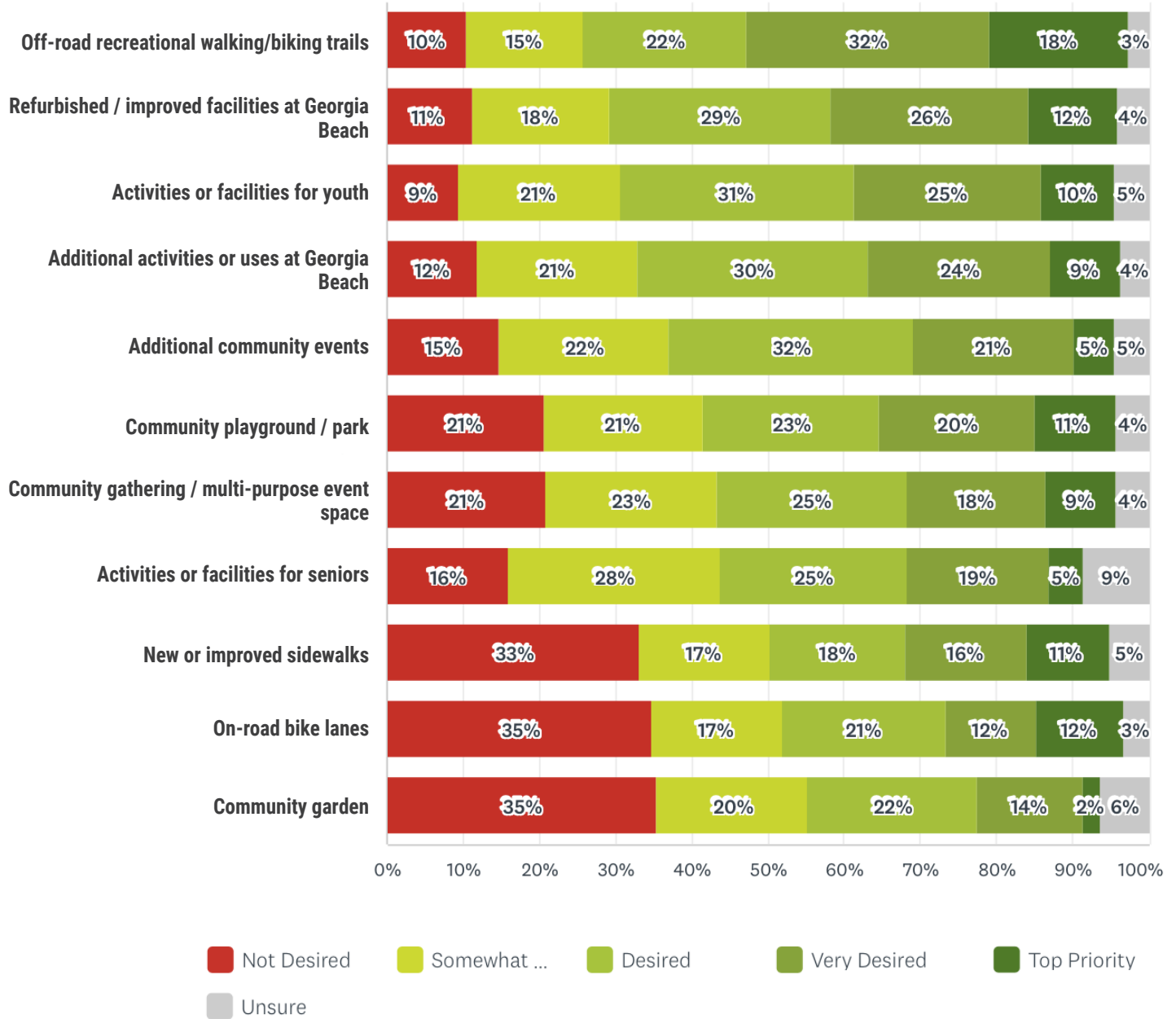
Q19 - How much do you agree or disagree with the following statement? (Select one) **“A community is improved by celebrating diversity and welcoming all persons, regardless of race, color, religion, national origin, sex, gender identity or expression, sexual orientation, age, or disability.”**

Answered: 375 Skipped: 47



## Q20 - What types of community amenities or activities do you feel are desired within the Town of Georgia?

Answered: 378 Skipped: 44





**Q21 - Regarding the question above, do you have any specific ideas or recommendations? (Write in)**

- 1. *You don't need to move the library. The library needs more books. There are no good books at that library. That's why no one goes there. Bestsellers. New releases. Woodworking books. Anything.*
- 2. *You can improve the beach area to be inclusive of the other community needs: senior and youth activities, event space, dog park area. It would be easier to maintain and staff in one location. Now it's mostly a boat launch and baseball field.*
- 3. *Would love to see more options available for walking with dogs/young children. It's too dangerous to walk on our road (Sandy Birch) and most hiking trails aren't stroller friendly.*
- 4. *Whether there is more development or not there HAS to be sidewalks, bike path installed on Ballard Road between Rt. 7 and at least the underpass. Someone is going to be killed walking there.*
- 5. *what about a "round a bout " off of 104a & route #7 ??*
- 6. *We have playgrounds at both the schools & beach which could always be upgraded. Activities at the beach for our youth in the summer would be great. I don't think renting the beach out to events where the towns people cannot use the facilities is ok though. A walking path incorporated into the Beach property and upgrading the beach itself would be helpful for its use.*
- 7. *We had a brand new building all ready to go at the beach and because of a few loud busy bodies we lost a wonderful FREE building. Now you want tax payers to pay for one! Something wrong with this whole thing!*
- 8. *We don't need sidewalks.*
- 9. *We desperately need sidewalks in South Village! So many people walk along route 7 and it is dangerous!*
- 10. *We could have had a nice facility at the beach, gifted by a local businessman. We could have added to it easily. A few people decided the best way to receive a gift was to get arrogant. I do not want my property taxes to increase because these same people are active in this survey, and want a facility at the beach.*
- 11. *We are a rural community and I believe that is why most people moved here. Also having school choice for highschool. All these amenities sound nice but are available 10 to 15 miles away. I don't think our town can support all of this.*
- 12. *Unless they will be placed everywhere, insisting the sidewalk to nowhere on Sandy Birch is a waste of effort.*
- 13. *Turn campground into community rec center with a coffee/bake shop maybe senior center*
- 14. *There would have been a new beach facility if not for a few people with an agenda.*
- 15. *There should be a sidewalk from Laura's woods to the corner of Rt 7 & Ballard road. Lots of kids riding bikes and people walking*
- 16. *The town office help and select board need to do their jobs properly and never mind filling their pockets with money and stop worrying about new growth because they can't maintain what they have now*
- 17. *The total impact monetarily should be a priority. Many of the above suggestions come at a cost that would be prohibitively negative for the average taxpayer. Ideas that sound wonderful should be explored carefully. Needs vs Wants!*
- 18. *The snack bar at Georgia Beach is not up to health code and so cannot*

*legally be used for Little League or other events. The bathrooms at Georgia Beach really should be open once Little League begins.*

- 19. *The sidewalk needs to go somewhere, not just in front of the building or development being built.*
- 20. *The only reason I'm saying not desired for bike lanes on roads is that speed limits are not followed, very very low enforcement, my road is supposedly 40 mph I see folks zipping down going at least 50 +, people pass me all the time when I follow the limit, even with limited line of site, weight limit on the bridge is not being honored even by local trucking companies, cement and loaded water tankers are definitely over the limit.*
- 21. *The library needs more funding.*
- 22. *The Georgia Beach is a wonderful asset for the town and should be used more. This space could be transformed into a year round facility and used for everything pretty much listed up above!*
- 23. *The bike way for cyclists is not used. They cut through cline road versus using the directed scenic route along the lake. The edges of the roads are narrow and very dangerous for pedestrians and motorists.*
- 24. *The beach recreational area has opportunity for addition events that can be planned. This may include a tennis tournament, upgrade the volleyball courts to allow for competitions, basketball tournaments, encourage a soft ball team. In the winter finding a place for public sledding or a skating rink!*
- 25. *The Georgia Beach pavilion and restrooms need to be upgraded. Also a permanent Pickleball court should be installed in one of the basketball court areas, reducing one basketball net and supporting the growing Pickleball community in town.*
- 26. *Support for facilities for community activities in addition to GEMS are desirable.*
- 27. *Stop asking property owners to pay to subsidize a small number of people to use the St Albans pool. It is crazy that someone on a fixed income should be asked to pay for this unless it is "needs" based.*
- 28. *Stone Bridge is part of the Champlain Valley Bike Path, and traffic is unforgiving to them and pedestrians. It would be nice to have safer spaces, especially on the corners and up the hill/curve near the bridge.*
- 29. *Statements like "A community is improved by celebrating diversity and welcoming all persons, regardless of race, color, religion, national origin, sex, gender identity or expression, sexual orientation, age, or disability." need to be changed. Using the word 'celebrate' refers to putting one group of people above others, when all should be treated the same: fairly. When we 'celebrate' groups, we are putting that group above all others, causing the rift between residents we are currently seeing. We don't feel the 'all people are created equal'.*
- 30. *South Village*
- 31. *Some sort of building that could be rented for gatherings or other events that residents could use.*
- 32. *Sidewalks longer than 6 feet would be nice, especially along rt 7*
- 33. *Sidewalks leading along Ballard towards South Village and along corridor near school and town offices*
- 34. *Sidewalks ideally should only be implemented once there are actually places to walk to, putting in sidewalks in neighborhoods that don't lead anywhere else doesn't make a whole lot of sense in my opinion.*

## Q21 - Regarding the question above, do you have any specific ideas or recommendations? Continued

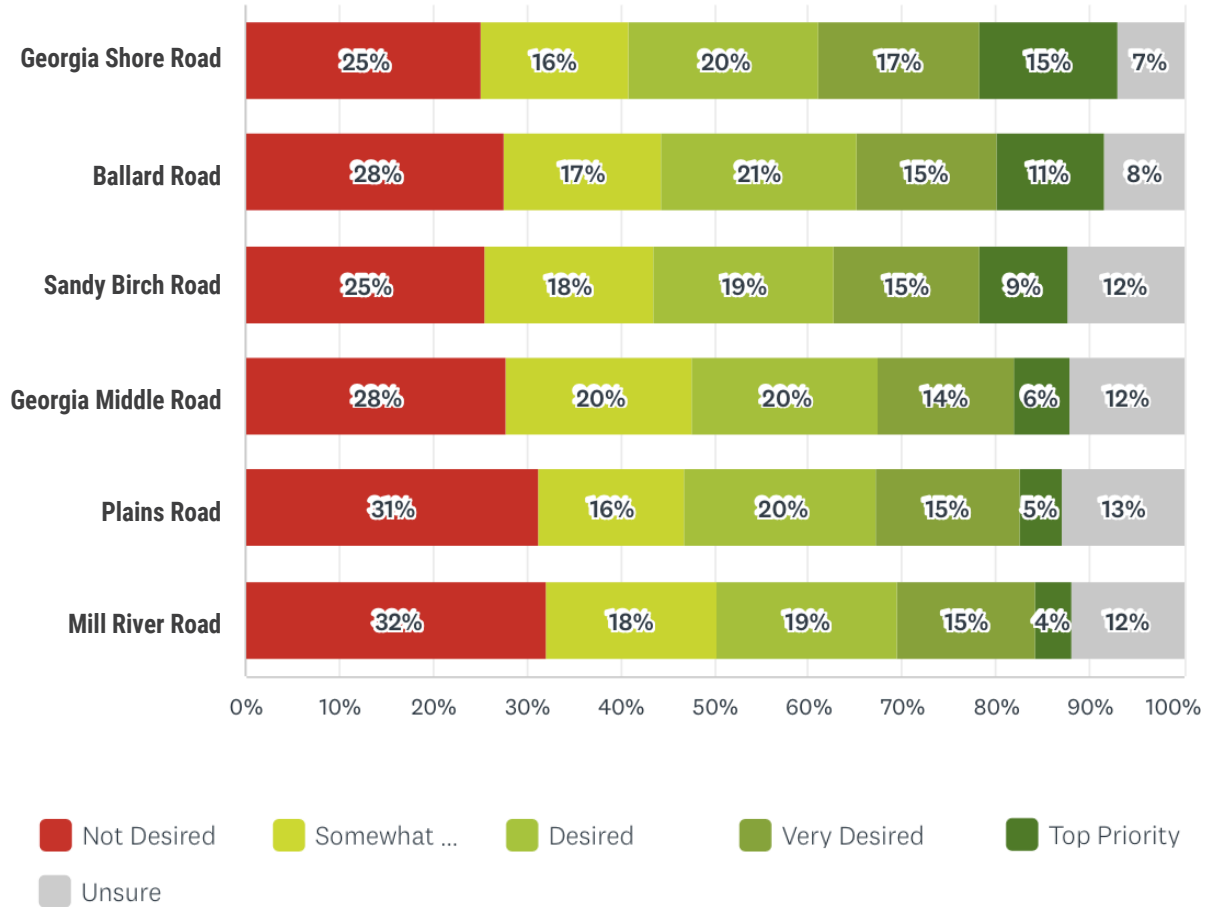
35. Sidewalks from south village to connect Russell Greene/lake arrowhead on 104a would be amazing
36. Sidewalks - not necessary. Do not development into a traditional downtown, keep us rural. Do not make your improvements at the expense of existing businesses/homeowners.
37. Sidewalk to school
38. Sidewalk from South Village to Arrowhead Industrial Park would be very beneficial to many Georgia residents and those employed in Georgia. This would also link South Village to Russell Greene Natural Area via Town Trail #4.
39. Sidewalk from Milton to Saint Albans
40. Sidewalk along Ballard and Sandy Birch would be incredibly welcome.
41. Seems a lot of these questions asked here already are in the beach area park to play ball, activities the town hosts now, getting some folks to slow down on our roads is to me an issue that needs attention....
42. seek out more walking paths or sidewalks or central areas to shop/gather- town is too auto reliant
43. Sandy Birch Rd has the most residents and yet your plan is to build a sidewalk someday on Ballard Rd. That doesn't make a lot of sense to me.
44. Round-about us needed where 104A meets rte 7!!
45. Roads are poorly maintained. Please expand paved roads.
46. Refurbish or build a new pavilion at the beach. Remove the basketball hoop on the north side of the basketball court and create a permanent Pickleball court at the beach in its place. This would allow people to play tennis and Pickleball at the same time.
47. Reduce town budget, fix problems don't make new ones.
48. paved wide shoulder down part of Ballard and Sandy Birch
49. Open-Ended Response
50. Ongoing attempts to put these networks in place should continue through Planning, DRB, and Grant writing
51. NOT a hockey rink. The town doesn't understand how expensive it is to maintain. It would be an astronomical waste of money. Sell the Zamboni and rink boards to fund improving the bathrooms at the beach. Don't expand the beach because it's unusable for most of the year with algae.
52. Nope
53. No more growth!
54. No
55. N/A
56. N/A
57. n
58. More pickleball courts at Georgia beach if not new courts, paint court lines on basketball court to create more courts. Courts also need resurfacing.
59. More native plants in areas that need town-mowing; improves pollinator population and reduces invasive species.
60. More direct route to Georgia Beach from Rte 7. Beautiful place but hard to get to/locate
61. More connectivity via sidewalks/bike path from South Village up and down Rte 7 and off nearby spurs (Ballard, 104A)
62. Mapped bike trail for visitors.
63. Many people use 104A for touring/biking. It hardly has any shoulders much room for bikers and it's windy. It needs to be widened and made more accommodating for bikers. Also, the speeds on that windy road, especially for the trucks and 18 wheelers, is crazy. We need to recognize it as a feeder road to the Interstate. It is also now one of the major thoroughfares from Maine across New England. Those issues need to be addressed from a state/regional point of view.
64. Make access for ATV trails.
65. Lines on road for biking and walking
66. limit the spending by the current board
67. Let's finally add sidewalks to Ballard Rd. Lot's of people walk along there but it's not safe. Would get a lot of use.
68. It would be great if there could be a bike lane from Georgia to Milton and to St. Albans
69. It is really frustrating that we could have had new facilities at the beach for free, but some people ruined that opportunity. If we could get grants to help pay for new facilities that would be great.
70. Is there any way to make driving safer around dead man's curve? A clean and safe community park closer to the town center, south village would be fabulous. More clearly marked and available hiking/walking trails
71. Is there an old railroad right of way through town? Can that connect with existing trails?
72. Instead of trying to grow our small town just for the sake of money so that we can buy more unnecessary things, why don't we clean it up and protect the remaining wildlife and nature? Does the aim of every town have to be to get bigger and have more people and things?
73. Indoor spaces would be great so they could be available year-round. It would be cool to have something like a walking trail too but we would also need parking available nearby.
74. Increasing library funding would allow for many of these options to be realized (i.e., events, activities and facilities for all age groups, gathering/event space).
75. Improve bathroom facilities at beach.
76. If the South Village is further developed there needs to be sidewalks and improved traffic flow. It should not be developed further until there is such a plan. For running/bike paths, if there are paths that need help maintaining, that information needs to be shared more widely to find willing volunteers.
77. ice rink, pickleball courts
78. I would love to see our community make it easier to use alternative forms of transportation (biking, walking, bus, etc.)
79. I would love to have a network of walking/biking trails around town.
80. I don't want to see traffic lights
81. I don't know what land Georgia Town owns, but if they could make a trail network similar to what Milton has at Bombardier park, i think it would see a lot of use by residents.
82. Having a community/activity center would give children and adults the opportunity to gather together and socialize.
83. Government needs to provide safe roads, fire protection and education





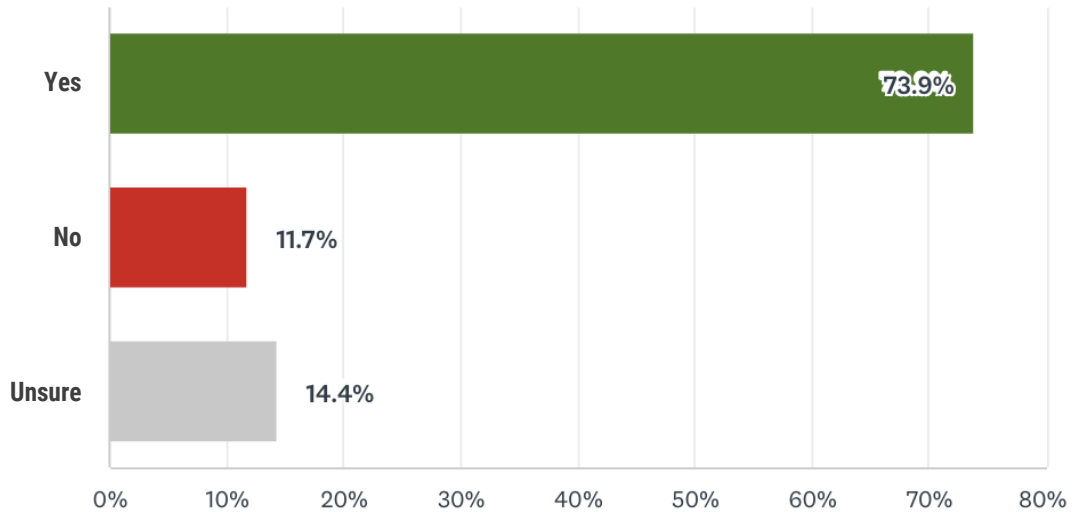
### Q22 - How much would you desire to see bike lanes or wider road shoulders added to the following roads?

Answered: 373 Skipped: 49



**Q23 - Should the town try to coordinate with adjacent municipalities to plan for shared community and recreation amenities, so that each municipality doesn't need to construct their own? (Select one)**

Answered: 376 Skipped: 46



**Q24 - What shared community and recreation amenities might you suggest? (Write in)**

1. Youth programs. I think the St albans community pool is great.
2. We should continue to support resident rates with St. Albans.
3. Walking path similar to the rail trail in St.Albans/Swanton
4. Use of exercise facilities, pools, and rental of event rooms.
5. Unsure
6. Trails, bike paths, event space
7. Town pool, walking paths
8. Town parks, hiking trails, sporting facilities
9. This town seems to cater to a very small populate of the town to provide them with services and enmities. This town cannot support new endeavors; we don't have the population to support it or compete with neighboring towns.
10. that should be an individual choise
11. Swimming,hiking,boating
12. Swimming, indoor exercise like Collins Perley.
13. Swimming pool, skating rink, courts.
14. Swimming pool, indoor track, rental/reservable room for small medium sized events.
15. Swimming pool
16. Swimming lessons, group bike rides, tennis and pickle ball lessons, a designated pickle ball court, biking and running events (Tour de Georgia, Ballard Hill Mile, Election Day 5K, Maquam/ Georgia Shore Half Marathon
17. Summer camps for children
18. St. Albans Hardact
19. St. Albans and Milton
20. St. Albans
21. St. Albans
22. St Albans used to allow Georgia residents to use their recreational passes for resident price, last I checked that had ended. A community meeting space would be great for folks just looking to meet or play games in a quiet space without having to spend money. The library is great when it's open, but schedules don't always match up.
23. St albans rec is incredibly pricey and should have lower rates.
24. St Albans pool and sports activity's through the rec dept.
25. St Albans
26. Sports programs for kids, adult enrichment
27. Small concert venue
28. Skating rink and gym facilities.
29. Shared use of pool, fitness facilities, indoor rec space.
30. Shared park program. Trail activity program akin to earning a patch if walked hiked each in each season. We don't need a pool. We need to embrace the outdoors for recreation in Georgia. Not put up more buildings. Any new town buildings should give homage to the history of the town and not be an eyesore

## Q24 - What shared community and recreation amenities might you suggest? *Continued*

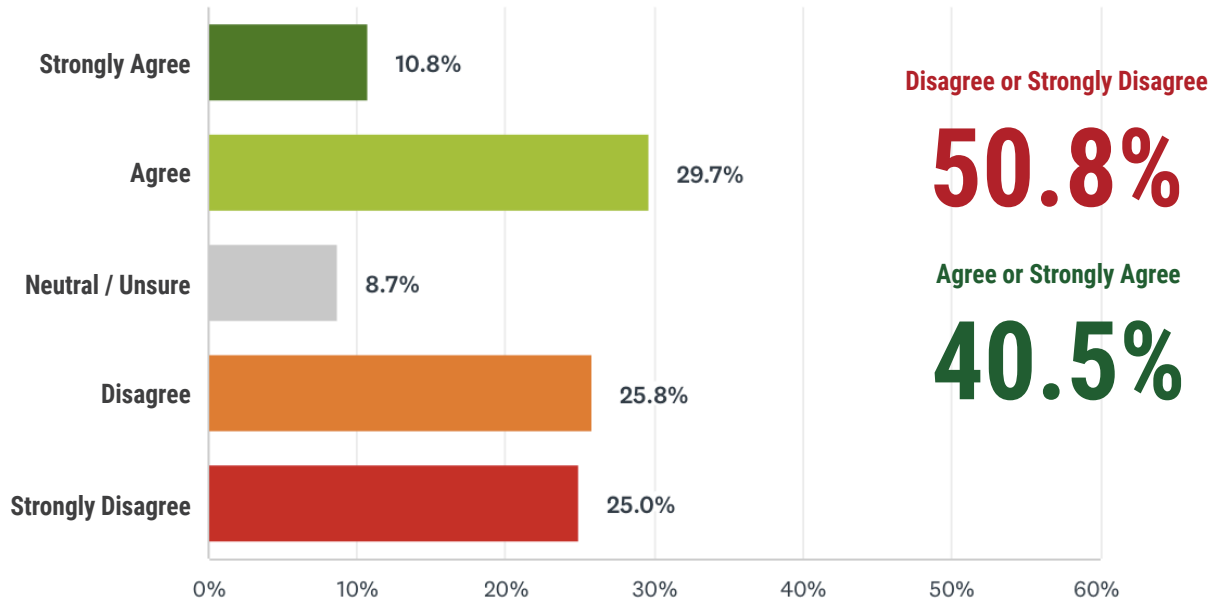
31. *Share pool with St. Albans. Possibly construct an outdoor skating rink to share with Milton and St. Albans. Perhaps a skate park. Or a put in for kayaks and canoes.*
32. *Saint Albans.*
33. *rink/ pool*
34. *Rest rooms and beach's grounds cleaning.....*
35. *Resident rate for st albans pool*
36. *Regional Recreation department*
37. *Rec programs Police services*
38. *Rec dept program costs should be county based, va town*
39. *Rec camp for summer vacations Athletics Fine and performing art*
40. *Pool, Rink, Theatre, Fields*
41. *Pool, kids programs*
42. *Pool, ice rink, gym*
43. *Pool useage, summer camps for kids, shared library, police.*
44. *Pool use, recreational activities*
45. *Pool at St Albans*
46. *Pool at Hardak*
47. *Pool access Gym membership Senior activities*
48. *Pool*
49. *Pool*
50. *Pool*
51. *Pickleball courts, indoor and outdoor*
52. *Pickleball courts*
53. *Pickleball coirts*
54. *Pickleball Bike paths*
55. *Pickle ball, tennis, horseshoes etc*
56. *Paved roads*
57. *Parks, Dog parks, walking / running trails, forest trails*
58. *Parks and rec with St Albans and Fairfax*
59. *parades, pool, sports teams, etc*
60. *none*
61. *None*
62. *none*
63. *Nature paths*
64. *N/A*
65. *Multi-use space/event hall. Hiking/biking trails.*
66. *More sports/exercise opportunities for adults and youth.*
67. *Milton/Fairfax*
68. *Milton and St. Albans both have great existing programs - help us pay "resident" rates.*
69. *Local access to hardack pool*
70. *Kids activities/ camp/ child care*
71. *It would depend on funding and ideas. All surrounding towns cover our current needs.*
72. *Investigate activities(sports,classes,camps) with nearby towns that by joining forces would assist economies of scale would help reduce Georgia residents cost to participate.*
73. *Instead of creating our own recreation Dept., we should work with St.Albans and Milton to participate in their recreation offerings at a reduced rate for Georgia residents.*
74. *Indoor skating and other indoor recreation (soccer, roller skating, fitness, etc) facility with room for meetings/event space*
75. *Indoor pool/rec center*
76. *indoor pool/exercise/recreation for all ages. A community center and combined library/media space. Fairfax/Georgia? Milton/Georgia? Georgia location shared with Franklin County in General?*
77. *Ice skating rink, pool(s), Park & Ride (north end of town)*
78. *ice rink, pickleball courts*
79. *Ice rink for winter time, roller skating for spring/summer/fall.*
80. *I love the coordination with St Albans for the pool. We should also look into coordinating efforts for things we don't offer. If we have basketball, baseball, soccer no need to work with another town.*
81. *I have found no issue with access to recreational amenities as I pay for this access.*
82. *Hockey rink, Indoor recreation*
83. *Hiking trails, off-road biking trails, tennis/basektball courts, kayak rentals*
84. *Hardack.*
85. *Hardack*
86. *Hard'ack, st Albans city pool, town mountain bike trails, Franklin county trails, Welden movie theater.*
87. *Hard'ack area; pool & trails*
88. *Gym, indoor recreation*
89. *Georgia being able to use pool and facilities at Hardack in St. Albans.*
90. *Gas*
91. *food forest/ park!*
92. *fire / ambulance / police / senior programs / youth sports / adult sports / parades / pickleball courts / boat dock / etc.*
93. *Fairfax*
94. *expand town forest?*
95. *Exercise or skills (crafts, other topics, etc) classes for adults. Shared ice rink, pool, other rec facilities. Seems to be plenty of activities for children/ youth, then seniors, but absolutely lacking for the adults in the middle that may or may not have children.*
96. *Dog park Better fishing/boat access at Georgia shore (same for arrowhead)*

**Q24 - What shared community and recreation amenities might you suggest?** *Continued*

- 97. *Discounted Memberships as a Georgia resident to gyms, pools etc.*
- 98. *Continue the arrangement with St Albans for access to recreation programs at their in town rate.*
- 99. *Cont to work with St Albans rec for pool use and summer camp*
- 100. *Community gardens, more public gathering places both indoor and outdoor, more opportunities to connect with people, employers, businesses, service providers, in more interactive events,*
- 101. *Community Center, sports fields*
- 102. *Collins Perley. Bike path connected to Collins Perley or bike path. Big ask though.*
- 103. *children's activities, camps, dog parks, tennis courts, senior services and seminars*
- 104. *Bowling alley, recreational center; use of Hard'ack, Mt. Bike trails, snow shoeing/x-country skiing trails.*
- 105. *Athletics and rec dept.*
- 106. *Appreciate the support for Georgia residents use of Hardack pool and other recreational facilities.*
- 107. *Any that require construction*
- 108. *All.*
- 109. *All available rec amenities offered in the share.*
- 110. *All*
- 111. *Again...ideas should be researched carefully to balance cost with the taxpayer in mind!*
- 112. *A walking trail network would be great*
- 113. *A venue that hosts community events and concerts. If I had my say I would want walking trail, places for food trucks, and an all-ages arcade.*
- 114. *A park on Arrowhead Lake.*

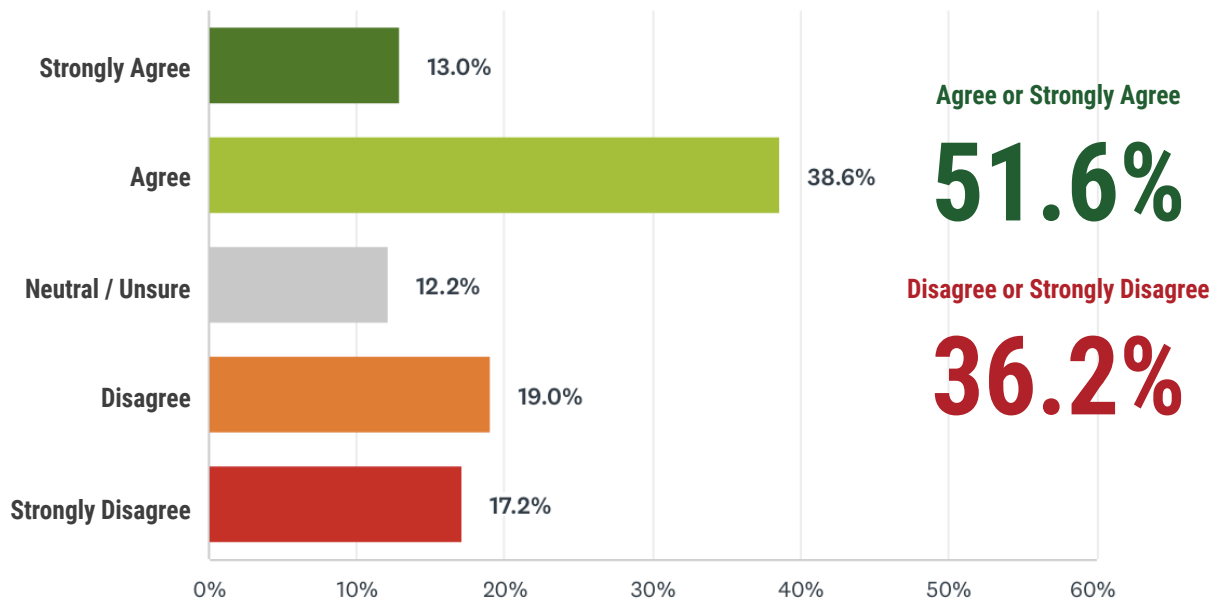
**Q25 - How much do you agree or disagree with the following statement? (Select one) "Cellular phone service within the town is adequate for my daily needs."**

Answered: 380 Skipped: 42



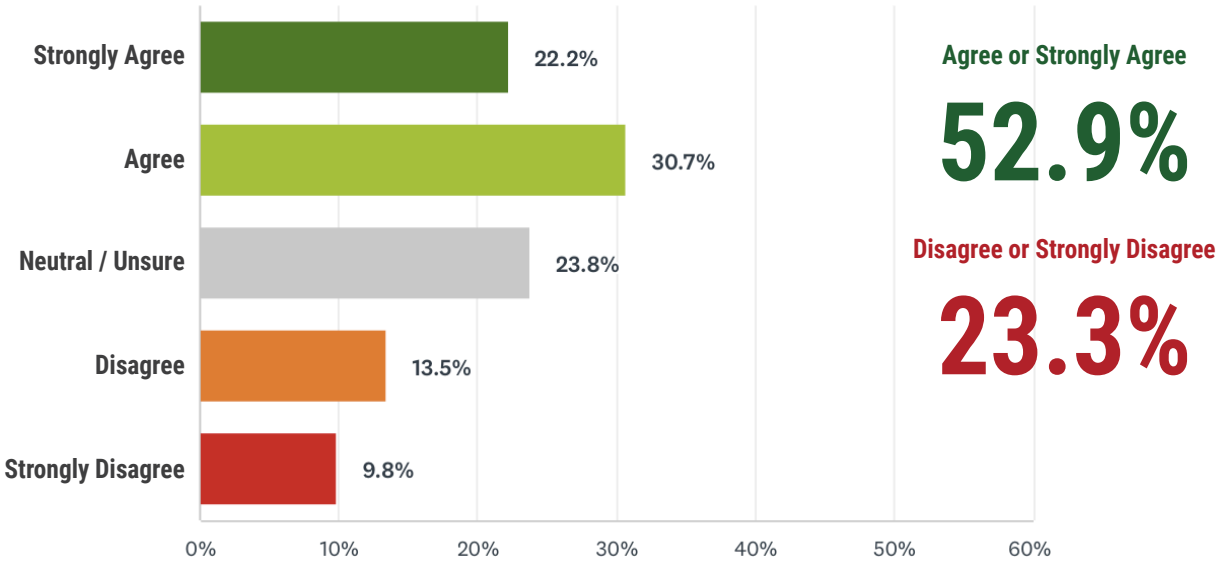
**Q26 - How much do you agree or disagree with the following statement? (Select one) "High-speed internet service within the town is adequate for my daily needs."**

Answered: 378 Skipped: 44



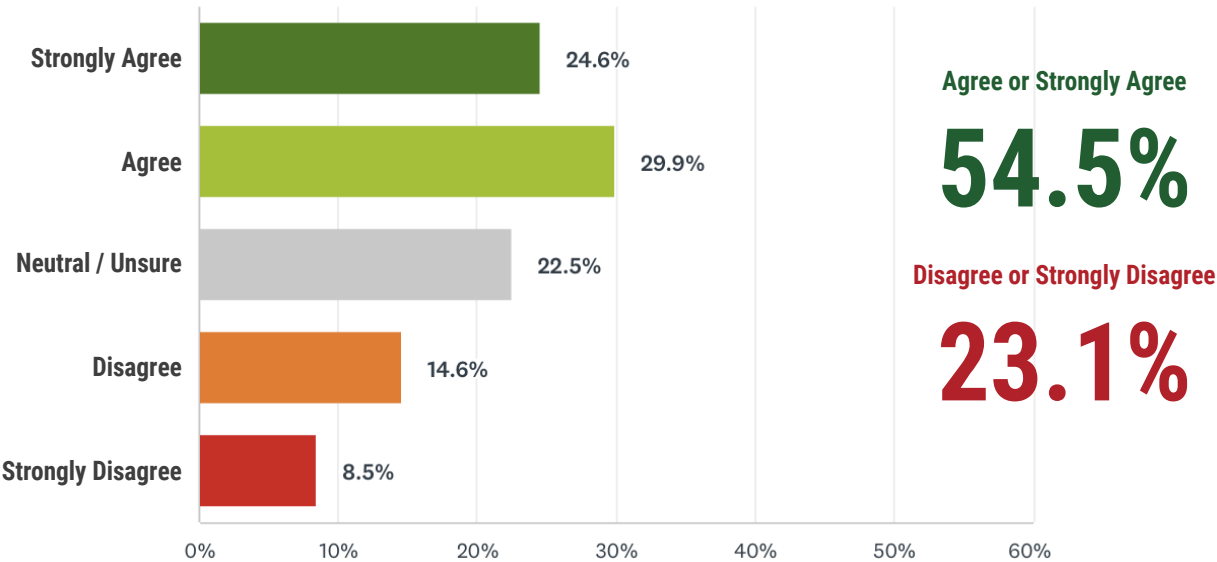
Q27 - How much do you agree or disagree with the following statement? (Select one) "The Town of Georgia municipality should work to pursue sustainable energy solutions for its operations, such as geothermal, heat exchangers, solar or wind energy sources, reduced energy use, and fossil fuel reductions."

Answered: 378 Skipped: 44



Q28 - How much do you agree or disagree with the following statement? (Select one) "The Town of Georgia municipality should work to encourage and support ways in which homeowners and businesses can pursue sustainable energy solutions, such as geothermal, heat exchangers, solar or wind energy sources, reduced energy use, and fossil fuel reductions."

Answered: 378 Skipped: 44



## PART FIVE

### OVERALL PRIORITIES

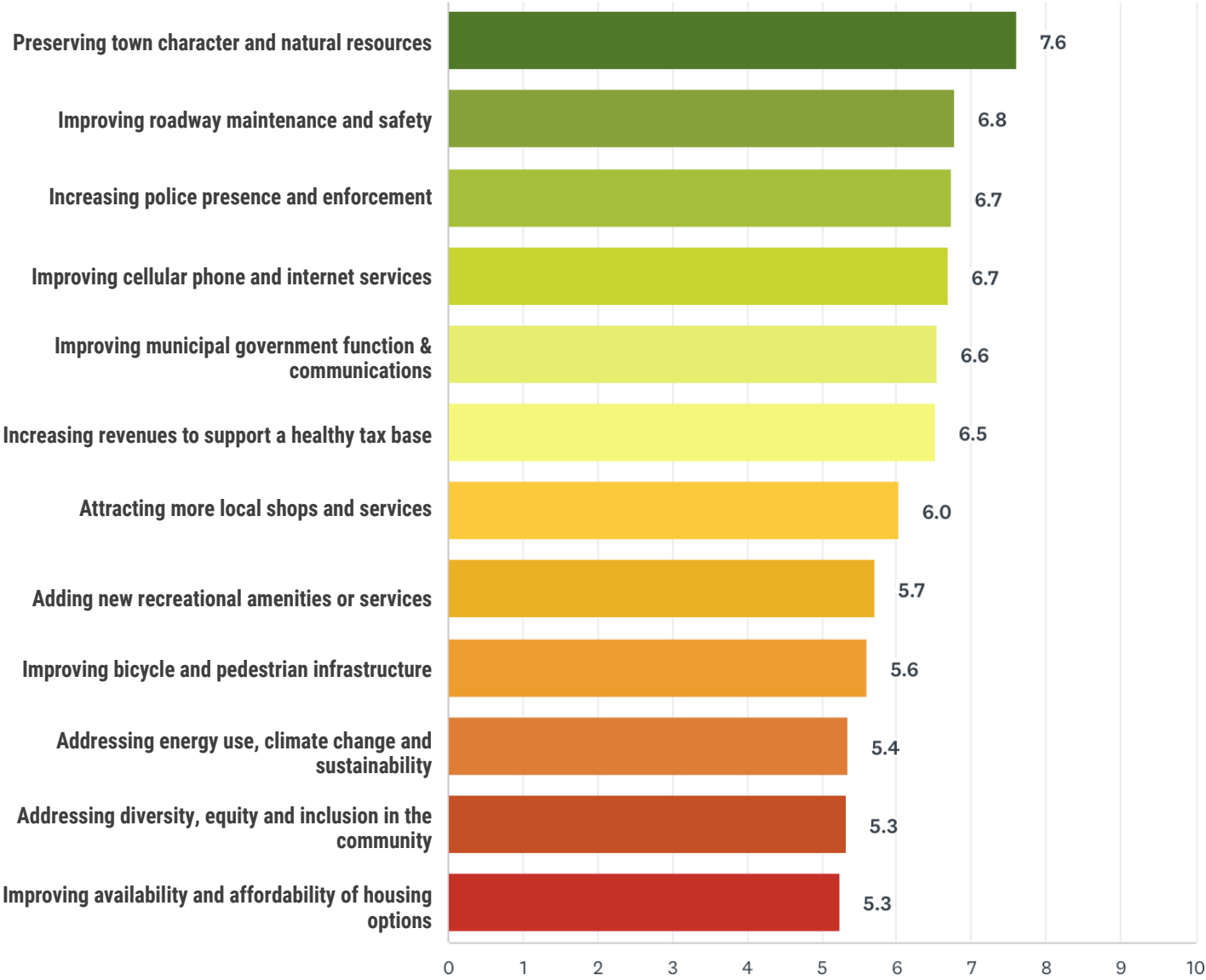
The purpose of Part Five was to measure the public's overall assessment of town priorities over the next several years going forward. This question was saved for last so that respondents would be more likely to consider their thoughts and answers to the previous questions in thinking about bigger picture priorities.

An option was provided for people to write-in any additional comments or suggestions they may have, in case there was a topic of interest to them which had not been covered in the survey.

Lastly, a question was provided asking if they would have any interest in volunteering to help on local committees or community groups. Respondents were given the option of providing contact info for this question. Because this survey is anonymous, all contact info provided has been omitted from this report and has been separated from the survey results by Regrowth Planning. The volunteer contact info will be provided to the Town Offices as a separate document unlinked from any survey data.

Q29 - Considering your answers to the previous questions, please rank each of the following topics/issues on a scale of 1-10 in terms of their importance for the Town of Georgia to address over the next several years: (1 = Not Important, 5 = Average, 10 = Top Priority)

Answered: 376 Skipped: 46





## Q29 - [Write-in responses to "Other" in Question 29]

1. *you need to find better ways to increase revenue than increasing my taxes*
2. *We need to stop taxing the heck out of Vermonters so they won't leave the state.*
3. *The monopoly that Comcast has in our area needs to be challenged. Cable/cell/internet charges are ridiculous.*
4. *the key is to reduce spending that is the same as more revenue*
5. *The diversity issue although important should be addressed AFTER more pressing concerns have been mitigated.*
6. *SAFETY should be more important than recreation*
7. *Reduce budget*
8. *Please don't raise taxes. I pay enough and what I get for my money isn't worth it. Taxes are high enough!*
9. *P*
10. *Improving housing base will lend itself to improving equity and inclusion.*
11. *If increasing revenues means raising taxes again, NO. Very dissapointed that the current select board decided to tell all departments to present budgets with 5 percent increases. when budgets get don't get passed, that money has to come from somewhere. There are not sustainable, smart decisions being made.*
12. *If by more revenue it means from new housing and business and not from existing tax payers*
13. *I think we have a healthy stable tax base if you are able to increase the hours, pay rates and salaries of town employees with just a select board vote.*
14. *How are you going to do that?*
15. *Diversity is very important and I believe Georgia is a welcoming community so I don't think this issue requires considerable focus of town government.*
16. *Could just be me , but every time someone gets some extra money they spend it on something not really needed but then they say we have extra money and it wasnt used like a rainy day fund.....*
17. *Control budget*
18. *Communication in Georgia is a never-ending problem. We are a town with 3 sections--Fairfax, St. Albans, Milton. And each section takes its identity from those sections---even though people long to see themselves as part of a United Georgia. It will never happen unless we can find effective ways to communicate.*
19. *Case by case*
20. *Better done with trimming budgets. GFD budget has exploded town highway garage was allowed too much overrun*
21. *Addressing zoning regulations to keep slum lord/incompetent builders out of the housing mix.*
22. *[Re: sustainable energy question 27: not solar or wind energy sources]; [Re: sustainable energy question 28: encourage not mandate, not with tax monies]*
23. *"throwing out the old and buying all new" is NOT the way I operate in my life. I do not encourage the Town of Georgia to operate that way either.*

**Q30 - Please feel free to add any additional comments or suggestions you want to share for the Town Plan which were not covered in this survey:** (Write in) Note: Responses to this question have been organized by topic where possible. These responses also include written comments submitted via the Online Comment Form on the project website.

## ZONING / GROWTH

1. *Zoning should ensure that land appropriate for water and sewer around south village is left open and available, not otherwise blocked, until infrastructure is created.*
2. *We need to grow slowly. I'd like more commercial property in the lower part of Georgia*
3. *We need a base of basic needs before expanding. Our infrastructure is crumbling, no police presence, our lake has such great potential and the bathrooms are embarrassing. We need to fix what we have before we expand and host more people in a public setting.*
4. *Though I believe they've been discontinued, I'm concerned about the potential use of a TIF district or it's like to fund some of these development ideas.*
5. *There will always be folks that want everything wright out there front door , and they lose track of why they wanted to live in Gerogia in the first place , of it being alittle queiter and peacefull than the high traffic area around here.....*
6. *The realization of the need to follow State and Regional Planning recommendations. This same process was done just about 5 years ago with very little of the recommendations being followed by the professionals paid to guide the town efforts as it relates to planning. Again this exercise is worthless if we are not keen enough to follow recommendations given by both citizens and regional planning years ago and now asking same questions 5 years later with no movement since last time you did this. South Village has been the prior leaders desire in the community. Let's get to work, it's been 15 years with that thought and no action still.*
7. *The main focus of town government should be on efficient management of expenses and planning targeted growth in the south village area.*
8. *I would like to see the town plan for positive growth with investing partners, rather than turn large plots of land over to out-of-town, money hungry, slum lords who do not care about our community. I would like to see the town focus more on the capacity of the community to grow before paving the way for large housing units to pop up that will add additional burden to our VOLUNTEER fire department, lacking police enforcement, questionable school capacity, etc. I would like to see the town put forth more effort into long range planning and goal setting, rather than the reactive nature that currently exists - especially the planning commission and select board. I would like to see the town put more effort into supporting the rich history of the town. I would like to see the town put more effort into building a positive community.*
9. *I personally believe Georgia Center should be the future of development in Georgia, specifically in terms of housing because of its proximity to the school. South Village should be utilized more for shops and services and not housing.*

- 10. *Ever since I was a child there has been a drive to develop the town into something other than a bedroom community. Especially in the "south district". This money on research etc could be better spent on basic needs of the town not an unobtainable dream.*
- 11. *The Lakeshore height restriction for building has in my option created less visibility of the lake shore , it has increased the sprawl of the buildings themselves on the lots, where as a taller height might limit the building envelope in a better way.*
- 12. *Would like to see PUDs allowed in the L1 District.*
- 13. *The South Village needs to be rezoned. People on 104A are subject to ridiculous regulations where we can add livable space to our homes to grow with our family. Selling and building a larger home to stay in the school system is impossible now. There is no reason for 104A to be included in this vision of the South Village. Its only hurting the families that live here and driving them out. The campground and house in front needs to be cleaned up badly. Its an eye sore and reflects poorly on this town. If they are talking about waiving regulations for Bove then maybe its time to take a harder look at this envisioned "south village" and truly figure out how it will impact the town negatively INCLUDING the school that is already full. I don't feel that this had been looked into and people are using area schools to make judgment calls. My kids can't have friends come home on the bus with them because they are full.*
- 14. *I moved to our town as it is a small rural farming community. I don't want sidewalks and businesses and big buildings. I don't want apartment complexes. Let's keep Georgia the prize it is and stop the added homes.*
- 15. *Please stop making unilateral decisions, stop trying to make Georgia into an urban city. Stop turning people's property in commercial property! We chose to live in a rural town.*

- our town clerk should not be split in two directions. So many people trying to do the job of one is creating inconsistency and confusion. The town administrator position should not be simply absorbed by internal employees due to previous agendas.*
- 5. *The collusion in the town offices with brokers, builders, developers has led to significant mistrust of the leadership. Not showing all sides of the picture is a disservice to residents. Coming up with secret ways to get sewer approved in south village is dirty. Share the facts without pushing your agenda.*
- 6. *Suggest going back to two positions for Town Administrator or Town Manager to separate from Town Clerk to return to accountability at the highest level of Town government. Total disfunction in town government for town office and select board for huge turnover with no benefit to taxpayers.*
- 7. *Stop letting a single person view run the structure*
- 8. *Start "living within our means", TOO MANY Town employees @ TOO HIGH salaries compared to similar sized rural towns in Vt. we are way over staffed!*
- 9. *Newspaper coverage of town meetings, select board meetings, school board meetings etc.*
- 10. *Many of the items mentioned in this survey will depend on a sliding scale in regards to cost. I truly believe that most of the ideas have merit but we have pressing issues that need immediate attention. Georgia seems to be focused on WANTS rather than NEEDS. Communication will be paramount. Transparency and efficiency in our town government NEED to be addressed first! Can we streamline the workings of the town rather than creating a larger government? Should we be looking independently at every part of the inner workings of our town to assess what IS actually working or where there needs to be improvement, mitigation, restructuring or deletion!*
- 11. *If you want to make a change to support the community, one person one position. Play one person 80 paychecks for not working 80 hours is very disturbing. If the Town Clerk actually did their job, we would not need 2 part time clerk assistants.*

**TOWN OFFICE / GOVT MANAGEMENT**

- 1. *Town permits that are reviewed for correctness and then enforcement that they are carried out correctly.*
- 2. *Town employee ethics and an appropriate policy should be addressed. Confidence in the new, and current, town office employees (not highway) is at an all time low due to, what I perceive, as highly questionable decisions and practices (at best). The daily town office is one big clique that appears to be operating their own agenda which generally comes across as the opposite of what the rest of the town desires. Additionally, the spending on unnecessary equipment and extremely bloated salaries is disgusting. Residents are told there is no money for X, Y, and Z but then it seems every month some new (bigger) purchase was made by employees, or PT positions are changed to FT. The list goes on. I think an audit of jobs and what they actually do on the daily could be incredibly enlightening and potentially reduce redundancy.*
- 3. *Town direction should be an ongoing process. I would see more forums for public input and discussion that might diffuse some of the "us vs. them" situations and the often crisis management decisions made, and lack of forward thinking tools available to DRB, Select board, and Planning. More need for education of the state legislature on how "hands tying" and disastrous the actual results of their "good intentions" are.*
- 4. *The positions at the town offices have been added at an alarming rate. One person should not be holding two full time positions. The attention of*

**TAXES**

- 1. *Taxes are already high and will likely have to go up again this year, be mindful of adding things that increase taxes*
- 2. *No more taxes*
- 3. *Please no more growth and no more taxes. It's getting harder to afford to live her.*
- 4. *Need to consider effects on residential taxes when reviewing adding services, as my taxes have increased considerably over the past 4-5 years.*
- 5. *The town needs to bring in businesses, fix/maintain roads (especially in winter months), and most importantly- reduce taxes!!! Especially the out of control cost of the school overspending!!!*
- 6. *I think it would help to understand why Georgia is sort of 'middle of the pack' with taxes, but we don't have much for amenities. As a resident, its easy to always feel like taxes are high, and always going up, without seeing anything noticeable back.*
- 7. *I believe several areas can be more affordable if the expenses are properly handled - we do not need to raise our taxes to make up the difference.*
- 8. *Have you thought of adding a 1% sales tax for businesses. St. Albans and St. Albans town receive quite a bit from theres. I realize they have more*

shops and such but since you want to become more like them and Williston, something to consider. The town has a new garage and a new municipal building plus the roads are better. The city built they're swimming complex with help from that plus taxes are higher. I don't wish to see my taxes to go for things we can get 10 miles away.

9. Do t raise taxes!

10. "Increasing revenues to support a healthy/stable tax base"? I am not in

## DEI

1. There is no DEI issue to address in Georgia. Trying to do something about it will only have the opposite impact and segregate our lovely town. Everybody is already welcomed here, but trying to force a political agenda by pushing DEI will only create resentment and division in our community.

2. The way DEI is being pushed in this town is having the exact opposite effect that it is claiming to champion. Citizens are being bullied into complying with this because of the color of their skin (white), their religion (Christian), and their sexual identity (straight/cis). We are being told we have no say in the issue because of our race, religion, and sexual orientation. This is the opposite of inclusive. The citizens of the town of Georgia are being bullied by a radical few into buying into this mind virus of CRT and DEI. This is a political ideology that is already wreaking havoc across our state. There has only been bad fruit from this ideology and the lawsuits are coming. The town of Georgia cannot afford to be one of the casualties of this divisive ideology.

3. The DEI committee has a brain infection and should not be considered in any fashion

4. the current board has brought more division to the town with the drive to put DEI. This is wrong.....

5. Stop focusing on DEI and focus on running the town and keeping scum like the Boves out.

6. I had the good fortune to attend the DEI Q&A hosted at the school library a few months back. In it a select few individuals pushed to amend our town charter with DEI language. In their words to 'put our town on the map' which would in turn attract more DEI advocates to our community. Since then I have also witnessed numerous interactions on our town's Facebook page regarding this topic from the small minority of individuals advocating for it. It was notable that in their interactions with community members both in person and especially online, they practice none of what they preach. But rather this DEI initiative appears to be a barrier to hide behind which absolves them of criticism for mistreating their fellow townspeople. The rudeness, hatred, divisiveness, and anger directed at neighbors, strangers and colleagues alike by each of the individuals pushing this agenda was shocking to me. It begs the question that if the stated goal in adopting DEI ideology as a town is to signal a welcome for more people of similar social malevolence, is the virtue signal worth the sacrifice of the freedom, safety, and peace of mind of our community? On the basis of what I and many others in our community have seen it most certainly is not. Our town would do well to dismiss this agenda as the distraction it is so we can refocus on the real issues in our town that actually need solving.

7. I feel we are already a very welcoming community!

8. Don't get to engrossed with DEI!

## HOUSING

1. We do not want low income Apts or houses that will end up be slums and will not be maintained or upkept by the owners. Where people will be moving into over crowding the school.

2. Some of the questions are not only about should we have this, but how will it happen. Affordable living is necessary, but not to the cost of the community. Don't have a private citizen build affordable housing; someone who can ignore the problems that it may bring to the community and ignore any requests from the Town, neighbors or even the tenants. Discuss it with the state if they have interest in building a small apartment building here that fits the community needs and its landscape.

3. Residential growth is a net negative to the tax base. Need transfer of development regs. Relaxing development regulations just makes developers rich off the town with little to no gain to the existing residents.

4. No slumlords

5. More housing means more students at our school. There needs to be a plan for absorbing new students in the already full school.

6. I love our little "no stop light town". Responsible growth is important. Duplexes, apartments and condos will bring in the growth that I feel we don't need. Let the surrounding towns carry that load. They seem willing to. We don't need to keep up with them. It will overload our school even more than it is.

7. Please regulate Short Term Rentals, coordinate confirmation of adequate water/sewer capacity and function, and conduct public hearings to include neighbor notifications .

8. The ban on first floor housing within the South Village does not make housing more affordable, yet this is a stated goal of the Town Plan.

## ROADS / TRAFFIC

1. Traffic lights at the interstate exits.

2. The roads are so poorly maintained that they become almost undrivable. I worry about the access to emergency vehicles when the roads are so poor. I wonder if paving maybe a better, long-term solution.

3. Slow down traffic on rt 7 in Georgia center.

4. please pave Carpenter Hill Rd soon...

5. I have a particular peeve about road naming in Georgia. I look around me and see this unique, beautiful place with its unique landscape, views, natural history and human history. The historical society was supposed to help people get together and come up with appropriate road names or if they couldn't, to do it for them. They did a so-so job, usually not doing much research other than naming a road after someone who lived there. Somewhere along the line the selectmen decided to take that back over and, in addition, to allow builders or developers to name the roads themselves. Roads are given names that often remain the same for literally HUNDREDS of years. They stand as historical markers and reminders of a place and a place in time. Do we REALLY want to mark Georgia's uniqueness with such silliness as (Milton's) "Chrisemily Drive?" (And MANY other inappropriate and/or self aggrandizing names chosen by whom? In Milton?) Did you know that in East Georgia on the Lamoille River there was at one time a large Abnaki Indian village that was there for OVER 200 (!) years? Yet there is not one name,

not one road or marker or reminder in all of Georgia that commemorates that. How many people have commented on how bad the name of "Sodom" Road is? Somewhere along the line someone cut its name from Sodom SALTWORKS Road. The Sodom SALTWORKS was a well respected and necessary industry that graced a Georgia for many years and was known all over the state. Peter Mallet was a force for good in countless community projects. Yet there is not one thing in Georgia that commemorates his considerable contribution to our community. Women, like some of the one-room school teachers who faithfully fulfilled their roles have never been named on anything. And unique phenomena like the ridge just east of the lake that extends through Georgia and into Milton and in the spring is abloom with thousands of white trilliums is known only to the people who live there. The name "Trillium Ridge Road" was turned down because it sounded "too much like Massachusetts." My sense is that road naming has an important part to play in the development, history and community consciousness of this unique place. We need to respect its power and the process we bring to it.

- 6. More money is needed for paving. [Partial comment separated from whole]
- 7. Build the sidewalks that have been in the town plan for years. (Ballard Rd, Rte 7) It's probably the cheapest thing we could do to increase activity in the town.

**SCHOOL & LIBRARY**

- 1. Attention to library funding. Understaffed, underfunded!!!!!!!!!!!!
- 2. Add onto the school. Georgia has a big enough population put our tax dollars into adding a high school. Over time it will Pay itself off.
- 3. I think that the library sees limited use and should be shared with other towns to save on costs that most taxpayers don't use. [Partial comment separated from whole]

**WATER / SEWER / ENERGY / INFRASTRUCTURE**

- 1. I think that the town water supply should be investigated. Every where people have hard water. It's so bad as a renter I have to replace my shower head at least twice a year. There are calcium deposits in every faucet despite using a softener. Since moving here from Saint Albans my hair and skin have suffered so much because of the water problem. We can't drink it even from a filtered tap. It's the worst I've ever had to live with as a lifetime Franklin County resident.
- 2. Natural gas would be nice In other parts of the town.
- 3. [Re: sustainability] solar panels @ town garage, energy committee
- 4. Cell phone and internet for me isn't that there isn't a usable option that is usually adequate. The issue is that there is only one option and it is comparatively expensive to what is available in other areas.
- 5. State designation program for south village district (and municipal water and sewer)

**GENERAL / UNCATEGORIZED**

- 1. Making the town an affordable place to live with an outstanding education system, while allowing aging residents and veterans the ability to afford to stay in town, should be a priority. Not the hoopla of new community event spaces - ignoring existing spaces - or diversity inclusion arguments that divide people.
- 2. I am in agreement with the goals of the 2017 Town Plan. Here are some of the things that are particular values to me: 1. More gathering spaces. This can include restaurants, cafes, parks, or community centers. Without any physical center of gravity, Georgia suffers from fragmentation. Loneliness and isolation are big problems, especially for seniors or families without kids in the school system. 2. Development of mixed-use trails. Someone mentioned at the meeting that this would add a lot of value to Georgia, and it would be much easier to do before other development happens. 3. Affordable housing. It is already difficult for lower-income people or even middle class families with a single income to afford to live here. We don't want to price them out as development continues.
- 3. Respect property owners
- 4. Housing, climate change, and DEI are all top priorities. In terms of community building, this town really needs a coffee shop/casual restaurant— but absolutely not fast food!
- 5. Zip code!!
- 6. Residents with dogs need to be more respectful of their neighbors; control the barking!
- 7. I would like our own post office for our own zip code
- 8. Whoever came up with this survey is completely out of touch with residents.
- 9. Nice job putting together this questionnaire.



**Q31 - Are there any issues covered in this survey which you would be willing to donate or volunteer time on to help improve the community?**

(Write in)

1. *Yes. Building, lands, community space*
2. *Water Quality Improvement and Stormwater Management*
3. *Town budget, spending controls*
4. *Sustainability and combating sprawl*
5. *Several*
6. *Road naming and research, development of an online community newspaper*
7. *Recreation, Library, History*
8. *Recreation*
9. *Preserving town character and natural resources*
10. *Please ask this again separate if this survey; perhaps in a follow up questionnaire.*
11. *not at this time*
12. *no*
13. *no*
14. *nature preservation and amenities*
15. *N/A*
16. *n*
17. *Library location in Georgia Center would improve access and allow sharing facility with school.*
18. *Killing any DEI initiatives*
19. *If the conservancy committee is seeking members I could potentially volunteer*
20. *I keep myself quite busy with my young family, but would volunteer my time if my schedule allowed.*
21. *I am willing to help if I can see a list of needs*
22. *Georgia Beach, a community center*
23. *DEI, infrastructure*
24. *Creation of the public forum/education opportunities eluded to above.*
25. *Cleaning up the lake and roadsides from litter*
26. *Biking or walking lanes initiatives!*
27. *be aware of the increased number of air & b because more strangers are coming inn*
28. *Absolutely*

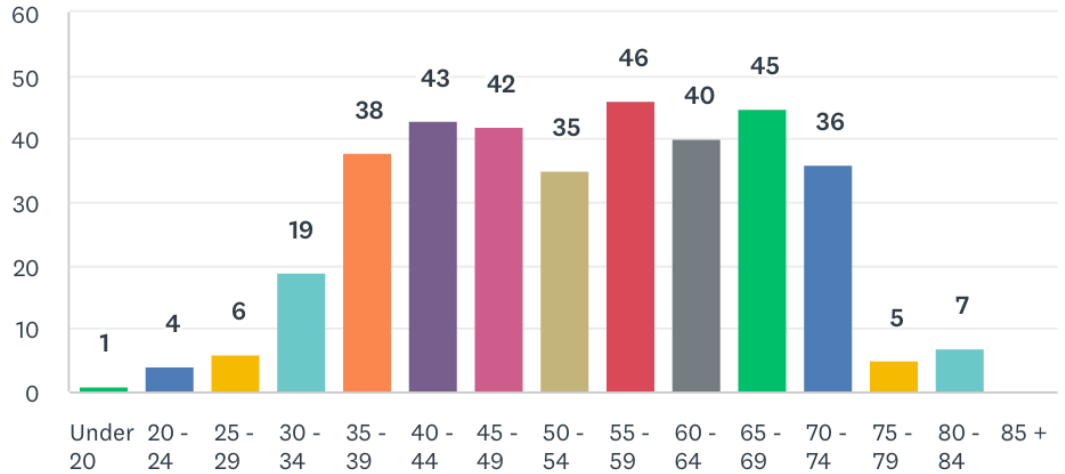
# PART SIX

## ABOUT YOU

The purpose of Part Six was to help gather general demographic data of the survey responses to help understand the community, and the perspective of those taking the survey.

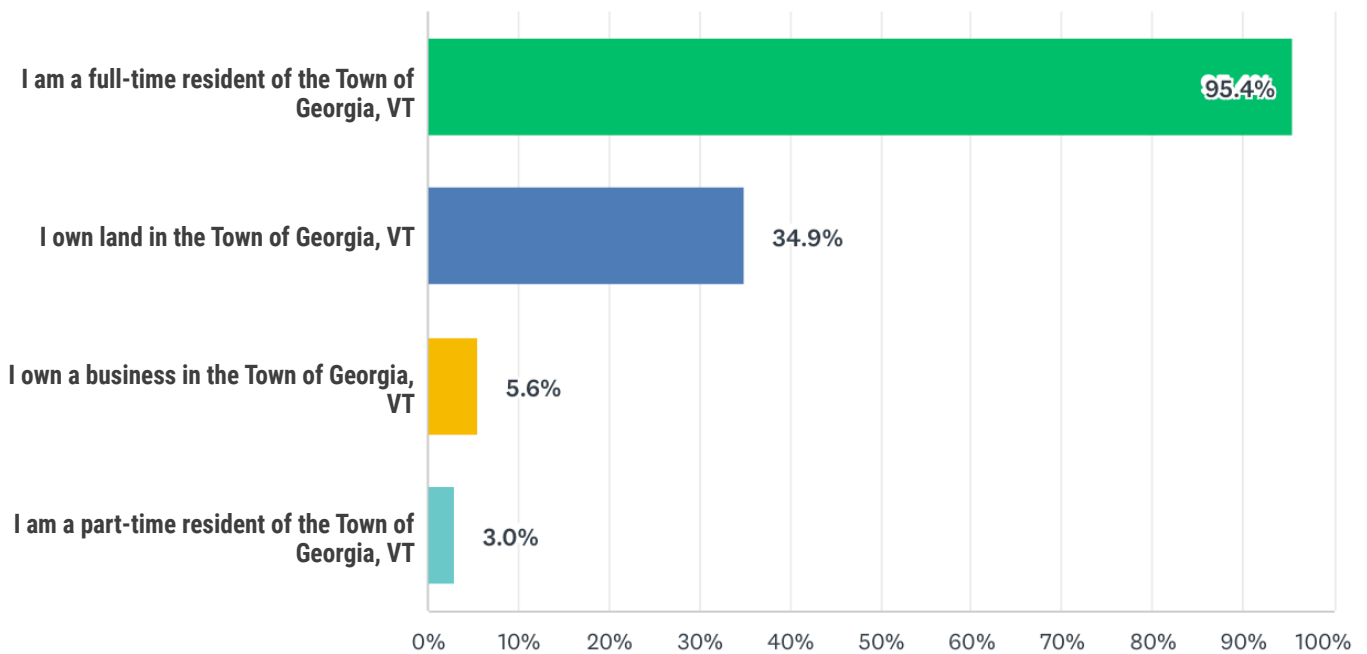
Q32 - **What is your age?** (Select One)

Answered: 367 Skipped: 55



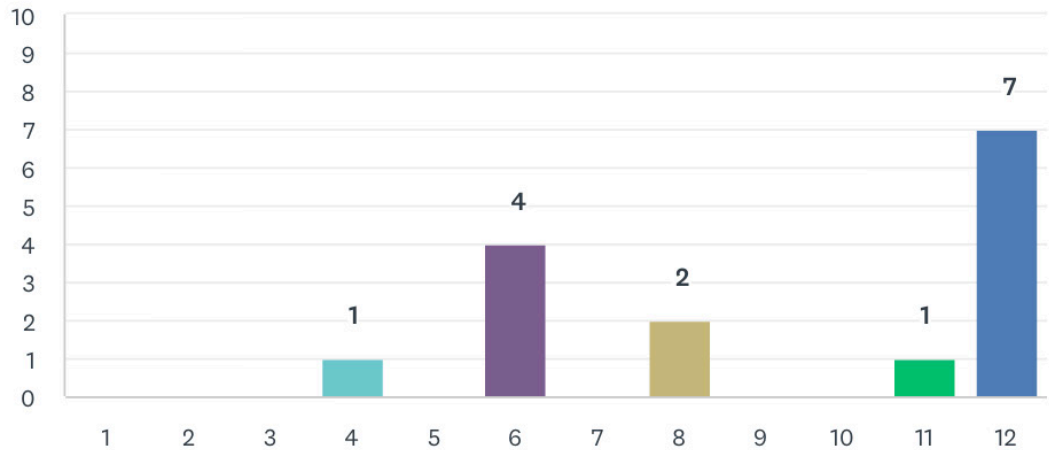
Q33 - **Check all of the following that may apply:** (Select all that apply)

Answered: 372 Skipped: 50



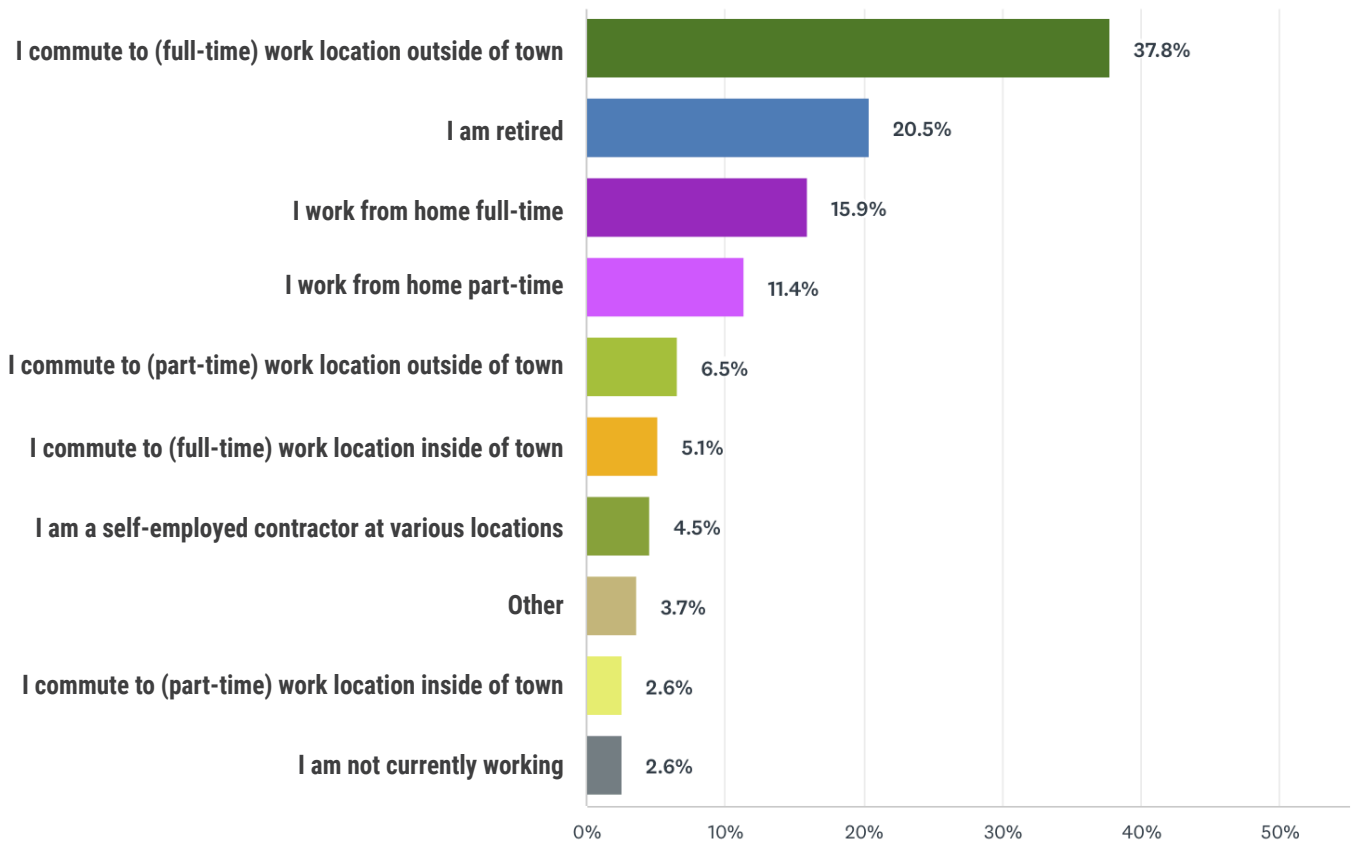
**Q34 - If you are a part-time resident, about how many months of the year do you typically live here in town?**

Answered: 15 Skipped: 407



**Q35 - Where do you work? (Select all that apply)**

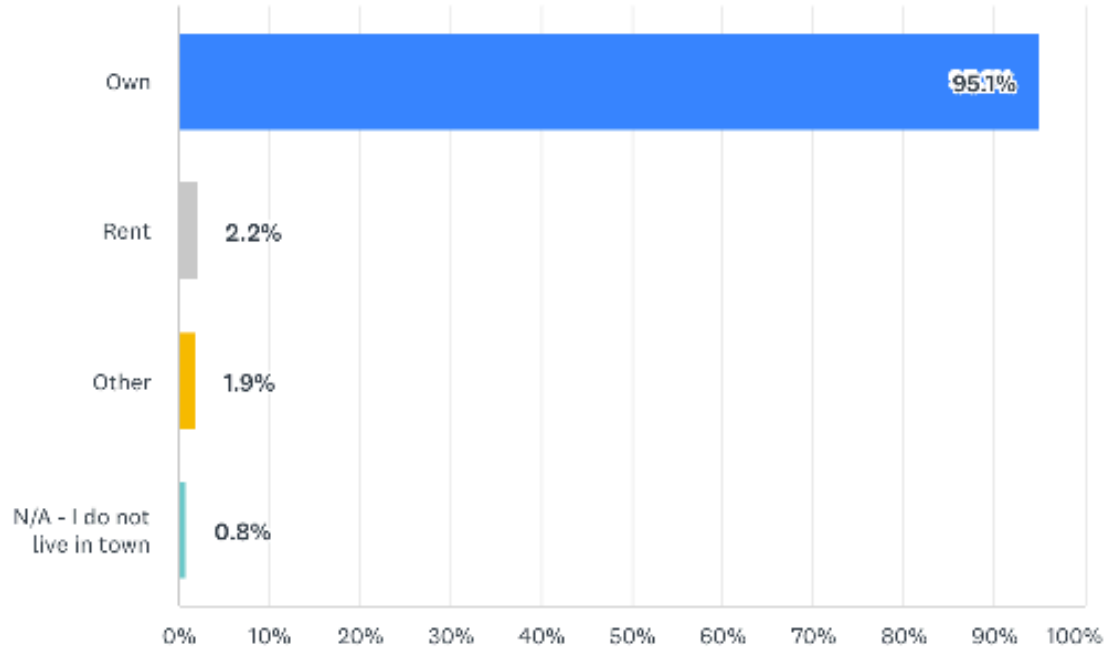
Answered: 352 Skipped: 70





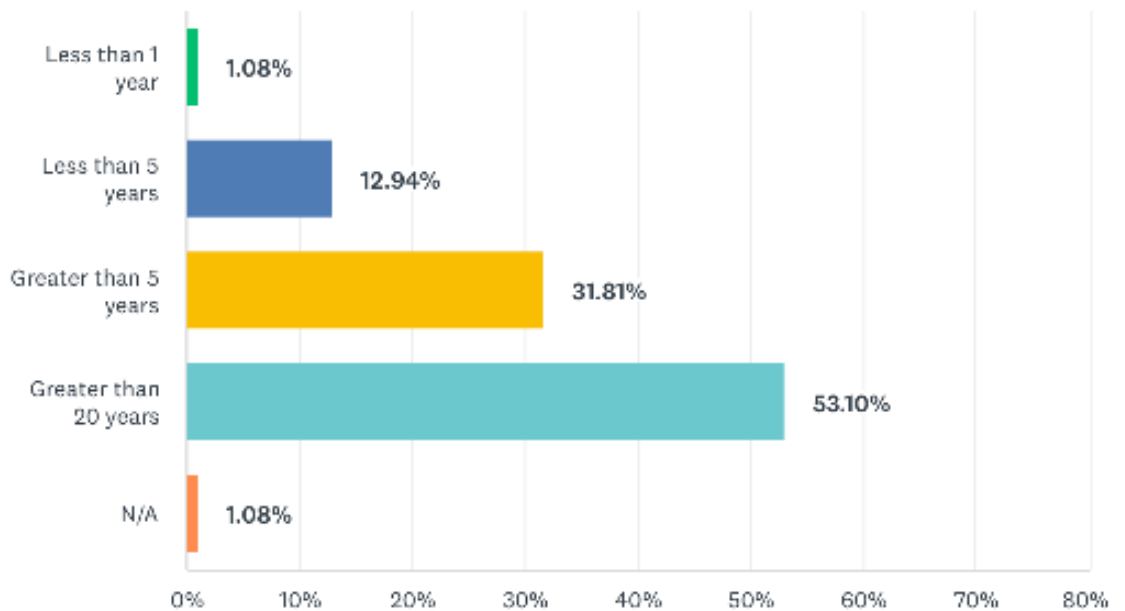
**Q36 - Do you own or rent your place of residence in Georgia? (Select One)**

Answered: 371 Skipped: 51



**Q37 - How long have you lived in the Town of Georgia? (Select One)**

Answered: 371 Skipped: 51



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**Georgia - Survey Takeaways and Initial Reactions**

**GROWTH:**

General sentiment is that the town is on the right track in terms of the rate of growth and development that it has been experiencing, leaning slightly toward having some room for more growth.

Protecting Water Quality, Natural Resources, Agriculture and Small Town Character are the most important considerations as the town continues to develop.

- Lakeshore, Arrowhead Lake, Silver Lake, wetlands and streams were popular answers for protection.
- Lake Champlain / Georgia Shore Road were popular answers for viewshed protection.
- [Follow up question - would you support the establishment of additional local regulations such as water quality protection, viewshed protection, farmland protection or design standards for new development?

In terms of what type of growth people wanted to see, new industrial business was most preferred, followed by growth in South Village. Increasing residential or rural development was not well supported.

- Include in presentation cost of community services studies, commercial vs. residential growth.

South Village continues to be deemed the most appropriate location for new commercial growth, however there is a lot of concern about traffic congestion, and that continued development could make this worse.

The potential for establishing water or sewer service in South Village was generally supported, however a majority felt more comfortable with the idea of a special district which would pay separately.

There is some concern about the potential impacts of short-term rentals, an issue which is not addressed in the current Town Plan.

**Initial Considerations:**

- ❖ Town Plan could be strengthened to better recognize priority policy of protecting natural resources, and small town character. Could recommend specific policies or strategies which could advance these goals.
- ❖ Town Plan should have general policy of working to direct new growth in and around the already established growth centers for Industrial and South Village and away from the rural areas to reduce sprawl. This is generally covered in the current plan but could be strengthened.
- ❖ Town Plan needs to recognize and respond to the traffic congestion issue in South Village, and how the town may be able to use this plan to help leverage the State VTrans to assist in addressing this issue. This issue is not directly addressed in the current plan.
- ❖ The Town Plan should include a review of the South Village plan and zoning to identify recommended changes.
- ❖ Plan could recommend continued effort to advance a private or municipal wastewater sewer system which would allow additional growth potential in South Village, provided that concerns of traffic and costs are adequately addressed. This topic is only covered peripherally in the current Town Plan. This topic supports the protection of rural areas/resources as well as economic strength, and this should be highlighted in the plan.

- ❖ Consider adding language in the Town Plan that the town should monitor the ongoing growth of short-term rentals and their impacts to see if any action is warranted. This issue is not covered in the current plan.

## HOUSING

There is general sentiment that Georgia doesn't really provide the types of housing people in the area need, and the housing available isn't very affordable.

- Single family homes, smaller affordable starter homes, senior apartments and Accessory Dwelling Units were felt to be the most commonly needed housing types.
- Mobile home parks, seasonal camps and tiny houses were considered the least needed.
- While there is recognition that affordability is an issue, people were not very welcoming to the idea of more apartments, which would directly address affordability. In fact, housing affordability ranked very low as an overall priority.
- [Follow up question: Why do you think apartments ranked so low as a needed housing type? What concerns might you have about apartments in the Town of Georgia?

Areas of North Georgia, West Georgia and Georgia Center were identified as the three most appropriate locations for new housing growth, ahead of South Village. (This surprised me somewhat)

This result may be people interpreting new housing as being single family, and not apartments or mixed-use which could be utilized in South Village..

Zoning in these areas could be looked at to identify if there are opportunities for addressing housing needs.

Lakeshore and Rural areas identified as least appropriate areas for new housing.

Zoning in these areas could be looked at to identify if there are any opportunities to help protect their existing character.

### Initial Considerations:

- ❖ Town Plan should be updated to better recognize that housing diversity and affordability appears to be a growing concern, even if it is not considered a priority at this time. This is already in line with the current Town Plan policies, however could be adapted, updated.
- ❖ Town Plan should be updated to recognize recent legislative changes such as the HOME Act (Housing Opportunities Made for Everyone) and recommend that local changes be adopted to address the following:
  - Two-family / duplexes should be permitted anywhere single family homes are permitted and must be treated the same.
  - Accessory dwelling units shall be permitted where single family homes are permitted and must be treated the same.
  - Small multi-family (3-4 units) shall be permitted anywhere there is municipal water and sewer.

- Town Plan must look at housing data in general and develop strategies that address housing affordability.
- ❖ Town Plan could recognize ongoing support for accessory dwelling units and senior apartments.

### LOCAL SHOPS AND SERVICES

There is fairly strong support for the idea that new local shops and services are desired in town.

- The most desired local commercial businesses are a casual restaurant, bakery/cafe, and take-out/delivery restaurant. Notably, all of these are food service.
- Notably, chain / drive-thru restaurants are NOT desired.
- [Follow up question: What is it about a chain/fast-food/drive-thru restaurant that you DO NOT like?]
- Concern about the area population not being enough to support a local restaurant may be offset by South Village proximity to the highway and visitor traffic.

#### Initial Considerations:

- ❖ Town plan should reflect desire for certain shops and services, with potential recommendations on how Chain/Fast Food business could be discouraged or managed, and how these results could be used by the town to help market/recruit a local restaurant to the area.
- ❖ Should review zoning for potential recommendations related to child care, ag/farm support and other moderately desired businesses.

### COMMUNITY AMENITIES & SERVICES

Police presence and law enforcement, vacant property/junk cleanup, and town office communication were identified as the areas needing the most improvement among the services listed.

- [Follow up question: What are the specific concerns with vacant property/junk that need to be prioritized]

#### Initial Considerations:

- ❖ The Town Plan should be updated to recognize that these are areas for improvement desired by the community.
- ❖ There were many written suggestions on how town office communication might be improved, and we can review these to identify potential recommendations in the plan which work well with the office management structure.
- ❖ The plan could recommend the adoption of a vacant property / junk ordinance.
- ❖ The plan should identify ways in which the town may be able to secure better police presence support from the County Sheriff/State Police [Note: for discussion with the PC, I assume these services are contracted out to these offices?]

There was general sentiment that local services from the town office and library would not be improved if they were to be relocated to a centralized location in future South Village development.

There was strong agreement in the idea of supporting diversity and addressing discrimination.

- ❖ The Town has recently adopted a statement about this. The Town Plan could be updated to include this statement and describe how this fits into the overall vision of the town.

Off-road recreational walking/biking paths were identified as the most desired community amenity among the options listed.

- ❖ It was noted that there are already a number of such trails and connections within the town, and that people may not be aware of the options available. As an initial step, recommendations can be provided in the plan for how to improve public awareness of these existing recreational options before new trails are planned or built. As a longer term effort, a trails master plan may be considered.

Sidewalks and on-road bicycle trails and infrastructure was not strongly supported among the options provided, and ranked relatively poorly among overall priorities. There was also not a clear consensus on which roads would be the best targets for such improvements either, however Georgia Shore Road was generally most popular (though this may likely be the most difficult road to do this on?)

- ❖ The plan could recommend as a longer-term strategy, as part of any future trails plan, that Georgia Shore Road be looked at as part of a larger recreational trail network. However, perhaps more realistically, priority roads may want to be looked at in terms of how they could potentially connect other off-road trail segments which are otherwise fragmented.

The maintenance or upkeep of the existing park facilities ranked generally higher than the option for adding new park facilities.

- ❖ The plan could recognize a general sentiment that the maintenance of existing facilities should be prioritized above adding new facilities, or that the town should be sure it has the capacity to maintain and upgrade them before adding new elements.
- ❖ In the longer term, specific suggestions for new activities or facilities were provided in the survey, which could be identified as future ideas to work towards.

Local cellular phone service was generally regarded as being insufficient to meet daily needs, whereas high-speed internet service was rated more favorably.

- ❖ The plan should be updated to reflect this status, and identify a goal/policy of continuing to work toward the improvement of local cellular service where possible.

There was very strong support for the town working to coordinate with adjacent municipalities on a shared system of community and recreational amenities.

- ❖ The plan should be updated with a goal or policy of working toward this effort, including outreach to neighboring towns to discuss how this could be accomplished before this update is completed. If possible, specific suggestions for how to get this conversation started should be included in the plan recommendations.

There was general agreement in support of the town pursuing more sustainable energy solutions, as well as helping to support local homeowners and business owners with available options to do the same.

- ❖ The plan language already supports this initiative, however could be updated.

**OVERALL PRIORITIES**

The top priority identified by respondents was the preservation of town character and natural resources, which was notably higher than other options provided.

- ❖ The current plan already supports this, however the plan language and policies could be updated to strengthen this goal. This effort should be highlighted as an overarching strategy and reflected in the overall vision throughout the document.

Article 10

Article 10 Definitions

A. General Definitions

Definitions contained in Title 24 V.S.A. Chapter 117 will be applicable throughout these Regulations unless otherwise specifically defined in this section.

B. Specific Definitions

Accessory Dwelling Unit (ADU). See Dwelling Unit, Accessory.

Accessory On Farm Business. Means activity that is accessory to a farm and comprises one or both of the following:

1. The storage, preparation, processing and sale of qualifying products, provided that more than 50 percent of the total annual sales are from qualifying products that are principally produced on the farm at which the business is located.
2. Educational, recreational, or social events that feature agricultural practices or qualifying products, or both. Such events may include tours of the farm, farm stays, tastings and meals featuring qualifying products, and classes or exhibits in the preparation, processing, or harvesting of qualifying products. As used in this definition, "farm stay" means a paid, overnight guest accommodation on a farm for the purpose of participating in educational, recreational, or social activities on the farm that feature agricultural practices or qualifying products, or both. A farm stay includes the option for guests to participate in such activities.
3. See also definitions of "farm", "qualifying product", and "RAP Rules."

Acre. An acre, as used in these Regulations, shall be computed on the basis of 43,560 square feet.

Act. The Vermont Planning and Development Act. Title 24, Chapter 117, Vermont Statutes Annotated.

Administrative Officer. Administrative Officer and Zoning Administrator are one and the same and can be used interchangeably. (See 24 V.S.A. Section 4448)

Agribusiness. A business providing goods or services to producers of marketable agricultural products, including marketing outlets such as farm cooperatives, feed and supply stores, farm equipment establishments, commercial greenhouses and nurseries. Agribusiness does not include the slaughter of animals or poultry for commercial purposes or Accessory on Farm Business.

Agriculture. Includes those activities identified as "farming" in 10 V.S.A. § 6001(22) as may be amended, and as defined by the Vermont Agency of Agriculture, Food & Markets.



ADU - Vermont's Planning Act (24 V.S.A 4412) defines ADU to mean "a distinct unit that is clearly subordinate to the principal family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation". Owner occupied either one?

Section 3. Item #B.

**Article 10**

**Alteration.** A change to or rearrangement of the physical components of a building or structure which increases or decreases any exterior dimension (height, width or depth), or the moving of such components from one location to another.

**Appropriate Municipal Panel (AMP).** A Planning Commission performing development review; a Zoning Board of Adjustment performing development review; a Development Review Board performing development review; or a Legislative Body performing development review.

**Basement.** The part of a building that is wholly or partly below ground level.

**Bed and Breakfast.** An owner-occupied residential structure designed to provide room and board to travelers on a nightly, weekly, or seasonal basis, where sleeping accommodations of no more than six (6) bedrooms for hire are provided and where meals are provided incidental to the provision of accommodations.

**Bedroom.** A private room planned and intended for sleeping, separated from other rooms by a door, and accessible to a bathroom without crossing another bedroom. A bedroom shall be a minimum of 80 square feet, and have at least one window, one closet, one interior method of entry and exit, excluding closets and bathrooms, and be physically separate from other rooms.

**Best Management Practice (BMP).** means a schedule of activities, prohibitions or practices, maintenance procedures, green infrastructure, and other management practices to prevent or reduce water pollution from Stormwater.

**Boundary Adjustment.** Adjustment of property lines between adjacent lots that does not create any new lots, does not create any non-conforming lots, and does not impact access to any parcel.

**Building.**

**Building.** A structure with a roof supported by walls or columns, which is designed to be used as a place of assembly, occupancy, storage or shelter.

**Building Envelope.** A three-dimensional volume within which all structures must be contained.

**Building Height.** The height of a building or structure as measured vertically from the highest point on top of the building or structure to the average of the highest and lowest finished grade at the foundation or base. See Section 5.4 and Figure 5.3.

**Building Lot.** Land occupied or to be occupied by principal building(s) and accessory structures.

Appropriate municipal panels (24 V.S.A. § 4460) - When a municipality establishes a development board and appoints members to that board, the development review board in that municipality, until its existence is terminated by act of the legislative body, shall exercise the following specified development review functions.

- review of right-of-way or easement for land development without frontage as authorized in subdivision 4412(3) of this title;
- review of land development or use within an historic district or with respect to historic landmarks as authorized in subdivision 4414(1)(F) of this title;
- review of land development or use within a design control district as authorized in subdivision 4414(1)(E) of this title;
- review of proposed conditional uses as authorized in subdivision 4414(3) of this title;
- review of planned unit developments as authorized in section 4417 of this title;
- review of requests for waivers as authorized in subdivision 4414(9) of this title;
- site plan review as authorized in section 4416 of this title;
- review of proposed subdivisions as authorized in section 4418 of this title;
- review of wireless telecommunications facilities as authorized in subdivision 4414(12) of this title;
- appeals from a decision of the administrative officer pursuant to section 4465 of this title;
- review of requests for variances pursuant to section 4469 of this title;
- any other reviews required by the bylaws.

In municipalities that have created development review boards, the planning commission shall continue to exercise its planning and bylaw development functions and other duties.

Basement - means any area of a building having its floor elevation below ground level on all sides, includes crawlspaces.

Bedroom - means a room located within a dwelling that the residents use primarily as private sleeping quarters or that was designed for such use and has at least one window, one closet, one interior door that allows the room to be closed off from the remainder of the dwelling.

Building: A structure designed, built or used as a shelter for persons, animals or property. Buildings shall include lunch wagons, travel trailers and mobile homes when sited in such a manner that they are not readily moveable.

BUILDING ENVELOPE: The area delineated on an approved final plat plan of a project as meeting the approved minimum setbacks from lot lines, natural features, and any other restricted areas such as planned unit development buffers. All principal buildings and septic systems, shall occur within the building envelope.

Article 10

*Building, Multi-story.* A building with at least one habitable floor above the ground floor that is not less than 60% of the gross floor area of the ground floor.

*Building, Principal.* The primary building on a lot or a building that houses a principal use.

Camp

*Camp, Hunting.* A non-commercial, limited use structure for temporary living purposes. Such structures must provide composting sanitary facilities at a minimum. Such structures shall not be occupied for more than four consecutive weeks and not more than 60 days total in a calendar year. A hunting camp is exempt from frontage requirements.

*Camp, Seasonal.* See *Dwelling, Seasonal*

*Camp, Commercial, Youth.* Any parcel of land used seasonally wholly or in part for recreational or educational purposes, accommodating five or more children at one time under eighteen years of age for a period of, or portions of, five days or more. The operation may be a day camp or a resident camp.

*Campgrounds.* An area or tract of land on which accommodations for temporary occupancy are located including cabins, tents, camper trailers, recreational equipment, and is used for primarily recreational or educational purposes and retains an open air or natural character.

*Cannabis Control Board (CCB).* Created to safely, equitably, and effectively implement and administer the adult use and medical use of cannabis in the state of Vermont. It has the authority to grant and revoke state licenses and ensure compliance with state rules.

*Cannabis Establishment.* Means a cannabis cultivator, wholesaler, product manufacturer, retailer, or testing laboratory licensed by the CCB to engage in commercial cannabis activity in accordance with 7 V.S.A. Chapter 33.

*Capital Budget.* A document which sets forth a financial management plan (over a six-year period), which is the capital investment program including a listing of capital projects and expenditures prioritized in the form of an annual capital budget. A maximum level of future growth is established as the basis for scheduling municipal capital facilities and service expenditures. See 24 V.S.A. § 4430.

*Car Wash.* A building containing equipment for washing, waxing, polishing and general cleaning of motor vehicles.

*Cemetery.* Land used for the burial of the dead; does not include mortuaries or crematories.

“Campground” means any lot of land containing more than three campsites occupied for vacation or recreational purposes by camping units, such as: tents, yurts, tepees, lean-tos, camping cabins, and recreational vehicles, including motor homes, folding camping trailers, conventional travel trailers, fifth wheel travel trailers, truck campers, van campers, and conversion vehicles designed and used for travel, recreation, and camping. There shall be no distinction made between noncommercial (no charge, no service) and commercial operations.

The Cannabis Control Board is responsible for administering the adult-use and medical cannabis programs in the State of Vermont. It is also responsible for regulating hemp and CBD product manufacturing. There is created within the Executive Branch an independent commission named the Cannabis Control Board for the purpose of safely, equitably, and effectively implementing and administering the laws enabling access to adult-use cannabis in Vermont.

(Cite as: 24 V.S.A. § 4430)

§ 4430. Capital budget and program

(a) A capital budget shall list and describe the capital projects to be undertaken during the coming fiscal year, the estimated cost of those projects, and the proposed method of financing. A capital program is a plan of capital projects proposed to be undertaken during each of the following five years, the estimated cost of those projects, and the proposed method of financing. A capital project is any one or more of the following:

Cemetery

In Vermont, a cemetery is “any plot of ground used, or intended to be used, for the burial or disposition permanently of the remains of the human dead in a grave, a mausoleum, a columbarium, a vault, or other receptacle.” 18 V.S.A. § 5302(2). A community mausoleum is a structure or building used for permanent disposition of human remains in crypts or spaces. 18 V.S.A. § 5302(5). A columbarium is room or other space in a building or structure that is used to contain cremated human remains. 18 V.S.A. § 5302(4).

**Article 10**

*Change of Use.* The initiation of a new use on the subject property.

*Chapter 117.* The Vermont Planning and Development Act, also known as 24 V.S.A. Chapter 117.

*Community Sewage Disposal System.* Any sewage disposal system, other than a municipal sewage disposal system, that disposes of sewage for domestic, commercial, industrial, or institutional uses from two or more users.

*Community Water System.* Any water system, other than a municipal water system, that supplies water for domestic, commercial, industrial, or institutional uses to two or more users.

*Complete Application.* Information, including written, graphic, fees, and otherwise required for review and decision making on land development applications. Application forms for all Municipal Land Use Permit types are available from the ZA.

*Contractor Yards.* A facility for the storage and maintenance of contractor’s supplies, vehicles and operational equipment in construction-related trades screened from off-site. May include a shop for maintaining or repairing contractor’s vehicles and operational equipment or the contractor’s office.

*Convenience Store/Mini Mart.* Any lot or area of land, including the building or buildings thereon, which is used for the retail sale of products and convenience items normally associated with a quick stop facility for off-site consumption. It may offer prepared foods or drinks for immediate consumption on- or off-site as an accessory use. This does not include a full-scale retail store.

*Cultivation, cannabis.* The process of growing cannabis for harvesting.

*Cultivation, Indoor.* Growing cannabis within a structure and/or light-supplemented cultivation of cannabis that allows flowering plants to be harvested year-round.

*Cultivation, Outdoor.* Growing cannabis in an expanse of open or cleared ground with no structure, other than a permitted perimeter wall or fence, and without the use of artificial light.

*Day Care*

*Day Care Level 1.* A state registered or licensed household childcare home serving no more than six full-time and four part-time children, as defined in Title 33 V.S.A.

*Day Care Level 2.* A state registered or licensed household childcare facility serving more than six full-time and four part-time children, as defined in Title 33 V.S.A.

*Density.* The number of lots, beds, seats or units, (residential, commercial, industrial) allowed in any given geographic area.

change of use: for zoning and land use purposes refers to a modification in the way a property, building or structure within a building is utilized, which is different from its previous or designated use or is not in the same four-digit NAICS category as the old use.

community sewage disposal system: a system not operated by a municipality designed to collect, treat, and dispose of wastewater (sewage) from multiple buildings or properties in a community, as opposed to an individual sewage system that serves a single building or property. use for water as well

Complete Application: a completed zoning application refers to an application for a zoning permit or approval that includes all the information, fees, and documentation required by the local zoning regulations for the municipality to begin its review process.

Use Burlington

- Day Care: a service or facility that provides care and supervision for children or adults during the day.
- Family Child Care Homes: These are usually smaller-scale operations run in the provider’s home. They are often divided into two types based on the number of children cared for:
  - Registered Family Child Care Home: Typically cares for a smaller number of children. The exact number can vary but is often around six children or fewer.
  - Licensed Family Child Care Home: Can care for a larger number of children, often up to 10, depending on the provider’s qualifications and the space available.
- Center-Based Child Care: These are larger facilities that can accommodate more children. They are usually categorized based on the total number of children they serve. The specific thresholds for these categories can vary, but they are generally structured to accommodate larger groups of children than family child care homes. Center-based facilities might serve anywhere from a dozen to over a hundred children, depending on their size and staffing.
- Afterschool Programs: These programs typically cater to school-aged children needing care outside of standard school hours. While they may not have a strict limit on the number of children, they are regulated based on staffing ratios and the ages of the children served.

**Article 10**

*Deterioration.* Significant dilapidation of a structure to the point where it is a safety hazard to persons or nearby structures on adjacent properties.

*Development Review Board.* The duly appointed body for the Town of Georgia to execute functions authorized by 24 V.S.A.

*Driveway.* A private vehicular way providing access from one (1) or two (2) residential dwelling unit(s) or non-residential structures to a roadway or street. A road is required to provide access to three (3) or more residential dwelling unit(s) or non-residential structures.

*Drug-Free School Zone Law.* Vermont law prohibits cannabis sales within 500 feet of a school. For more details see 18 V.S.A. § 4237. This applies to retail cannabis only.

*Dwelling*

*Dwelling Unit.* A building, or a portion thereof, occupied as a residence by a single household and having independent living facilities and permanent provisions for living, sleeping, eating, cooking, and sanitation.

*Dwelling, Seasonal.* A building, or portion thereof, occupied on a non-commercial basis as a temporary living space, and having living, sleeping, eating, cooking, and sanitation facilities. Such dwelling shall not be occupied for more than seven (7) months consecutively or cumulatively in a calendar year.

*Dwelling, Single Household.* A detached building which contains one dwelling unit. Includes site built as well as manufactured and mobile homes. Also see Use by Right.

*Dwelling, Single Household, as Part of a Business.* A dwelling unit which is attached to an allowed business, and which is designed for and occupied by one household. The dwelling unit may be occupied by a household unrelated to the business located in the building.

*Dwelling, Two Household.* A detached building which contains two dwelling units.

*Dwelling, Multi Household.* A detached building which contains three or more dwelling units.

*Dwelling Unit, Accessory (ADU).* An efficiency one-bedroom, or two-bedroom dwelling unit that complies with Section 6.1 of these Regulations, is clearly incidental and subordinate to a single-household dwelling and has independent living facilities and permanent provisions for living, sleeping, eating, cooking and sanitation.



Deterioration - a building or structure undergoes a decline in condition, quality, or functionality to the point of becoming a safety hazard to persons or nearby structures on adjacent properties.

specific criteria that could include, but are not limited to:

**Structural Integrity:** Compromises to the structural integrity of the building, including issues with foundational elements, load-bearing walls, beams, columns, or roofing systems that no longer meet safety standards or are at risk of failure.

**Exterior Condition:** The degradation of exterior surfaces, including walls, roofs, doors, and windows, which may lead to water infiltration, damage to interior spaces, or safety hazards.

**Interior Condition:** Significant wear and tear or damage inside the building, including but not limited to, flooring, walls, ceilings, plumbing, and electrical systems that impair the building's usability or safety.

**Safety Hazards:** The emergence of conditions that pose a direct threat to the health and safety of occupants or the public, including electrical hazards, fire hazards, or the presence of toxic materials like lead-based paint or asbestos.

**Aesthetic Degradation:** While not always a safety concern, visible neglect or decay of a property that affects the aesthetic value and potentially the economic value of the property and surrounding properties.

**Development Review Board:** A quasi-judicial decision-making board appointed by the Town of Georgia to execute functions pursuant to 24 V.S.A. §4460.

**Driveways:** (add to current definition) Driveways must be built to B-71a (residential) or B-71b (commercial) standards and have an ability to serve letter from the Fire Chief as well as a Driveway permit from the Public Works Director or

**Dwelling, Accessory:** (ADU) An efficiency or one bedroom apartment located within or adjacent to a single-household dwelling, that is clearly subordinate to the single-household dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation. See Section 6.1. [See also Use, Accessory].

**Dwelling, Multi-Household:** A structure containing three or more dwelling units, including units that are located one over the other and units in a row each with its own entrance

**Dwelling, Seasonal:** A dwelling unit (including a hunting camp and seasonal camp) not used as a principal residence that may be occupied weekends and for brief periods during the year. Seasonal dwellings must meet all requirements of these Regulations pertaining to year-round dwellings. LOOK INTO

**Dwelling, Single-Household:** A structure containing one dwelling unit. Mobile homes and modular or pre-fabricated housing meeting this definition shall be considered single-household dwellings.

**Dwelling, Duplex:** A structure containing two single-household dwelling units. A singlehousehold dwelling unit with an accessory dwelling is not a Two-Household Dwelling.

**Dwelling Unit:** A building or portion thereof, designed, occupied, or intended for occupancy by residents as a separate living quarter, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of its residents.

**DWELLING, MOBILE HOME:** A detached dwelling unit designed for transportation on streets or highways, on its own wheels or on flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities and the like. A mobile home is designed for long-term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems. A travel trailer is not considered as a mobile home. state approved septic system

**DWELLING, TEMPORARY EMERGENCY, CONSTRUCTION, OR REPAIR:** A residence (which may be a mobile home) that is: (i) located on the same lot as a residence made uninhabitable by fire, flood or other natural disaster and occupied by the persons displaced by such disaster, or (ii) located on the same lot as a residence that is under construction or undergoing substantial repairs or reconstruction and occupied by the persons intending to live in such permanent residence when the work is completed, removed prior to issuance of a Certificate of Occupancy.

**DWELLING, YEAR-ROUND:** A dwelling unit continuously occupied from January 1st through December 31st.

**Accessory Dwelling Unit (ADU)** a smaller, independent residential dwelling unit located on the same lot as a larger, primary dwelling. ADUs can take various forms, including attached units such as an apartment over a garage, a basement apartment, or a detached unit like a cottage or tiny house in the backyard.state approved septic system

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*Earth Resource Extraction.* The extraction of materials from the ground, including solids such as minerals, rock, sand and gravel, liquids such as water, and gases such as natural gas. This use may also include preparation activities such as crushing and washing customarily part of the extraction, mining or quarrying activity.

*Easement.* The right to use another person’s land for a stated purpose.

*Facility and Service, Municipal.* A facility or service provided for and/or available to the residents of the Town, including sewage disposal, fire protection, town equipment garages, police protection, public and private hospitals, educational facilities, governmental administration buildings, sewage and water facilities, fire facilities, postal services, public parking garages and like facilities.

*Facility and Service, State or Federal.* A facility or service which is owned or operated by the state or federal government.

*Facility, Regional.* A facility that is designed for normal and customary use by those who live in a greater than 10-mile radius.

*Farm.* Means a parcel or parcels of land owned, leased, or managed by a person, devoted primarily to farming, and subject to the RAP Rules. For leased lands to be part of a farm, the lessee must exercise control over the lands to the extent they would be considered as part of the lessee’s own farm. Indicators of such control include whether the lessee makes day-to-day decisions concerning the cultivation or other farming-related use of the leased lands and whether the lessee manages the land for farming during the lease period. “*Farming*” shall also have the same meaning as in 10 V.S.A. Section 6001.

*Fence.* A constructed barrier erected to enclose a particular area or to screen an area from view.

*Finished Grade.* The final average elevation of soil around a structure.

*Franchise Architecture.* A standardized design that is a distinct architectural building style and/or elements, commonly employed by a fast food or other retail franchise, that serves to enhance or promote brand identity through visual recognition.

*Frontage.* The dimension between the two (2) sidelines of any lot, measured along the property line that borders the legal access to the lot.

*Forestry.* Any activity involving the maintenance and/or management of an area of trees for any of the following purposes: to produce commercial timber and/or other forest products; to provide good forest cover for watershed protection; to protect and preserve open land; or to maintain wildlife habitat.

Easement - (add to) Easements are used to grant non-owning parties certain rights over property while the ownership of the property remain with the owner.

Easement: An acquired right of or upon the property of another for a specified purpose.

Fence - a structure serving as a boundary or means of protection or confinement to screen an area from view, built from posts, wire, wood, metal, or other materials. wall of masonry is considered a fence. retaining walls built within 5' of property line is considered a fence

Finished grade - final elevation of the average ground surface after grading activities have been completed around a building or on a construction site.

Finished Grade: The final elevation of the ground surface after all man-made alterations, such as grading, grubbing, filling, or excavating, have been made.

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*Garage, Private.* A building or a portion thereof, accessory to a main building, whether attached or independent, providing for the storage of automobiles, in which no occupation or business for profit is carried on.

*Garage, Repair.* See *Service Station and Motor Vehicle Repair*.

*Gas Station.* The use of any building, land area, or premises for the sale of motor vehicle fuel, lubricants, and related products and accessories, and for the servicing of automobiles and light trucks. The sale of motor vehicles is prohibited. See *Service Station and Motor Vehicle Repair*.

*Greenstrip.* The grassed buffer between the sidewalk and the street where utility poles, trees, hydrants, signs, benches, transit shelters, and planters may be placed. See also *Street Furnishing Zone*.

*Gross Floor Area.* The sum of the total horizontal area of all enclosed floors of a building as measured from the exterior face of the exterior walls or the centerline of a common wall between attached buildings including any heated space in a basement, attic or mezzanine with a floor-to-ceiling height of seven (7) feet or more.

*Ground Floor Area.* The interior of the first floor of a structure, as measured in square feet.

*Group Home.* A dwelling unit licensed to serve a residential setting, to be operated under 24 vsa 4412, for persons who have a disability as defined in 9 V.S.A. Section 4501. Also known as a Residential Care Home.

*Heavy Equipment Sales.* The use of any building, land area, or premises for the display and sale of new or used construction or farm equipment and machinery; does not include automobiles, light trucks, vans, or recreation vehicles. The sale of motor vehicle fuels is prohibited.

*Heavy Industry.* The processing and manufacturing of certain materials and products not meeting the characteristics or definition of "*Light Industrial*."

*Historic Site.* Any historic structure and any historic district, site, or object that is (a) listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) preliminarily determined by the Secretary to qualify as a registered historic district; (d) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (e) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (i) by an approved state program as determined by the Secretary of the Interior; or (ii) directly by the Secretary of the Interior in

**Group Home:** A residential dwelling unit occupied by unrelated individuals as a single nonprofit household if all said occupants, with the exception of supervisory personnel, are handicapped persons as defined in Title VIII of the Civil Rights Act of 1968, as amended by the “Fair Housing Act of 1988”. Such unrelated individuals shall have the right to occupy a residential dwelling unit in the same manner and to the same extent as any family unit as defined in this article.

**Historic Site:** The location of an event of historic significance or a structure, whether standing or ruined, which possesses historic, architectural, archeological, or cultural significance and is listed or eligible for listing on the State Local or National Register of Historic Places.

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states without approved programs.

*Home Business.* Use of an accessory building or up to 50% of a dwelling by a resident for a business which exhibits no outward apparent indications that a business exists. Uses otherwise listed in Table 2.2 may qualify as a home business if they meet the requirements of Section 6.4(A). [See also *Home Occupation, Home Industry* and Section 6.4(A)].

*Home Industry.* Use of up to 50% of a residential lot by a resident for an occupational business with not more than three non- resident full time equivalent employees, and which could normally be expected to be customarily located in the area and which will not change or have an adverse impact on the character of the neighborhood. Uses otherwise listed in Table 2.2 may qualify as a Home Industry if they meet the requirements of Section 6.4(C). [See also *Home Business, Home Occupation* and Section 6.4(C)].

*Home Occupation.* Use of an accessory structure or up to 50% of the gross floor area of a dwelling by a resident for an occupational business with not more than one non-resident full time equivalent employee, and which could normally be expected to be customarily located in the area and which will not change or have an adverse impact on the character of the neighborhood. Uses otherwise listed in Table 2.2 may qualify as a home occupation if they meet the requirements of Section 6.4(B). [See also *Home Business, Home Industry* and Sections 6.4(A) and 6.4(C)].

*Homes.* See *Dwelling Unit*.

*Household.* One or more persons living together as a single housekeeping unit related by blood, marriage or adoption, or not more than six unrelated adults living together, as distinguished from a group occupying a boarding house, lodging house, club, fraternity or lodging establishment.

*Individual Fueling Station.* Individual fueling stations can be occupied by one vehicle for the purposes of pumping gas. Typically, a gas pump has two individual fueling stations, one on each side.

*Interested Person.* Person as defined in 24 V.S.A. Section 4465(b).

*Intermittent Stream.* A stream that conveys flowing water periodically throughout the year, often only during storm water events or spring runoff. Intermittent streams often constitute minor tributaries to the primary waterways / watersheds in Georgia and are typically unnamed.

*Junk.* Any old or scrap copper, brass, iron, steel, and other old or scrap or nonferrous material, including rope, rags, batteries, glass, rubber, debris, waste, trash, or any discarded, dismantled, wrecked, scrapped, or ruined motor vehicles or parts thereof.

**Houshold:** Family: One or more persons occupying a dwelling unit and living as a single nonprofit household but not including group quarters such as dormitories, sororities, fraternities, convents, and communes. Occupancy by any of the following shall be deemed to constitute a family:

- (a) Members of a single family, all of whom are related within the second degree of kinship (by blood, adoption, marriage or civil union).
- (b) A “functional family unit” as defined below.
- (c) Persons with disabilities as so defined in Title VII of the Civil Rights Act of 1968, as amended by the “Fair Housing Amendments Act of 1988”.
- (d) A state registered or licensed day care facility serving six or fewer children as required by 24 V.S.A. 4412(5), as the same may be amended from time to time.
- (e) No more than four unrelated adults and their minor children.

Provided that a dwelling unit in which the various occupants are treated as separate roomers cannot be deemed to be occupied by a family.

For purposes of this definition of family, a group of adults living together in a single dwelling unit and functioning as a family with respect to those characteristics that are consistent with the purposes of zoning restrictions in residential neighborhoods shall be regarded as a “functional family unit” and shall also qualify as a family hereunder.

1) In determining whether or not a group of unrelated adults is a “functional family unit”, under the standard set forth above, the following criteria must be present:

- a. The occupants must share the entire dwelling unit. A unit in which the various occupants act as separate roomers cannot be deemed to be occupied by a functional family unit.
- b. The household must have stability with respect to the purpose of this chapter. Evidence of such stability may include but not be limited to, the following:
  - i. Minor dependent children regularly residing in the household, and school age children are enrolled in local schools.
  - ii. Proof of the sharing of expenses for food, rent, or ownership costs, utilities and other household expenses and sharing in the preparation, storage and consumption of food.
  - iii. Whether or not different members of the household have the same address for purposes of:
    - 1. Voter registration
    - 2. Drivers’ licenses
    - 3. Motor vehicle registration
    - 4. Summer or other residences
    - 5. The filing of taxes
- c. Common ownership of furniture and appliances among the members of the household.
- d. Employment of householders in the local area.
- e. A showing that the household has been living together as a unit for a year or more, whether in the current dwelling unit or other dwelling units.
- f. Any other factor reasonably related to whether or not the group or persons is the functional equivalent of a family.

2) The initial determination of whether a “functional family unit” status exists shall be made by the Code Enforcement Office (“CEO”). The burden will rest upon the individuals claiming “functional family status” to submit information to the CEO to substantiate their claim. Some of the information provided to the CEO as part of a “functional family unit” status request, as well as the CEO’s initial determination, may be highly confidential, and, thus, will be maintained in a separate “red envelope” in the property file. It will be left to the CEO to determine whether the information is sensitive enough to be retained in the “red envelope.” Information maintained in the “red envelope” will be considered confidential and thus used only by the CEO. Access to the “red envelope” by persons outside of the CEO will only be allowed under court order or during litigation regarding said property.

**Interested Person:** A person who has participated in a municipal regulatory proceeding authorized under 24 VSA Ch. 117 who may appeal a decision rendered in that proceeding by an appropriate municipal panel to the environmental court. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding.



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*Junk Yard.* A lot, parcel of land, or building or any part thereof, used for the collection, storage, sale, wrecking, dismantling, or salvaging of "junk," including any place where two (2) or more unregistered vehicles are stored. An area in excess of 200 square feet shall be deemed a "junk yard" if so used.

*kennel.* Any establishment or building designed or arranged for breeding, boarding, or training six or more dogs or cats for sale or as a business, or for purposes of show or hunting.

*Land Development.* The subdivision of land; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure; or of any mining, excavation or landfill; and any change in the use of any building or other structure, or land, or extension of use of land.

*Landowner.* The record owner of fee title to a lot.

*Laundromat/Dry Cleaners.* A business which provides clothes washing machines and clothes dryers for public use for a fee, and/or provides clothes-washing and/or dry-cleaning services to the public for a fee.

*Light Industrial.* The processing, manufacturing and/or fabrication of certain materials and products where no process involved produces noise, vibration, air pollution, fire hazard, or noxious emission which will adversely disturb or endanger neighboring properties, and which is apparent outside the boundaries of a lot. Non-inclusive examples are: home appliances; electrical instruments; jewelry; printed material; apparel; pharmaceutical goods; and like uses.

*Lodging Establishment.* A facility, other than a bed and breakfast, offering transient lodging accommodations on a daily rate to the general public which may provide additional services, such as restaurants, meeting rooms, banquet facilities and recreational facilities.

*Lot.* A lot is a parcel of land owned by a lot owner that can be lawfully owned and conveyed separately from other land, the boundaries of which are:

1. established by a deed or deeds recorded in the land records of the Town of Georgia, and the records of any public road right-of-way; or
2. shown on a plat approved by the Georgia DRB pursuant to subdivision regulations.

*Lot Coverage.* The percentage of a lot's area which is covered by impervious surfaces such as buildings, structures, patios, walkways, decks, parking areas, loading areas, or driveways.

*Lot, Existing Small.* A lot that does not meet the minimum lot size requirements in these Regulations.

*Lot Frontage.* Those side(s) of a lot abutting on a road or the legal access to the lot.



**Lodging:** An establishment providing for a fee three or more temporary guest rooms and customary lodg (such as onsite staffing at all hours, lobby space, and room service), and subject to the Vermont rooms and meals tax. Lodging may, or may not, be owner occupied. Lodging does not include historic inns or short term rentals

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*Lot Owner.* The record owner of fee title to a lot. See also *landowner*.

*Lot Size.* The area of a lot, the boundaries of which are established by a deed or deeds recorded in the land records of the Town of Georgia, or as shown on a plat approved by the Georgia DRB. This includes land over which easements have been granted but excluding any land within a road right-of-way.

*Manufactured Home.* A residential structure, transportable in one or more sections, which is built on a permanent chassis, is designed for use with or without a permanent foundation when attached to the required utilities and meets the Federal Manufactured Home Construction and Safety Standards Act (42 USC Section 5401) [1976], commonly known as the HUD code. The term Manufactured Home does not include a Recreational Vehicle.

*Manufacturing.* The processing, packaging, assembly or fabrication of any article, substance or commodity.

*Marina.* Any shoreline property used to provide one (1) or more of the following.

1. Access to public waters for docking or mooring of five (5) or more boats with or without other services; or
2. A small-craft harbor complex providing access to public waters characterized by activities such as boat repairs, sales, rentals, chartering, derricks, docks, wharfs, moorings, marine railways, boat storage and other marine-type facilities and commercial services which may include the sale of food, fuel, marine supplies, or other *services* clearly incidental to the operation of the marine-based activities.

*Mean Sea Level.* This definition applies to Article 9 – Flood Hazard Regulations for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

*Mobile Home.* Synonymous with Manufactured Home.

*Mobile/Manufactured Home Park.* Any parcel of land under single or common ownership or control which contains, or is designed, laid out, or adapted to accommodate, more than two mobile homes. “Mobile Home Park” does not mean premises used solely for the storage or display of mobile homes. “Mobile Home Park” does not mean any parcel of land under the ownership of an agricultural employer who may provide up to four mobile homes used by full-time workers or employees of the agricultural employer as a benefit or condition of employment or any parcel of land use solely on a seasonal basis for vacation or recreational mobile homes. The site may include services and facilities for the residents of the “Mobile Home Park.”

**Manufacturing:** The mechanical or chemical transformation of materials or substances into new products but not limited to the assembling of component parts, the creation of products, and the blending of materials including but not limited to oils, plastics, resins, metal, wood, stone, etc, including drop forge , and incidental storage and distribution of products. A manufacturing use may include a show room and/or offer public tours that are incorporated into the facility's ordinary operations.

**Manufacturing-Light:** The manufacturing of finished products or parts from previously prepared materials using hand tools, mechanical tools, and electronic tools, including processing, fabrication, assembly, treatment, and packaging of products, as well as incidental storage, sales, and distribution of such products; as well as shops for overhaul and repair including for plumbing, HVAC, and electrical. A light manufacturing use may include a show room and/or offer public tours that are incorporated into the facility's ordinary operations.

**Mobile Home:** Means a structure or type of manufactured home that is built on a permanent chassis and is designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, including the plumbing, heating, cooling, and electrical systems contained in the structure, and is:

- (A) transportable in one or more sections; and
- (B) at least eight feet wide or 40 feet long or when erected has at least 320 square feet or if the structure was constructed prior to June 15, 1976, at least eight feet wide or 32 feet long; or
- (C) any structure that meets all the requirements of this subdivision except for the size requirements and for which the manufacturer voluntarily files a certification required by the U.S. Department of Housing and Urban Development and complies with the construction and standards established under Title 42 of the U.S. Code. 10 V.S.A. §6201(1).

**Mobile Home Park:** Means any parcel or contiguous lots of land under common ownership or control on which are sited, or which is designed, laid out or adapted to accommodate, more than two mobile homes. A parcel or contiguous lots owned by agricultural employers providing up to four mobile homes for use by full-time workers or employees, and a parcel or contiguous lots used solely on a seasonal basis for vacation or recreational mobile homes shall not be considered a mobile home park. 10 V.S.A. §6201 (2), further clarified in the Housing Division Rules, Part 1, Mobile Home Parks, Section 2.10.

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*Motor Vehicle.* Any vehicle used to transport people, goods, animals or materials that is propelled or drawn by power other than muscular power, including trailers.

*Motor Vehicle Repair.* The use of any building, land area, or other premises, which is used for the purpose of making major and minor repairs, for hire, to motor vehicles, including painting, body work, and mechanical work, provided all motor vehicles located on the premises are being worked on for repair or rebuilding and are not kept on the premises for salvage. All motor vehicles located on the premises must be registered for operation. The sale of vehicular fuels is prohibited.

*Motor Vehicle Sales.* The use of any building, land area, or other premise for the display and sale of three or more new or used motor vehicles generally but may include light trucks or vans, trailers, or recreation vehicles. Limited to the actual sales of vehicles that require registration by the Department of Motor Vehicles. The sale of vehicular fuels and motor vehicle repair or vehicular servicing is prohibited.

*Multi-Tenant Housing for Older Persons.* Multiple *dwelling units* with no more than two bedrooms per unit designed specifically to meet the physical and living requirements of older persons or people who are disabled. In addition to serving people who are disabled, housing for older persons includes housing:

1. Intended for, and solely occupied by, persons 62 years of age or older; or
2. Intended and operated for occupancy by persons 55 years of age or older, where at least 80% of units have at least one principal occupant who is 55 years of age or older. May include food preparation and service, medical care and/or convenience services primarily to residents as an accessory use.

*Municipal Land Use Permit.* Means any of the following whenever issued:

1. A zoning, subdivision, site plan, or building permit or approval, any of which relate to '*land development*' as defined in this section, that has received final approval from the applicable board, commission, or officer of the municipality.
2. Final official minutes of a meeting that relate to a permit or approval as described in (a) above that serve as the sole evidence of that permit or approval.
3. A certificate of occupancy, certificate of compliance, or similar certificate that relates to the permits or approvals described in (a) of this section, if these Regulations so require.
4. An amendment of any of the documents listed in (a) through (c) of this section.

*Museum.* A building or room used for storage, preservation and the public display of objects, sites and natural wonders with historic, cultural, scientific, or artistic value or interest.

**multi tenant** - The Fair Housing Act, as amended by HOPA in 1995, provides a federal definition of housing for persons 55 years of age or older. It allows for communities or facilities to designate themselves as “55 and older” or “62 and older” housing, provided they meet certain criteria. For a community to qualify under HOPA, at least 80% of the occupied units must have at least one occupant who is 55 years of age or older, and the community must adhere to policies and procedures that demonstrate the intent to provide housing for persons 55 years of age or older.

**Municipal Land Use Permit** - a type of approval issued by a municipality (town, city, or village) for the use and development of land within its jurisdiction. This permit is necessary for ensuring that all proposed land uses and developments comply with the local zoning bylaws and ordinances, which can include regulations on building size, placement, type of use, and other aspects of development and land use. The process involves submitting an application to the local planning and zoning office, which may then require review by the Development Review Board and possibly a public hearing before a decision is made.

Key aspects typically addressed in the municipal land use permitting process include:

**Zoning Compliance:** Ensuring the proposed use is allowed within the specific zoning district where the property is located.

**Site Plan Review:** Evaluation of the proposed development’s layout, including considerations for parking, landscaping, stormwater management, and access to public roads.

**Environmental Considerations:** Assessing potential impacts on natural resources and compliance with state and local environmental regulations.

**Building Codes and Safety:** Ensuring that proposed structures will comply with building codes and safety standards.

In addition to local permits, developers and property owners in Vermont may also need to obtain state permits, such as those required under Act 250, Vermont’s landmark land use and development law. Act 250 review is required for larger developments and those that may have a significant impact on the environment, community, or region.

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*Named Streams.* A waterway that typically conveys flowing water throughout the entire year; however, on occasion, said flows may cease based on dry conditions or otherwise. The named streams in Georgia are: Mill River, Stonebridge Brook, Lamoille River, Deer Brook, Beaver Meadow and Rugg Brook.

*Nonconforming Lots or Parcels.* Lots or parcels that do not conform to the current Regulations covering area and dimensional requirements, but were in conformance with all applicable laws, ordinances and Regulations prior to the enactment of a bylaw with which they did not conform, including a lot or parcel improperly authorized as a result of error by the ZA or appropriate municipal panel.

*Nonconforming Structure.* A structure or part of a structure that does not conform to the current bylaw regarding setback, lot coverage, and/or other dimensional requirements, but was in conformance with all applicable laws, ordinances and Regulations prior to the enactment of a bylaw with which it did not conform, including structure(s) improperly authorized as a result of error by the ZA or appropriate municipal panel.

*Nonconforming Use.* Use of land that does not conform to the current bylaw regarding use and dimensional requirements other than setbacks, lot coverage and building height that are applicable to such use (including but not limited to lot size, density, number of buildings or off-street parking) but did conform to all applicable laws, ordinances and Regulations prior to the enactment of a bylaw with which it did not conform, including a use improperly authorized as a result of error by the ZA or appropriate municipal panel.

*Nonconformity.* A nonconforming use, structure, lot, or parcel.

*Nursery.* Land or greenhouses used to raise flowers, shrubs, trees, and plants for sale. May include retail sale of products grown on-site as an accessory use.

*Nursing Home.* A facility licensed by the State of Vermont which provides long-term health care to patients in a residential setting. This use includes assisted living, skilled care and hospice facilities.

*Office.* A place where a particular kind of business organizational or professional services are performed, such as legal, accounting, medical, real estate, government or insurance services.

*Open Space.* Land which is set aside from development and designated for recreation, productive use (such as agriculture or forestry), or resource protection (such as wildlife or scenic areas).

*Parent Parcel.* All of the property from which a subdivision is, or was, created. For example, if a subdivision divides one original lot into two new lots, the original lot is the parent parcel for that subdivision, and if a subdivision merges and re-subdivides two original lots into five new lots, the combined area of the two original lots is the parent parcel.

**Nonconforming Lots or Parcels** - Common characteristics of non-conforming lots include, but are not limited to:

**Size:** The lot may be smaller than current minimum lot size requirements.

**Frontage:** The lot has less street frontage than is currently required.

**Setbacks:** Existing buildings on the lot may be closer to property boundaries than current setback requirements allow.

**Use:** The lot may be zoned for a use that is no longer permitted under current zoning laws (though this more typically describes non-conforming uses rather than non-conforming lots).

**Nonconforming Structure** - Key points typically addressed in regulations concerning nonconforming structures include:

**Continuation:** Nonconforming structures are generally allowed to remain in use as they are, even though they do not comply with current zoning regulations.

**Maintenance and Repair:** Ordinances usually permit routine maintenance and repairs of nonconforming structures. However, significant alterations or expansions might be restricted or subject to specific conditions.

**Expansion:** Some municipalities may allow nonconforming structures to be expanded, but this is often subject to limitations, such as requiring that the expansion not increase the degree of nonconformity or that it meets certain conditions set forth in the zoning ordinance.

**Destruction and Rebuilding:** If a nonconforming structure is destroyed (by fire, for example), local regulations may dictate whether, to what extent, and under what conditions the structure can be rebuilt. Some ordinances may allow rebuilding only if it is within a certain percentage of the original structure's footprint or value, while others may require that any new construction conform to current zoning regulations.

**Change of Use:** Changing the use of a nonconforming structure to another nonconforming use may be subject to

**Nursing Home** - a facility that provides 24-hour nursing care, supervision, and certain health-related services to individuals who do not require hospital care but cannot be cared for at home

**Office** - a space used for conducting professional or administrative work, including but not limited to spaces for clerical work, meetings, professional services, and business administration.

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*Parking Facility.* An area open for public parking, with or without payment of a fee, under, within, or outside of a building or structure, including parking lots and parking garages.

*Parking Space.* An area, other than a loading space, of not less than 9' x 18', net, exclusive of access or maneuvering areas, or ramps, columns, etc., to be used exclusively as a temporary storage space for at least one private motor vehicle.

*Pedestrian Walkway.* A cleared way for pedestrians and/or bicycles that may or may not be paved or otherwise improved.

*Pesticide.* Shall have the same meaning as “Economic Poison” as defined in 6 V.S.A. § 911(5).

*Physical Site of Operations, cannabis.* Means any of the following locations: a cultivator’s grow site, a wholesaler’s product storage facility, a manufacturer’s site of manufacturing, a retailer’s store location, or a testing laboratory’s testing facility.

*Place of Worship.* A building or structure, together with any accessory structures with the exception of a rectory, used for regular assembly for religious worship, and which is maintained and controlled by a religious body organized to sustain such worship.

*Plan.* The Comprehensive Plan of the Town of Georgia adopted pursuant to the Vermont Planning and Development Act.

*Planned Unit Development (PUD).* One or more lots, tracts, or parcels of land to be developed as a single entity, the plan for which may propose any authorized combination of density or intensity transfers or increases, as well as the mixing of land uses. This plan, as authorized, may deviate from these Regulations’ requirements that are otherwise applicable to the area in which the PUD is located with respect to lot size, bulk or type of dwelling or building, use, density, intensity, lot coverage, parking, required common open space, or other standards pursuant to Section 3.5 of the Regulations.

*Planning Commission (PC).* The duly elected body for the Town of Georgia to execute functions authorized under 24 V.S.A. Subchapter 2.

*Plat.* (1) A survey map representing a tract of land, showing the boundaries and location of individual properties and streets; (2) a survey of a subdivision.

*Provisional License, Cannabis.* As it relates to cannabis, (also known as pre-qualified) means the applicant has submitted an initial application and is provisionally approved for a license. It does not allow the applicant to begin operations, nor does it guarantee the applicant will receive a final license to operate.

*Public Notice.* The form of notice prescribed by 24 V.S.A. Sections 4444, 4449, or 4464 as the context requires.



**Parking Space** - Additionally, regulations may specify other aspects of parking space design, including a Section 3. Item #B. angle of parking, and the provision of accessible parking spaces in accordance with the Americans with Disabilities Act (ADA).

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*Qualified Consultant.* A licensed professional engineer or a site technician or designer, as defined by the State of Vermont Environmental Protection Regulations, acting within the authority of his/her license or certification.

*Qualifying Product.* Means a product that is wholly:

1. An agricultural, horticultural, viticultural, or dairy commodity, or maple syrup;
2. Livestock or cultured fish or product thereof;
3. A product of poultry, bees, an orchard, or fiber crops;
4. A commodity otherwise grown or raised on a farm; or
5. A product manufactured on one or more farms from commodities wholly grown or raised on one or more farms.

*Radio, Non-Commercial.* Communication through electromagnetic waves for non-commercial purposes, such as amateur (ham) radio, two-way radio.

*RAP Rules.* Means the rules on required agricultural practices adopted pursuant to 6 V.S.A., Chapter 215, Subchapter 2.

*Reconstruction.* The rebuilding of damaged or destroyed properties.

*Recreation*

*Recreation, Private Indoor.* Recreation facilities and activities which are located inside of a structure or building, which is owned and operated by a non-governmental entity. Examples of *private indoor recreation* facilities include bowling alleys, movie theaters, indoor skating rinks, gymnasiums, indoor soccer facilities, and similar facilities.

*Recreation, Private Outdoor.* Outdoor recreation facilities which are privately owned and which may be made available on a members-only basis or to paying customers. Examples of *private outdoor recreation* facilities include yacht clubs, golf courses, golf driving ranges, trap, skeet, and archery ranges, swimming pools, outdoor skating rinks, riding stables, parks, beaches, tennis courts, skiing areas, campgrounds, and similar facilities.

*Recreation, Public Indoor.* Recreation facilities and activities which are located inside of a structure or building, which are publicly owned and operated. Examples of *public indoor recreation* facilities include bowling alleys, movie theaters, indoor skating rinks, gymnasiums, indoor soccer facilities, and similar facilities.

*Recreation, Public Outdoor.* Outdoor recreation facilities which are publicly owned and operated. Examples of *public outdoor recreation* facilities include playgrounds, playfields, parks, open spaces, swimming pools, tennis courts, and similar facilities.

RAP: The Agency of Agriculture, Food & Markets s Required Agricultural Practices Regulations (RAPs) Section 2.14 of the RAPs in part, states “farm” means a parcel or parcels of land owned, leased, or managed by a person and devoted primarily to farming, ... and that meets the threshold criteria as established in Section 3 of the RAPs, provided that the lessee controls the leased lands to the extent they would be considered as part of the lessee’s own farm.

Section 2.16 of the RAPs states “farming” means:

- (a) the cultivation or other use of land for growing food, fiber, Christmas trees, maple sap, or horticultural, silvicultural, and orchard crops; or
- (b) the raising, feeding, or management of livestock, poultry, fish, or bees; or
- (c) the operation of greenhouses; or
- (d) the production of maple syrup; or
- (e) the on-site storage, preparation, and sale of agricultural products principally produced on the farm; or
- (f) the on-site storage, preparation, production, and sale of fuel or power from agricultural products or wastes principally produced on the farm; or
- (g) the raising, feeding, or management of four or more equines owned or boarded by the farmer, including training, showing, and providing instruction and lessons in riding, training, and the management of equines. Farm Structures Section 2.15 of the RAPs, in part, states a “farm structure” means a structure that is used by a person for farming, including a silo, a building to ... raise horticultural or agronomic plants, or customarily used to carry out the agricultural practices defined in Section 3.2 [of the RAPs].

... A farm structure also must be used by a person who can demonstrate meeting the minimum threshold criteria as found in [the RAPs]. Any structure that involves human habitation or is considered multiuse, including both farming and nonfarming activities, would not fall under the definition of a farm structure and would therefore not be regulated by the

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*Recreational Trail.* A corridor that may or may not be paved and that is used for recreational activity, including hiking, walking, bicycling, cross-country skiing, etc. The trail may also be used by motorized vehicles, such as all-terrain vehicles and snowmobiles, at the discretion of the DRB. *Recreational trails* to be dedicated to the Town shall be conveyed by an Irrevocable Offer of Dedication and Easement Deed.

*Recreational Vehicle.* Means a vehicle which is (a) built on a single chassis; (b) 400 square feet or less, when measured at the largest horizontal projection; (c) designed to be self-propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

*Renewable Energy.* Energy produced using a technology that relies on a resource that is being consumed at a harvest rate at or below its natural regeneration rate and shall include, but not be limited to, the following: solar photovoltaic and solar thermal energy; wind energy; geothermal heat pumps; hydro and micro hydro; farm, landfill, and sewer methane recovery; low emission, advanced biomass power, and combined heat and power technologies using biomass fuels such as wood, agricultural or food wastes, energy crops, and organic refusederived waste, but not municipal solid waste; advanced biomass heating technologies and technologies using biomass-derived fluid fuels such as biodiesel, bio-oil, and bio-gas.

*Renewable Energy Facilities Regulated by the Town.* These include renewable energy facilities that are sized to serve more than one dwelling or property but do not include those which are regulated by the VT Public Utility Commission. Facilities must meet the standards of Section 6.7 Renewable Energy.

*Renewable Energy Facility, Small Scale.* An energy conversion system that is sized and that will serve the principal use of one property and that is not connected to the electric utility system grid. These include but are not limited to solar thermal systems, a solar photovoltaic (PV) system or a wind system with a nameplate capacity of 15 kW or less. Facilities must meet all of the standards of Section 6.7 Renewable Energy. Renewable Energy Facilities and Systems which are regulated by the VT Public Utility Commission are not considered small scale renewable energy facilities for the purposes of these Regulations.

**Recreational Vehicle:** Any type of motorized vehicle used primarily for recreational purposes which has a vehicle weight less than 10,000 pounds including but not limited to travel trailers, motor homes, ATV's, snowmobiles, etc. Recreational vehicles shall include any mobile structure designed for temporary occupancy, but shall exclude manufactured homes.

**Renewable Energy:** Energy available for collection or conversion from direct sunlight, wind, running water, organically derived fuels, including wood and agricultural sources, waste heat, and geothermal sources.

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*Research and Testing Laboratory.* A building or group of buildings in which are located facilities for scientific research, investigation, testing, or experimentation related to development of manufactured, processed or compounded products.

*Restaurant.* Establishments where meals are sold (with alcoholic beverage sales being a minor percentage of gross sales) primarily for immediate consumption. Meals may be ordered for take-out and off-premises consumption. A deli in a grocery store, convenience store or supermarket serving food and sandwiches primarily for off-premises consumption shall not be considered a *restaurant*. Further, a restaurant shall be considered to be in one of the following categories.:

*Restaurant, Sit-down.* A restaurant where meals are ordered via table service or counter service and consumed on-site.

*Restaurant, Take-out.* A restaurant will be classified as take-out/delivery if it has drive-through service. A restaurant without drive-through service that has both eat-in and take-out service will be classified as a sit-down restaurant provided that the dining area (exclusive of outdoor seating) comprises at least 40% of the total floor area of the restaurant.

*Retail Store.* Establishment appropriately open to adults and minors selling products such as, but not limited to, food, dry goods, novelties, flowers, gifts, books, music, stationery, hardware, household furnishings or appliances, jewelry, sporting goods, luggage, wearing apparel, photographic supplies, hobby, toy and game shops, art supplies, newspapers and magazines, tobacco products, and drug stores, and excluding motor vehicle sales, recreational vehicle sales, and mobile home sales and service.

*Retaining Wall.* A vertical or nearly vertical structure, designed and built for the purpose of preventing erosion, or to transition from one elevation to another, which requires excavation and anchorage, and is substantial in design and construction, unlike the type and nature of a wall used only for landscaping purposes. Examples of a “*Retaining Wall*” include a seawall on a lakeshore, river or stream bank.

*Right-of Way.* A type of easement that gives one the right to travel across property owned by another person or entity.

*Riparian.* Of, on, or relating to land area edges bordering streams and rivers.

**Research and Development Facility:** A facility used primarily for applied and developmental research, where testing is an integral part of the operation, and goods or products may be manufactured as necessary for testing, evaluation, and test marketing but does not involve the mass manufacture, fabrication, processing, or sale of products as a principal use.

**Research Lab:** A facility for scientific and/or academic research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

**Restaurant:** Any food service establishment subject to Vermont Health Regulations where food and beverages are prepared and served for consumption primarily on premises; and where the service of alcoholic beverages is incidental to the consumption of food (less than fifty percent (50%) of the gross sales receipts from the business).

**Restaurant, Take-Out:** Any food service establishment subject to Vermont Health Regulations whose primary business is the sale of prepared food for consumption off the premises.

**Retaining Wall:** A wall or terraced combination of walls used at a grade change to hold soil and other earth materials at a higher elevation.

**Right-of-Way:** The real property or other legal instrument, such as an access easement, associated with transportation infrastructure, including but not limited to Streets and Public Paths.

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*Road/Street*

*Road/Street, Private.* A right-of-way which provides overland access to three or more properties or dwelling units, and is not owned by the Town of Georgia, State of Vermont, or United States.

*Road/Street, Public.* A right-of-way which provides overland access to a lot or lots and is owned by the Town of Georgia, State of Vermont or United States.

*Rural Retail.* Establishment selling goods made from products raised or made on the premises, galleries, and shops associated with outdoor recreation facilities on the premises.

*Scale.* The relationship between distances on a map and actual ground distances.

*Scale of Development.* The relationship of a particular project or development, in terms of size, height, bulk, intensity, and aesthetics, to its surroundings.

*Scenic Areas.* The major *scenic areas* shall be those scenic resources identified in the goals and policies of the Comprehensive Municipal Plan as well as state or national designated scenic byways. *Scenic areas* appropriate for protection and/or preservation shall also include scenic vistas and corridors in more localized neighborhoods or geographic areas.

*School.* Any establishment certified by the Vermont Department of Education, including religious, private, public, pre-schools, colleges, universities, and accessory uses; but specifically excluding commercially operated schools, such as, beauty culture, business, dancing, driving, marital arts, athletic pursuits, music and other similar establishments.

*Seasonal Conversion.* Conversion of a seasonal dwelling to a single household dwelling.

*Self-Storage Facility.* A structure or group of structures containing self-service, separate, individual and private spaces of varying sizes that are leased or rented on individual leases for varying periods of time and used only for storage of items or materials.

*Service*

*Service, Business.* A business activity that offers such services as advertising, building maintenance, consulting, clerical assistance and other activities generally falling under the Standard Industrial Classification Code #73.

*Service, Essential.* Infrastructure improvements (not including buildings) constructed or maintained by public or private utilities, or municipal, state, or federal government agencies, such as electric, telephone, gas, water, wastewater, telephone, or cable television lines which run underground or overhead, or facilities which enhance safety or health services to the town, including fire-suppression facilities, alarm systems, or



**School:** The academic space and accessory uses for the teaching of children or adults.

- (a) Primary: elementary school, inclusive of grades K-8.
- (b) Secondary: a high school and/or vocational center for attendance after elementary/primary school, granting a high school diploma for levels of education inclusive of grades 9-12.
- (c) Post-Secondary: after high school, including colleges, community colleges, universities, or continuing education.
- (d) Trade or Professional: a school that offers instruction in skilled trades.
- (e) Preschool: a school providing educational services for children from 3 years of age until their admission to first grade and that may include kindergarten.

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other similar equipment reasonably necessary for the furnishing of services for the general welfare of residents of the Town of Georgia; does not include telecommunication towers or repeaters or wireless telecommunication facilities.

*Service, Financial, Insurance, Real Estate.* A business activity that renders such services as banks, credit agencies, security brokers, insurance companies, and real estate companies and other activities generally falling under the Standard Industrial Classification Code #60- 67.

*Service, Personal.* Includes barber, hairdresser, beauty parlor, shoe repair, photographic studio and businesses providing similar services of a personal nature.

*Service, Professional.* Includes, but is not limited to, doctor, dentist, chiropractor, other health service, legal service, architectural service, engineering service, certified public accountant, educator, real estate appraisal, social service, and other services generally falling under the Standard Industrial Classification Code #80-83 and 89. Also includes Social Service, Business Service and Financial, Insurance, and Real Estate Services.

*Service, Social.* Establishment providing assistance and counseling for income, employment, family, health, psychological, learning disability, or physical disability issues.

*Service Station.* The use of any building, land area, or other premise for the sale of motor vehicle fuel, lubricants, convenience store items, and related products and accessories, and for servicing of automobiles and light trucks. The site may also contain electric vehicle charging stations. The sale of motor vehicles is prohibited.

*Setback*

*Setback, Front Yard.* The required minimum horizontal distance between a *structure* and the centerline of the road right of way in all zoning districts, except the South Village Core, where the front yard setback is measured from the edge of the road right-of-way.

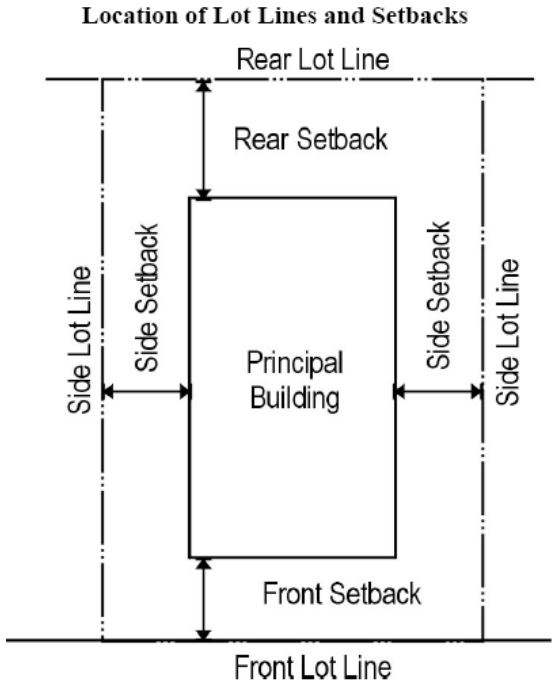
*Setback, Rear Yard.* The required minimum horizontal distance between a structure and the rear property line.

*Setback, Shoreline.* The required minimum horizontal distance between a structure and the *shoreline* (as defined in these Regulations).

*Setback, Side Yard.* The required minimum horizontal distance between a structure and the side property line.

*Shopping Complex.* (1) A large retail complex containing stores and restaurants in adjacent buildings or in a single large building; and (2) A street lined with retail shops and restaurants and closed off to motor vehicles.

**Setback:** The open, unobstructed area required to be provided between the furthestmost projection of a building and an adjacent property line. (See also definition for Yard)



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*Shoreline.* The shoreline of Lake Champlain is the normal mean water mark, established by the Army Corp of Engineers as 95.5 feet above sea level. The shoreline of Arrowhead Mountain Lake is the high-water mark, established by the dam as 290.0 feet above sea level.

*Shoreline Frontage.* The side of a lot abutting on Lake Champlain or Arrowhead Mountain Lake.

*Shrub.* A small to medium sized perennial woody plant. Unlike herbaceous plants, shrubs have persistent woody stems above the ground. Shrubs can be deciduous or evergreen. They are distinguished from trees by their multiple stems and shorter height.

*Sidewalk.* A paved or surfaced leveled area, paralleling and usually separated from the road or street, used as a pedestrian walkway.

*Sign.* Any device designed to inform or attract the attention of persons not on the premises on which the sign is located.

*Awning.* A sign that is located on an awning which is attached to the building front.

*Freestanding.* A sign anchored directly to the ground or supported by one or more posts, columns or other vertical structures or supports, and not attached to or dependent for support from any building.

*Illuminated.* A sign that provides artificial light directly, or through any transparent or translucent material, from a source of light connected with such sign, or a sign illuminated by a light focused, upon or chiefly directed at the surface of the sign. This includes freestanding and building mounted signs.

*Projecting.* A double-sided sign that protrudes off a building which means it's viewable from two directions.

*Wall.* A sign attached to and/or integral with an exterior wall surface of a building, the face of which is parallel to the surface.

*Window.* A sign which is permanently painted on or attached to the window-glass of a building.

*Significant Geological Area.* Those areas containing bedrock, surficial, aquatic and marine geological features that are defined by the local or regional plan, Vermont statute or state agency rule as a significant, limited and/or fragile resource.

**Sign:** Any words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names, and trade marks by which anything is made known, that are used to identify, advertise, or attract attention to an individual, firm, association, corporation, profession, business, place, event, commodity, or product which are visible from a public thoroughfare or right-of-way.

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*Significant Wildlife Habitat.* Those natural features that contribute to the survival and/ or reproduction of the native wildlife of the Town of Georgia. This shall include, but not be limited to: (1) deer wintering areas (i.e., deeryards); (2) habitat for state or federally listed rare, threatened, or endangered species; (3) concentrated black bear feeding habitat (e.g., mast stands); (4) riparian areas and surface waters; (5) wetlands and vernal pools; (6) wildlife corridors, habitat connectors and migratory routes; (7) high elevation bird habitat; (8) ledge, talus, and cliff habitat; and (9) habitat identified by the Vermont Department of Fish and Wildlife.

*Site Plan.* The development plan for one or more lots on which is shown the existing and proposed conditions of the lot and surrounding area, and any other information that reasonably may be required in order for the appropriate municipal panel to make an informed decision.

*Small Scale Commerce.* A personal or professional service that does not exceed 2000 square feet in gross floor area and does not generate more than 25 average weekday trips.

*Street.* Synonymous with road.

*Streetscape.* A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street furniture, sidewalks, landscaping, including trees and other plantings, awnings and marquees, signs, and lighting.

*Street Furnishing Zone.* The buffer between the sidewalk and the street where the utility poles, trees, hydrants, signs, benches, transit shelters, planters, and other street furniture should be placed. See also *Greenstrip*.

*Strip Development.* Linear development along a public highway that includes three or more of the following characteristics: broad road frontage, predominance of single-story buildings, limited reliance on shared highway access, lack of connection to any existing settlement except by highway, lack of connection to surrounding land uses, and limited accessibility for pedestrians.

**Site Plan:** A scaled map of a lot or site that indicates all significant features including, but not limited to, improvements, structures, boundaries, parking, drives, walkways, etc.

(new)

**Site Plan Review:** Review of the spatial layout and proposed content of a parcel of land illustrated on a site plan in accordance with the authority, limitations and procedures set forth in the municipal development plan, 24 V.S.A. §4416, and this ordinance, all as amended.

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*Structure*

*Structure.* An assembly of materials for occupancy or use constructed or erected with a fixed location on, above, or below the ground or water. Examples of structures include but are not limited to: buildings, swimming pools, mobile homes, signs, fences, tennis courts, walls greater than 3’ in height, and retaining walls. Commercial satellite dishes and telecommunication facilities are also structures.

*Structure, Accessory.* A structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure, such as a garage, patio, tool shed, porch, deck, carport or small-scale renewable energy facility in accordance with Section 6.7 Renewable Energy. A structure used for dwelling purposes shall not be considered an accessory structure except when approved as an accessory dwelling unit.

*Structure, Agricultural.* A building, enclosure or fence for housing livestock, raising horticultural or agronomic plants, or carrying out other practices associated with acceptable or required agricultural or farming practices, including a silo, as defined by the Vermont Department of Agriculture.

*Structure, Attached.* Any structure that is attached to another structure by a common wall, by a roof, or by structural connections that allow pedestrian access to both structures, including but not limited to a roofed breezeway. For example, decks or stairways are attached structures when they are connected to another structure

*Structure, Detached.* Any structure that is not attached or does not touch any other structure and where all sides of the structure are surrounded by yard or open areas within the parcel.

*Structure, Principal.* Structure housing the primary use of the property.

*Subdivider.* Any person, who is owner of record or his or her duly authorized representative, firm, corporation, partnership, or association, who shall lay out for the purpose of sale, development or otherwise any subdivision or part thereof.



**Structure:** Any construction, erection, assemblage or other combination of materials to form a construct stable, including but not limited to, buildings, stadiums, reviewing stands, platforms, stagings, observation towers, radio towers, water tanks and towers, trestles, bridges, piers, bulkheads, wharves, sheds, coal bins, shelters, fences, and display signs visible or intended to be visible from a public way, footings or a foundation attachment to the land and swimming pools necessitating pilings. The term “structure” shall be construed as if followed by the words: “or part thereof.”

Other - Solar rooftop and ground, wastewater (planter box style)

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*Subdivision.* Any land, vacant or developed, that is divided or proposed to be divided into two or more lots, parcels, sites, units, plots or interests for the purpose of offer, sale, lease or development. The term includes proposals to amend a subdivision and to re-subdivide a subdivision (i.e., change the location of the boundaries dividing each lot, parcel, site, unit, or plot) . The term also shall include the development of a parcel of land as a shopping complex, and planned unit developments requiring a subdivision.

*Subdivision, Major.* Any residential subdivision containing four or more new building lots or any non-residential subdivision. Major subdivisions also include all shopping complexes, and planned unit developments regardless of the number of lots or units created. A subdivision amendment of a major subdivision is a major subdivision. In addition, the following may also be classified as a major subdivision:

- Minor Subdivisions classified by the DRB as major subdivisions by the applicant cumulatively creating four or more new building lots within a five-year period from the same parent parcel.

*Subdivision, Minor.* Any subdivision that is not a major subdivision as defined above. A subdivision amendment of a minor subdivision is a minor subdivision.

*Subdivision, Final Plan/ Plat.* The final drawings on which the subdivision is presented to the DRB for approval and which, if approved, shall be filed for record with the Town Clerk.

*Subdivision, Preliminary Plan/Plat.* The preliminary drawings for a major subdivision, indicating the proposed layout of the subdivision, to be submitted to the DRB for its consideration.

*Subdivision Amendment.* Any change in a recorded subdivision plat, if such change affects any street layout on such plat, or area reserved thereon for public use, or any lot line, or if the change affects any map or plan legally recorded after the adoption of any subdivision regulation by the Town of Georgia.

*Subdivision, Sketch Plan.* Any informal sketch of the proposed subdivision, the purpose of which is to enable the applicant to save time and expense in reaching general agreement with the DRB regarding the form of the subdivision and objectives and requirements of these Regulations.

*Swale.* A man-made drainage ditch; does not include natural streams or rivers identified on United States Geological Survey (U.S.G.S.) maps, which are free flowing, or which have been altered by excavation, manipulation or disruption.

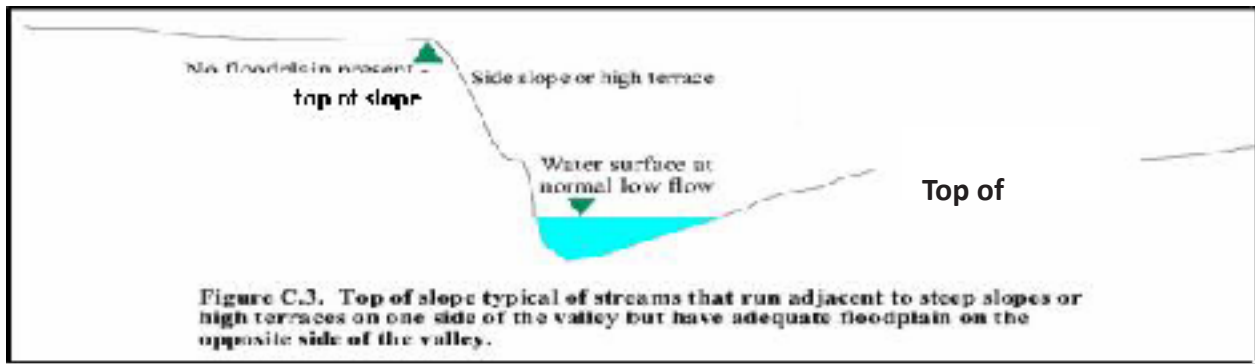
**Subdivision:** A division of a parcel of land into two (2) or more lots, or other divisions.

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*Telecommunication Tower.* A guyed, monopole, or self-supporting tower, constructed as a free-standing structure or in association with a building, other permanent structure or equipment, containing one or more antennas intended for broadcasting, communicating or transmitting and/or receiving television, AM/FM radio, digital, microwave, cellular, telephone, or similar forms of electronic communication.

*Top of Bank.* The point along a stream bank where an abrupt change in slope is evident, and the point at which riparian buffers and applicable high impact buffers shall be measured from. In circumstances where a top-of-bank is not clearly evident, a determination of edge of stream and consequent stream- side edge of riparian buffer area shall be made by the ZA.

*Top of Slope.* A break in slope adjacent to steep-banked streams that have little or no floodplain; or a break in slope where the side slopes adjacent to an incised, or deeply cut channel meet floodplains that have been abandoned or are undergoing abandonment.



*Trail.* A public right-of-way which is not a town highway and which:

1. Previously was a designated town highway having the same width as the designated town highway, or a lesser width if so designated; or
2. A new public right-of-way laid out as a trail by the Selectboard for the purpose of providing access to abutting properties or for recreational use. Nothing in this section shall be deemed to independently authorize the condemnation of land for recreational purposes or to affect the authority of the Selectboard to reasonably regulate the uses of recreational trails.

*Trip Ends.* The total number of motor vehicle trips entering and leaving a specific land use or site over a designated period of time.

*Trucking Terminal.* Land or buildings used for the relay of a load from one vehicle to another or one party to another. The terminal cannot be used for permanent or long-term storage of loads. The terminal facility may include storage areas for trucks, and buildings or areas for repair of trucks associated with the terminal. Trucking terminals shall not be used for storage, transfer or transport of toxic or hazardous materials.



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*Undisturbed.* No construction, excavation, land development or earth moving activities, and no storage of materials, no tree, shrub, or ground cover removal, and no mowing, except as enabled under Article 9.

*Use*

*Use.* The purpose or activity for which land, lots, structures or buildings are designed, arranged, or intended or for which land or buildings are occupied or maintained.

*Use, Accessory.* A use on the same lot with, and clearly incidental and subordinate in area, extent, intensity and purpose to, the principal use and that is not separately owned or operated from the principal use unless approved as such by the DRB.

*Use By Right.* Uses which, by State statute, are allowed within a single household dwelling in all zoning districts which allow single household dwellings. Accessory Dwelling Units (Section 6.1), Daycare Level 1, Group Homes, and Home Businesses are examples of uses by right within single household dwellings. Zoning Permits and special conditions may be required for uses by right (see relevant sections).

*Use, Change of.* The initiation of a new use on the subject property.

*Use, Commercial.* Activity involving the sale of goods or services carried out for profit, including, but not limited to, retail store, office, financial, insurance, real estate service, business service, professional service, and personal service.

*Use, Conditional.* A type of use in any district which requires approval by the DRB after a warned public hearing, and for which general and specific standards of conformance apply. See 24 V.S.A. Section 4414(3).

*Use, Mixed.* Any combination of permitted and/or conditional uses, with the exclusion of Accessory Structures approved as Accessory Dwelling Units (ADUs) in the South Village (SV), allowed under the designated zoning district which are contained in either:

- a single structure, on a single lot, or
- as part of a single development proposal, meaning presented as part of a common plan or scheme for a development.

*Use, Permitted.* Any use allowed in a zoning district that only requires administrative approval of a zoning permit and subject to the restrictions applicable to that district.

*Use, Principal.* The primary or predominant use of any lot or building.

*Use, Residential.* The use of a building, or portion thereof, as a dwelling unit or units.



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*Variance.* An allowed deviation from specific requirements pertaining to this zoning code, granted by the DRB to an applicant.

*Veterinary Clinic.* An institution providing primary health services and medical or surgical care to animals, primarily on an outpatient basis. Such a facility would exclude research, training, long-term boarding or breeding facilities.

*Village Green.* A tract of grassed and landscaped land, largely undeveloped, designated for use by the public for passive recreation. A village green may have recreation paths, ponds, gazebos, fountains, benches, open shelters, public bathrooms, and other similar structures and infrastructure that supports community interaction and passive recreation.

*Warehouse.* A building used primarily for the storage of goods and materials but excluding the storage of hazardous or offensive materials.

*Wetlands.* An area that is inundated or saturated by surface water or groundwater at a frequency and duration to support vegetation or aquatic life that depend on such conditions for growth or reproduction and is designated on National Wetlands Inventory Maps or Vermont Wetlands Maps or is determined to be a wetland as a result of field inspection by the Vermont Agency of Natural Resources, the US Army Corps of Engineers, or a qualified professional.

*Wildlife Travel Corridor/Habitat Connector.* Land or water, or both, that links patches of wildlife habitat within a landscape, allowing the movement, migration, and dispersal of animals and plants and the functioning of ecological processes. A wildlife corridor/habitat connector may include recreational trails and uses exempt from regulation under 24 V.S.A. Section 4413(d).

*Wildlife Preserve.* A natural area preserving the habitat of native wildlife species, not including hunting preserves, game farms and zoos.

*Wireless Telecommunication Service.* Any commercial mobile service, wireless service, common carrier wireless exchange service, cellular service, personal communication service (PCS), specialized mobile radio service, paging service, wireless data service, or public or private radio dispatch service.

*Wireless Telecommunication Facility.* Any tower or other support structure, including antennae, that will extend 20 or more feet vertically, and any accompanying structure, building, access road, service utility or equipment that broadcasts or receives radio frequency waves carrying *wireless telecommunication services*.

*Wireless Telecommunication Service Provider.* Any person or entity providing wireless telecommunication services.



**Warehouse:** A building used for the storage of goods or materials. Warehouses may include the local, regional, or international distribution of goods but do not include retail sale of goods.

**Wetlands:** An area that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions. Commonly referred to as swamps, marshes, or bogs. The methodology for delineating wetlands shall be those as established for the state of Vermont under the Vermont Wetland Rules.

**Administrative Determination:** Any decision made by the Administrative Officer or an Assistant Administrative Officer.

**Affordable Housing/Unit:** A housing development or unit for which the monthly rent, monthly carrying charge (including utilities paid by the tenant or co-op member), or monthly mortgage payment plus the average monthly utilities cost does not exceed thirty percent (30%) of household income adjusted for household size or for which carrying charges paid by the owner-occupant (including mortgage payments, taxes, condominium fees, and insurance) shall not exceed thirty percent (30%) of the household's income. A household size of 1.5 shall be used in determining whether a one (1) bedroom unit is affordable housing. A household size of 3, 4, 5, and 6, respectively, shall be used in determining whether a two (2) bedroom unit, three (3) bedroom unit, or a four (4) bedroom unit is affordable housing.

**Animal**

- (a) **Boarding:** An establishment involving any structure, building, land, or combination thereof used, designed, or arranged for the keeping of five (5) or more domestic pets more than three (3) months of age for profit or exchange, inclusive of equines but exclusive of other livestock used for agricultural purposes in areas approved for agricultural uses. The keeping of four (4) or less such animals more than three (3) months of age for personal enjoyment shall not be considered "boarding" for the purposes of this ordinance.
- (b) **Domestic Pet:** Any canine, feline, or European ferret (*Mustela putorius furo*) and such other domestic animals as the Secretary of the Agency of Agriculture, Food and Markets shall establish by rule and that has been bred or raised to live in or about the habitation of humans, and is dependent on people for food and shelter.
- (c) **Livestock:** Animals used for food production (including eggs, milk, honey, and meat) or fiber.
- (d) **Grooming:** Any establishment where domestic pets are bathed, clipped, or combed for the purpose of enhancing their aesthetic value or health.
- (e) **Hospitals:** An establishment for the care and treatment of the diseases and injuries of animals and where animals may be boarded during their convalescence. (See Veterinarian Office)
- (f) **Kennel:** Building or enclosure for the keeping of domestic pets.
- (g) **Barn or coop:** Building or enclosure for the keeping of livestock.
- (h) **Shelter:** A facility used to house or contain stray, homeless, abandoned, or unwanted domestic pets or livestock for the purpose of providing temporary kenneling and finding permanent adoptive homes and that is owned, operated, or maintained by a public body, an established humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and human treatment of animals.
- (i) **Store, Pet:** A retail sales establishment primarily involved in the sale of domestic pets, such as dogs, cats, fish, birds, and reptiles, excluding exotic animals and livestock.

**Apartment:** A single dwelling unit located in a building containing more than two dwelling units or a single dwelling unit located in a mixed-use building.

**Area, Gross:** The total area of a lot or parcel of land including street rights of way and other publicly dedicated improvements such as parks, open space, and stormwater detention and retention facilities. "Gross area" is expressed in either acres or square feet. (Also "considered gross leasable" where applicable).

**Assisted Living:** Supported living arrangement, including help with daily activities, such as dressing, grooming, bathing, etc.

**Automobile:** Motor vehicles including but not limited to motorcycles, passenger cars, light trucks, vans, and similar size vehicles that have gross vehicle weights less than 10,000 pounds. (See Trucks)

**Automobile Body Shop:** A facility which provides collision repair services, including body frame straightening, replacement of damaged parts, and painting of automobiles, trailers, and recreational vehicles.

**Automobile Impound:** A facility that provides temporary outdoor storage of automobiles, trailers, and recreational vehicles that are to be claimed by titleholders or their agents.

**Automobile & Marine Part Sales:** An establishment which sells new or used parts and accessories for automobiles, trailers, recreation vehicles, or boats.

**Automobile Sales – New & Used:** An establishment for the storage and display for sale of more than two trailers.

**Automobile/Vehicle Salvage Yard:** Land or buildings used for the collection, wrecking, dismantling, storage, salvaging, and sale of machinery parts or vehicles not in running condition. Three or more unregistered vehicles are considered a salvage yard. An automobile/vehicle salvage yard does not include automobile/vehicle repair as defined in this Article.

**Automobile/Vehicle Repair/Service:** An establishment for the general repair, servicing, rebuilding, or reconditioning of automobiles, recreational vehicles, or trailers.

**Awning:** A hood, cover or porte-cocheres often comprised of fabric, metal, or glass that is designed and intended to provide for protection from the elements or as a decorative appurtenance, and which projects from a wall or roof of a structure over a window, walk, door, landing, public right-of-way or the like, and that may include a type which can be retracted, folded, or collapsed against the face of a supporting building. An awning with symbols, logo(s) or lettering (excluding the street address) are considered a sign for the purposes of this ordinance.

**Bakery:** An establishment primarily used for the on or off-site preparation and retail sale of bread, cake, cupcakes, confections and other similar baked pastries. Such uses may include incidental food service.

**Bank/Credit Union:** A financial institution open to the public and engaged in deposit banking, and performs closely related functions such as making loans, investments, exchange of money, facilitating the transmission of funds and other fiduciary duties.

**Banner:** A typically rectangular piece of fabric or other similar non-rigid material, and with or without characters, letters, illustration, or ornamentation, supported or anchored at its four corners, top and bottom, or along top with weighted bottom.

**Bar:** An establishment, or portion thereof, subject to Vermont Liqueur Control Regulations and primarily devoted to the serving and on-premise consumption of alcoholic beverages, and where the service of food is only incidental to the consumption of such beverages (alcoholic beverage is greater than fifty percent (>50%) of the gross sales of food and beverages at the establishment).

**Barber Shop:** An establishment or place of business of one or more individuals whose practice is the cutting, trimming or shaving of head or facial hair. Said use does not include chemical treatments such as perms or dyes.

**Bicycle Parking, Short Term:** Bicycle racks which permit the locking of the bicycle frame and one wheel to the rack and which support the bicycle in a stable position without damage to wheels, frame, or components

**Bicycle Sales/Repair:** An establishment where bicycles are repaired and/or sold.

**Boat:** Any type of vehicle or watercraft designed and intended for traveling in or on water.

**Boat Repair/Service:** An establishment for the general repair, servicing, rebuilding, or reconditioning of boats, where boats are repaired and stored only until repairs are completed.

**Boat Sales/Rental:** An establishment for retail sales and service in which boats are rented or sold. The sale or rental of non-motorized boats smaller than 25 feet and/or less than 150-pounds shall be considered general merchandise and not included.

**Boat Storage:** A space or place where boats are placed and kept for more than 24 consecutive hours.

(a) Private: A storage facility on a site used for the property owners own boat(s) without compensation.

(b) Yard: A storage facility used for boat(s) where compensation is paid for said storage.

**Brownfield:** Abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

**Buffer:** An area designated to act as a visible or environmental separation between lots, districts, structures, or uses.

**Building Permit:** A permit issued by the Zoning Administrator (aka Zoning Application) for the construction, alteration or removal of a structure subject to the development regulations of the Town of Georgia.

**Café:** Any food service establishment subject to Vermont Health Regulations containing less than or equal to 1000 gross square feet where food and beverages are prepared, and served for consumption either on or off premises.

**Canopy:** An attached or detached accessory structure intended to provide protection from inclement weather for drivers seeking goods or services. Examples of canopies include fuel pump canopies at gas stations, drive-through canopies at banks or pharmacies. Hotel or residential porte-cocheres are not canopies for the purposes of this ordinance.

**Cold Frame:** A temporary structure placed overtop of a garden bed typically made of, but not limited to, glass, plastic, fabric or other material used to extend growing season or protect seedlings and plants from the cold or heat.

**Community Center:** A facility or portion thereof which provides recreational, educational or cultural activities for the residents of that immediate neighborhood.

**Composting:** A facility engaged in the controlled biological decomposition of organic matter through active management to produce, use, or sell a stable humus-rich material but shall not mean sewage or septage or materials derived from sewage or septage.

**Conditions:** Those requirements, as denoted or assigned in conjunction with the approval of a zoning permit, which must be met prior to the issuance of a zoning permit or certificate of occupancy.

**Conditional Use:** Certain uses that may be allowed only by approval of the Development Review Board subject to affirmative findings under general and specific standards

**Constructed Wetland:** Stormwater treatment systems that use natural processes involving wetland vegetation, soils and their associated microbial assemblages to improve water quality.

**Demolition:** The destruction and physical removal of any structure or portion of a structure.

**Development:** Any building, construction, renovation, mining, extraction, dredging, filling, excavation, or drilling activity or operation; any material change in the use or appearance of any structure or in the land itself; including but not limited to the division of land into parcels; any change in the intensity or use of land, such as an increase in the number of dwelling units in a structure or a change to a commercial or industrial use from a less intensive use; any human activity that alters a shore, beach, river, stream, lake, pond, canal, marsh, woodlands, wetland, rare or endangered species habitat, aquifer or other resource area, including shoreland construction or other activity.

**Direct Illumination:** Illumination resulting from light emitted directly from a lamp or luminaire, not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.

**Dormer:** A roofed structure, often containing a window that projects vertically beyond the plane of a pitched roof. Dormers are commonly used to increase the usable space in a half story and to create window openings in a roof plane.

Shed dormers have a single, inclined roof.



Dog house dormers are gable roofed, typically with a single window.



**Dry Cleaning/Laundry Service:** An establishment or business maintained for the drop off, pickup and/or delivery of dry cleaning and/or laundry without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises.

**Electronic Message Display:** Any element of a Sign or Sign structure capable of displaying words, symbols, figures, images, or messages that can be electronically or mechanically changed by remote or automatic means. This also includes any display that incorporates rotating panels, LED lights manipulated through digital input, “digital ink,” or any other method or technology that allows a Sign to present a series of images, messages, or displays. This does not include Signs with manually-changeable copy.

**Emergency Shelter:** Overnight shelter with supportive services for homeless persons that is limited to temporary occupancy, typically 180 consecutive nights or less, by a homeless person. Provide shelter only overnight.

**Flag:** A typically rectangular or triangular piece of fabric or other similar non-rigid material, with or without characters, letters, illustration, or ornamentation, supported or anchored along one edge or two corners. If any side is more than three times as long as any other side the flag is considered a banner.

**Fuel Service Station:** Any area of land, including structures thereon, that is used or designed to be used for gasoline, oil or other motor vehicle fuel, or that is used or designated to be used for lubricating, washing, cleaning or otherwise servicing motor vehicle, but not including the painting or major repair thereof or the use of mechanical car washing equipment. A service station may also include a convenience store, provided that the store is accessory to the fuel or service station building.

**Fully Shielded Fixture:** A light fixture constructed and mounted such that no light rays are emitted, either directly from the lamp or indirectly by reflection or refraction from any part of the luminaire above the horizontal plane running through the lowest point of the fixture where light is emitted.

**Garage Sale:** Any sale entitled “garage sale,” “lawn sale,” “moving sale,” “rummage sale” or any similar casual sale of tangible personal property which is advertised by any means whereby the public at large can be aware of such sale. More than six days of sales within a 12-month period is considered commercial retail sales for the purposes of this ordinance.

**Garden Supply Store:** A place of business where retail and wholesale gardening products and produce are sold to the consumer. These centers may include a nursery and/or greenhouses.

**Green House:** A permanent structure typically made of, but not limited to, glass, plastic, or fiberglass in which plants are cultivated.

**Industrial:** Businesses involved in activities such as manufacturing or processing of products by automated, digital, mechanical, or manual means; warehousing and storage; waste disposal; transportation and logistics; research and development; and related technical engineering and distribution functions. (See also Manufacturing-Light, Office-Technical, Research and Development Facility, Food and Beverage Processing, etc.)

**Lakefront:** Lake front or lakeshore means the water’s edges of Lake Champlain at the ordinary high water mark (the elevation of one hundred (100) feet above mean sea level) unless otherwise defined.

**Laundromats:** A business that provides washing, drying, and/or ironing machines for hire to be used by customers on the premises.

**Lot Line Adjustment:** The relocation of a common property boundary where an additional lot is not created and where an existing lot reduced in size by the adjustment complies with the dimensional requirements of this ordinance. In addition, a lot line adjustment shall include the addition and subtraction of vestigial alleys when being combined with an adjacent lot.

**Lumberyard:** A facility where building materials such as lumber, plywood, drywall, paneling, cement blocks and other cement products, and other building products are stored and sold. Lumberyards may also process lumber performing millwork, planing, cutting, and other customizing processes. Lumberyards may provide for the sale of associated products including tools and fasteners.

**Mixed Use, Attached Dwelling:** A building containing any combination of residential and/or non-residential uses.

**Mixed Use, Building Site:** A tract of land developed with any combination of residential and/or non-residential uses.

**Owner:** Any person, firm, partnership, association, joint venture, corporation or other entity or combination of entities who alone, jointly or severally with others hold(s) legal or equitable title to any real property.

**Owner Occupied:** Where owner occupancy is required by this ordinance, owner occupancy shall mean occupancy of premises by an owner for at least 50% of the year.

**Parking, Surface/Lot:** Parking facilities that are at grade and uncovered or not within a structure.

**Parking, Underground:** Parking spaces within a covered structure where either: fifty percent of the volume of the parking space is below the finished surface of the ground adjacent to the exterior walls of the building; or, the floor of the parking space is four (4) feet below the finished surface of the ground adjacent to the exterior walls of the building, whichever is greater.

**Pharmacy:** A retail business substantially devoted to the sale of pharmaceutical items, supplies, and equipment, including the preparation and dispensing of prescription drugs. Said business shall be licensed by the State of Vermont as such.

**Principal Building or Structure:** The main or primary Building or Structure located on a Lot within which there is conducted any one or more of the Principal Use(s) found on such Lot.

**Principal Use:** A main or primary Use accommodated by a Building, Structure, or a Lot. The dominant use or uses to which the premises is devoted and the primary purpose for which the premises exists.

**Usable Open Space:** Any lot area(s) or portion thereof, which enhance utility and amenity by providing space for active or passive recreation including improvements such as: recreational facilities, walkways, plazas, tennis courts, bikeways, boardwalks, recreational piers, sitting walls, fountains, lawns, gardens, unprogrammed landscaped areas and works of art. Usable open space shall not include parking or drives.

**Vehicle:** Any automobile, truck, motorcycle, or trailer as defined in this ordinance. (See Automobile, Trucks, and Trailer)

**Viewshed:** The area within view from a defined observation point.

**Waiver:** Relief granted from a specific standard or requirement as authorized by this ordinance.

**Wetland Buffer Zone:** A defined upland area contiguous to a wetland that serves as the transition between wetlands and uplands on the landscape, and may also perform important functions independent of their buffering capacity for the wetland.

**Windmill:** Any mechanism including blades, rotors, and other moving surfaces and supporting structures designed for the purpose of converting wind into mechanical or electrical power.

**Yard:** All open space, other than an enclosed court, on the same lot with a building or group of buildings, which open space lies between a building or group of buildings and a lot line.

(a) Yard, front: The area encompassing the full width of the lot and lying between the street line of the lot and the nearest line of the building.

(b) Yard, rear: The area extending across the full width of the lot and lying between the rear lot line of the lot and the nearest line of the building. A rear yard has no street frontage, but may abut an alley.

(c) Yard, side: The area between the side lot line of the lot and the nearest line of the building, and extending from the front yard to the rear yard, or, in the absence of either, to the front or rear lot lines. A side yard has no street frontage, but may abut an alley.

**Zoning Application:** Document signed by the administrative officer authorizing land development pursuant to the requirements of this ordinance.



**Quasi-judicial:** Having a partly but essentially judicial character by possession of the right to hold hearings, to conduct investigation into items dealing with rules and regulations and to make decisions in the general manner of courts.

**Recreational Vehicle Sales – New & Used:** The storage and display for sale of more than two recreational vehicles including those recreational purposes which have a gross vehicle weight more than or equal to 10,000 pounds.

**Recycling Center:** A building or enclosed area used for the collection, processing, sorting and resale of recyclable materials. For this use, processing means the preparation of material for shipment, or an end user’s specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, sorting, shredding, cleaning, and remanufacturing. Processing facilities include storage and loading areas located entirely on the processing center site.

**Rental Dwelling Unit:** Any dwelling unit which is made available to a non-owner by another for compensation, pursuant to a lawful lease or rental agreement, whether oral or written, expressed or implied.

**Residential:** Regularly used by its occupants as a permanent abode, which is made one’s home as opposed to one’s place of business and which has housekeeping and cooking facilities for its occupants only.

**Salon/Spa:** An establishment where non-surgical cosmetology services are provided including hair care, nail care, and skin care on a regular basis for compensation, including but not limited to day spas, tanning beds and chemical treatments.

**Seawall:** A wall of stone, concrete, or other sturdy material, built along the banks or shoreline of any river, stream, brook, or lake to prevent erosion.

**Screen(ing):** A method of visually shielding one structure, space or use from another structure space or use with vegetation, fencing, walls, berms, or other natural or man-made landscape elements.

**Short term rental (STR):** A dwelling unit that is rented in whole or in part (i.e. renting bedrooms within a unit) to guests for less than thirty (30) consecutive days and for more than 14 days per calendar year and is subject to the Vermont rooms and meals tax,

**Site Plan Review:** Review of the spatial layout and proposed content of a parcel of land illustrated on a site plan in accordance with the authority, limitations and procedures set forth in the municipal development plan, 24 V.S.A. §4416, and this ordinance, all as amended.

**Story:** That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it and which is equal to or greater than 50% of the total perimeter of the building. If there is no floor above it, then the space between the floor and the ceiling above the floor of such story. Where the floor level of the first story is at least five feet below the adjoining finished grade, the space shall be considered a basement and not counted as a story.

**Substantial Rehabilitation:** For the purposes of this ordinance any rehabilitation of an existing structure that requires an investment equal to at least fifty percent (50%) of the structure’s total replacement cost as approved by Georgia.

**Temporary structures:** A building or structure intended for removal or demolition within a prescribed time.

**Tenant(s):** Any person, group of individuals or family who occupies a single dwelling unit or commercial space pursuant to a lawful lease or rental agreement, whether oral or written, expressed or implied.

**Trailer:** A vehicle standing on wheels without an independent mode of power, designed to be towed or hauled by another vehicle, and used for short-term human occupancy, carrying materials, goods, or objects, or as a temporary office or recreational vehicle.

**Tree Caliper:** Caliper Measurement of the trunk taken six inches above ground up to and including four-inch caliper size. If the caliper at six inches above the ground exceeds four inches, the caliper should be measured at 12 inches above ground up until the tree is considered too large to transplant.

**Tree Diameter:** Diameter Measurement of the trunk shall be taken at 4.5 feet above ground also known as DBH (diameter Breast Height). This measurement is used to determine size for trees considered too large to transplant.

**Tree Maintenance Plan:** A plan prepared by a certified arborist that includes general and specific criteria for removing trees.

**Truck:** Motor vehicles including but not limited to recreational vehicles, tractors, buses, heavy equipment, and similar size vehicles which have gross vehicle weights greater than or equal to 10,000 pounds, but excluding aircraft or boats.

## FLOOD HAZARD DEFINITIONS

For the sole purpose of administering the Special Flood Hazard Area provisions of this ordinance

**Base Flood** means the flood having a one percent chance of being equaled or exceeded in any given year.

**Base Flood Elevation (BFE)** the height of the base flood, usually in feet, in relation to the National Geodetic Vertical Datum of 1929, the North American Vertical Datum of 1988, or other datum referenced in the Flood Insurance Study report, or average depth of the base flood, usually in feet, above the ground surface.

**Basement** means any area of the building having its floor elevation subgrade (below ground level) on all sides.

**Development** means any human-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

**Existing manufactured home park or subdivision** means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

**Expansion to an existing manufactured home park or subdivision** means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufacturing homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**Flood** means (a) A general and temporary condition of partial or complete inundation of normally dry land areas from: the overflow of inland or tidal waters; the unusual and rapid accumulation or runoff of surface waters from any source; and mudslides which are proximately caused by flooding and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current. (b) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

**Flood Insurance Rate Map (FIRM)** means an official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community.

**Flood Insurance Study** means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations or an examination, evaluation and determination of mudslide (i.e., mudflow) and /or flood related erosion hazards.

**Floodplain or flood-prone area** means any land area susceptible to being inundated by water from any source (see definition of "flood").

**Floodproofing** means any combination of structural and nonstructural additions, changes, or adjustments to properties and structures that substantially reduce or eliminate flood damage to any combination of real estate, improved real property, water or sanitary facilities, structures, and the contents of the structures.

**Floodway, Regulatory** (Floodway) means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot at any point.



**Historic structure** means any structure that is: (a) listed individually in the National Register of Historic listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (i) by an approved state program as determined by the Secretary of the Interior or (ii) directly by the Secretary of the Interior in states without approved programs.

**Lowest Floor** means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; Provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 CFR 60.3.

**Manufactured home** means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

**Manufactured home park or subdivision** means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**New construction** means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of the floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

**New manufactured home park or subdivision** means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the floodplain management regulations adopted by a community.

**Recreational vehicle** means a vehicle which is: (a) Built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (c) Designed to be self-propelled or permanently towable by a light duty truck; and (d) Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

**Special Flood Hazard Area** is the land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. The area may be designated a Zone A on the Flood Hazard Boundary Map (FHBM). After detailed ratemaking has been completed in preparation for publication of the Flood Insurance Rate Map (FIRM), Zone A usually is refined into Zones AE.

The SFHA is composed of the floodway and the flood fringe. The floodway is the stream channel and that portion of the adjacent floodplain that must remain open to permit passage of the base flood without cumulatively increasing the water surface elevation more than one foot at any point. Floodwaters generally are deepest and swiftest in the floodway, and anything in this area is in the greatest danger during a flood. The remainder of the floodplain is called the flood fringe, where water may be shallower and slower.

The following figure illustrates the relationship between the floodway and flood fringe.

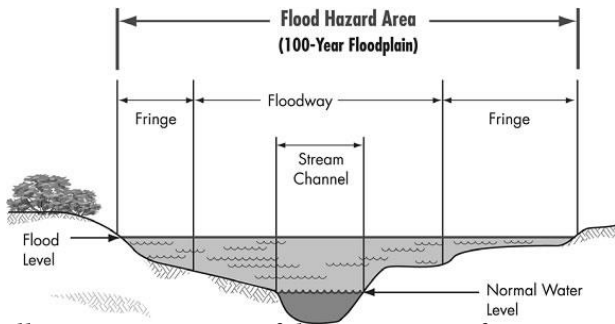


Illustration courtesy of the University of New Hampshire (UNH) Complex System Research Center (CSRC).

**Start of Construction** includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footing, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, regardless whether that alteration affects the external dimensions of the building.

**Structure** means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. Structure, for insurance purposes, means: (a) A building with two or more outside rigid walls and a fully secured roof, that is affixed to a permanent site; (b) A manufactured home (“a manufactured home,” also known as a mobile home, is a structure: built on a permanent chassis, transported to its site in one or more sections, and affixed to a permanent foundation); or (c) A travel trailer without wheels, built on a chassis and affixed to a permanent foundation, that is regulated under the community’s floodplain management and building ordinances or laws. For the latter purpose, “structure” does not mean a recreational vehicle or a park trailer or other similar vehicle, except as described in (c) of this definition, or a gas or liquid storage tank.

**Substantial damage** means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged conditions would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**Substantial improvement** means any reconstruction, rehabilitation, addition, or other improvement of a structure after the date of adoption of this bylaw, the cost of which, over three years, or over a the period of a common plan of development, cumulatively equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either: (a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specification which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or (b) Any alteration of a “historic structure”, provided that the alteration will not preclude the structure’s continued designation as a “historic structure”.

**Violation** means the failure of a structure or other development to be fully compliant with the community’s floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR 60.3 is presumed to be in violation until such time as that documentation is provided.



# GEORGIA VERMONT

## Planning Commission Meeting Tuesday, February 13, 2024 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 - 6:30 PM

#### PLANNING COMMISSION PRESENT

Chair Suzanna Brown  
Emily Johnson  
Jared Waite  
Tony Heinlein

#### PLANNING COMMISSION ABSENT

Greg Drew

#### STAFF PRESENT

Douglas Bergstrom, Zoning Administrator  
Cheryl Letourneau, Town Administrator

#### GUESTS PRESENT VIA ZOOM

Michael Allen, ReGrowth

### 2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

### 3. DISCUSSION

A. Town Plan Survey Update: Survey Takeaways & Initial Reactions

Michael Allen from ReGrowth addressed initial reactions to the Town Plan Survey:

- Presentation will include an overview of take-aways the community has provided from the survey. He will entertain questions from the public and reconvene with the Planning Commission.
- The low response from the community for the need for apartments was elicited by the potential development/ developer here in town that has a poor reputation; and the apartments they provide are perceived as "low-income". Because this DRB meeting precedes the Town Plan Survey Results meeting, expect this to be a topic of conversation.
- Another topic of discussion is restaurants. The survey indicated the community was interested in restaurants in Georgia, though not as any "fast food" options. This is an area that can be delved into more thoroughly during the meeting.
- Vacant property and junk was discussed with the Planning Commission as to how the topic will be discussed during the meeting. Would like more discussion without inducing an argument. Town of Georgia has a Junk Ordinance adopted and currently under Selectboard review.
- Police coverage was a top priority in the Town Plan survey, this will be another hot topic as the Town of Georgia cannot get more police coverage at this time.
- Presentation on 2/27/24 will be recorded so we can post it to the website for residents unable to attend.
- GIS mapping will be updated and M. Allen will be collecting information to produce new maps. He will ideally have 6 easels for Georgia residents to inspect. The Town will also have solar sunglasses to be passed out for anyone interested, this will drive traffic towards the Town Plan information booth.
- M. Allen and C. Letourneau will visit the school on 2/27/2024 before the Town Plan Survey Results meeting to troubleshoot the space for ReGrowth at the Town Meeting.

B. Development Regulation Review

C. Definition Review

- Definition Review began with "Capital Budget" on page 160 and ended at the bottom of page 164. All definitions reviewed will be added to the draft of new Development Regulations.

**4. APPROVAL OF MINUTES**

A. Planning Meeting Minutes 1/23/2024

Motion to approve minutes with insignificant changes.

Motion made by Waite, Seconded by Johnson.

Voting Yea: Chair Brown, Johnson, Waite

Voting Abstaining: Heinlein

**5. PLAN NEXT MEETING AGENDA**

A. Planning Meeting 2/27/2024

Planning Meeting 2/27/2024 will be held at the Fire Station Community Room from 6-8 pm for Town Plan Survey Results discussion.

**6. OTHER BUSINESS**

**7. DELIBERATIONS**

**8. ADJOURN**

Motion to adjourn at 9:06 p.m.

Motion made by Waite, Seconded by Heinlein.

Voting Yea: Chair Brown, Johnson, Waite, Heinlein

**Posted to the Town website.**

**Signed: Douglas Bergstrom, Zoning Administrator, Planning Coordinator**

**Phone: 802-524-3524 | Fax: 802-524-3543 | Website: [townofgeorgia.com](http://townofgeorgia.com)**



# GEORGIA VERMONT

## Planning Commission Town Plan Meeting Tuesday, February 27, 2024 Georgia Fire Station Community Room Minutes

### 1. CALL TO ORDER - 6:00 PM

BOARD PRESENT  
Chair Suzanna Brown  
Emily Johnson  
Jared Waite  
Tony Heinlein

BOARD ABSENT  
Greg Drew

STAFF PRESENT  
Douglas Bergstrom, Zoning Administrator  
Cheryl Letourneau, Town Administrator/Town Clerk

GUEST PRESENTER  
Michael Allen, ReGrowth Planning

PUBLIC PRESENT  
Heather Dunsmore  
Kyle Grenier  
Frank Gore  
Ed Ballantyne  
Ken Minck  
Fred Grimm  
Carl Rosenquist  
Sandy LaFerriere  
Reg LaFerriere  
Heather Grimm  
Shannon Jenkins  
Karen Heinlein-Grenier  
Buzz Grenier  
Leigh Horton  
Todd Cadieux  
Laurie Richards  
Kevin Camisa

PUBLIC VIA ZOOM  
Jessica Denton  
Jana Thuesen  
Michelle Phillips

**2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**

**3. DISCUSSION**

A. Town Plan Survey Results Meeting

6-8 pm Town of Georgia Fire Station Community Room

Discussion regarding the Town Plan survey results presented by Michael Allen from ReGrowth Planning. Results are available on the town website, [www.townofgeorgia.com](http://www.townofgeorgia.com)

Topics of discussion included:

- Growth & Development
- Housing
- Local shops and services
- Community Amenities and Services
- Overall Priorities

**4. APPROVAL OF MINUTES**

A. Planning Meeting Minutes

- Minutes from 2/13/2024 will be approved at the 3/12/2024 Planning Commission meeting

**5. PLAN NEXT MEETING AGENDA**

Planning Commission Meeting 3/12/2024

- Town Plan Update overview and Development Regulation review

**6. OTHER BUSINESS**

**7. DELIBERATIONS**

**8. ADJOURN**

The meeting ended at 8:25pm

**Posted to the Town website.**

**Signed: Douglas Bergstrom, Zoning Administrator, Planning Coordinator**

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