GEORGIA VERMONT

DRB MEETING

Tuesday, November 03, 2026 at 7:00 PM

Chris Letourneau Meeting Room and via Zoom

Agenda

Zoom Details:

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

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

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

1. **CALL TO ORDER - 7:00 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **PUBLIC HEARINGS**
   - **A.** SUB-016-26, Rooney Sketch Review, Continued from 10/6/2026
   - **B.** SUB-015-26, Wright Preliminary Plat Review, Four-Lot Major Subdivision
4. **APPROVAL OF MINUTES**
   - **A.** DRB Meeting Minutes: October 6, 2026
5. **OTHER BUSINESS**
   - **A.** SUB-014-26, 17 Black Walnut, LLC - Reconsideration of Preliminary Plat Decision Letter
6. **PLAN NEXT MEETING AGENDA**
   - **A.** November 17, 2026
7. **DELIBERATIONS**
8. **ADJOURN**

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

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

Signed: Curtis Comfort, Zoning Administrator, DRB Coordinator

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

Project Narrative *August 2*

Project Name : Three Lot Subdivision, 4141 Ethan Allen Highway (U.S. Route 7), Georgia, VT

Project Location : The property is vacant and is located along the west side of Ethan Allen Highway, across from the Georgia Fire Department building and to the west of the Radharc Drive subdivision.

Property Owner / Applicant : Terry Rooney & Robert Rooney

Detailed description of the proposed project: The applicants are proposing to subdivide a vacant property into a total of three lots. Two of the lots will be developed with single-family dwellings, and the third lot will remain vacant.

Landscaping and Screening : The existing trees will remain where possible.

Stormwater and Erosion Control: No State Stormwater permit is needed. As proposed, this development will have less than 1 acre of impervious area. Stormwater will be directed over grassed areas to roadside ditches. Erosion and sediment control will adhere to the Vermont “Low Risk Site Handbook”.

Access to Property : There is an existing access driveway extending from Ethan Allen Highway for access. This access will be upgraded as a part of this development.

Impact on traffic: No adverse impact on the traffic along U.S. Route 7 is anticipated. The currently approved State access permit will be amended to include this proposed development.

Parking Requirements: The residential lots will include driveways for the parking of vehicles.

Exterior Lighting: Residential shielded type building mounted lighting. No streetlights are proposed.

Signage: None.

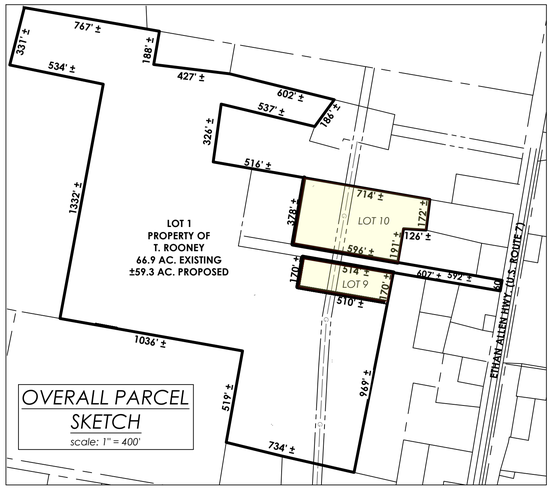
Wastewater Permit: This lot was deferred as a part of WW-6-3435. A wastewater permit will be obtained to cover the proposed development.

Proposed wastewater easement over Lot 1 in favor of Lots 9 & 10. Wastewater systems for the proposed lots will be within this easement.

No impediment of the use of other properties due to this project is anticipated.

No adverse impact on the use of renewable energy sources is anticipated.

Site plan: See attached.





ZONING NOTES:	
ZONING DISTRICT (AGRICULTURAL/RURAL RESIDENTIAL)	
MINIMUM LOT AREA (ACRES)	*2*
MINIMUM ROAD FRONTAGE (FEET)	*150*
MINIMUM FRONT YARD (FEET FROM CL)	*50*
MINIMUM SIDE YARDS (FEET)	*20*
MINIMUM REAR YARD (FEET)	*20*
BUILDING HEIGHT (FEET, MAXIMUM)	*35*
ZONING DISTRICT (RESIDENTIAL)	
MINIMUM LOT AREA (ACRES)	*1*
MINIMUM ROAD FRONTAGE (FEET)	*100*
MINIMUM FRONT YARD (FEET FROM CL)	*50*
MINIMUM SIDE YARDS (FEET)	*20*
MINIMUM REAR YARD (FEET)	*20*
BUILDING HEIGHT (FEET, MAXIMUM)	*35*

PROJECT INFORMATION:

1. OWNER OF RECORD: TERRY ROONEY & ROBERT ROONEY
2. TAX PARCEL ID: 11596
3. PHYSICAL ADDRESS OF PROPERTY: 4177 ETHAN ALLEN HIGHWAY GEORGIA, VT

PURPOSE OF DESIGN:

THESE PLANS ARE BEING SUBMITTED TO ACQUIRE THE LOCAL AND STATE PERMITTING FOR A SUBDIVISION. TWO RESIDENTIAL BUILDING LOTS ARE PROPOSED.

EXISTING CONDITIONS NOTES:

1. THIS PLAN DEPICTS THE PERTINENT EXISTING CONDITIONS AS OF JUNE , 2026.
2. VERTICAL DATUM IS BASED ON NAVD88 (GEIOD 12). A TRIMBLE R6 RTK GPS UNIT WAS EMPLOYED FOR THESE OBSERVATIONS.
3. COORDINATE SYSTEM IS BASED ON VERMONT STATE PLANE (U.S. SURVEY FEET).
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE ENCOUNTERED AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. ENGINEER SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE ENCOUNTERED. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY. DIGSAFE MUST BE CONTACTED PRIOR TO ANY EXCAVATION. CALL 1-888-DIG SAFE (344-7233).

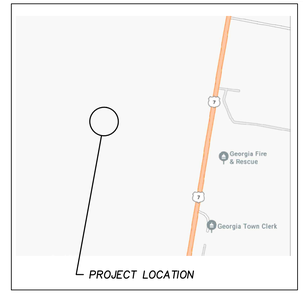
GENERAL NOTES:

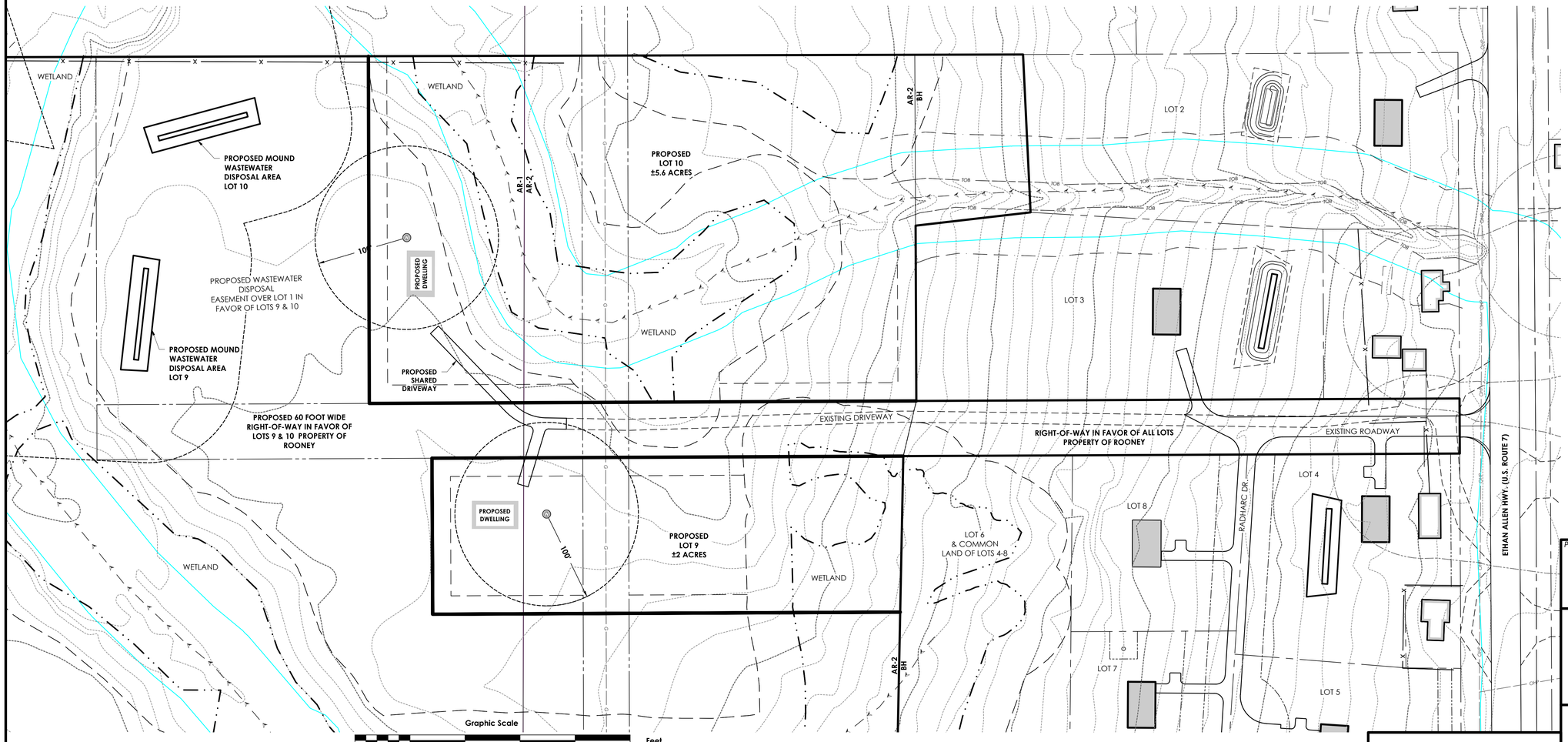
1. FOR BOUNDARY INFORMATION SEE PLAN ENTITLED "SUBDIVISION PLAT", DATED 08/28/2019, PREPARED BY TCE.

2. FOR EXISTING LOTS 2 & 3, SEE WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT #WW-6-3435.

SITE NOTES:

1. THE CONSTRUCTION AND LOCATION OF THE PROPOSED DRIVEWAYS SHALL CONFORM TO THE TOWN SPECIFICATIONS.





LEGEND

- *PAVED DRIVE OR ROAD*
- *GRAVEL DRIVE OR ROAD*
- *TOPOGRAPHIC CONTOURS*
- *SEWER LINE* — 124
- *SEWER LINE* — S
- *NATURAL GAS LINE* — G
- *SEWER FORCE MAIN EXIST.* — FM
- *SEWER FORCE MAIN PROP.* — FM
- *WATER SERVICE PROPOSED* — W
- *WATER SERVICE EXISTING* — W
- *PROPERTY LINE*
- *EASEMENT*
- *FENCE* — X
- *SETBACKS*
- *SWALE*
- *WATER SUPPLY / WASTEWATER PRESUMPTIVE ISOLATION SHIELD*
- *WATER SUPPLY WELL*
- *UTILITY POLE*
- *BENCHMARK*
- *SOILS TEST PIT* — TP-1, 18'

Revisions:

Project Name:
Rooney
4141 Ethan Allen Highway
Georgia, Vermont

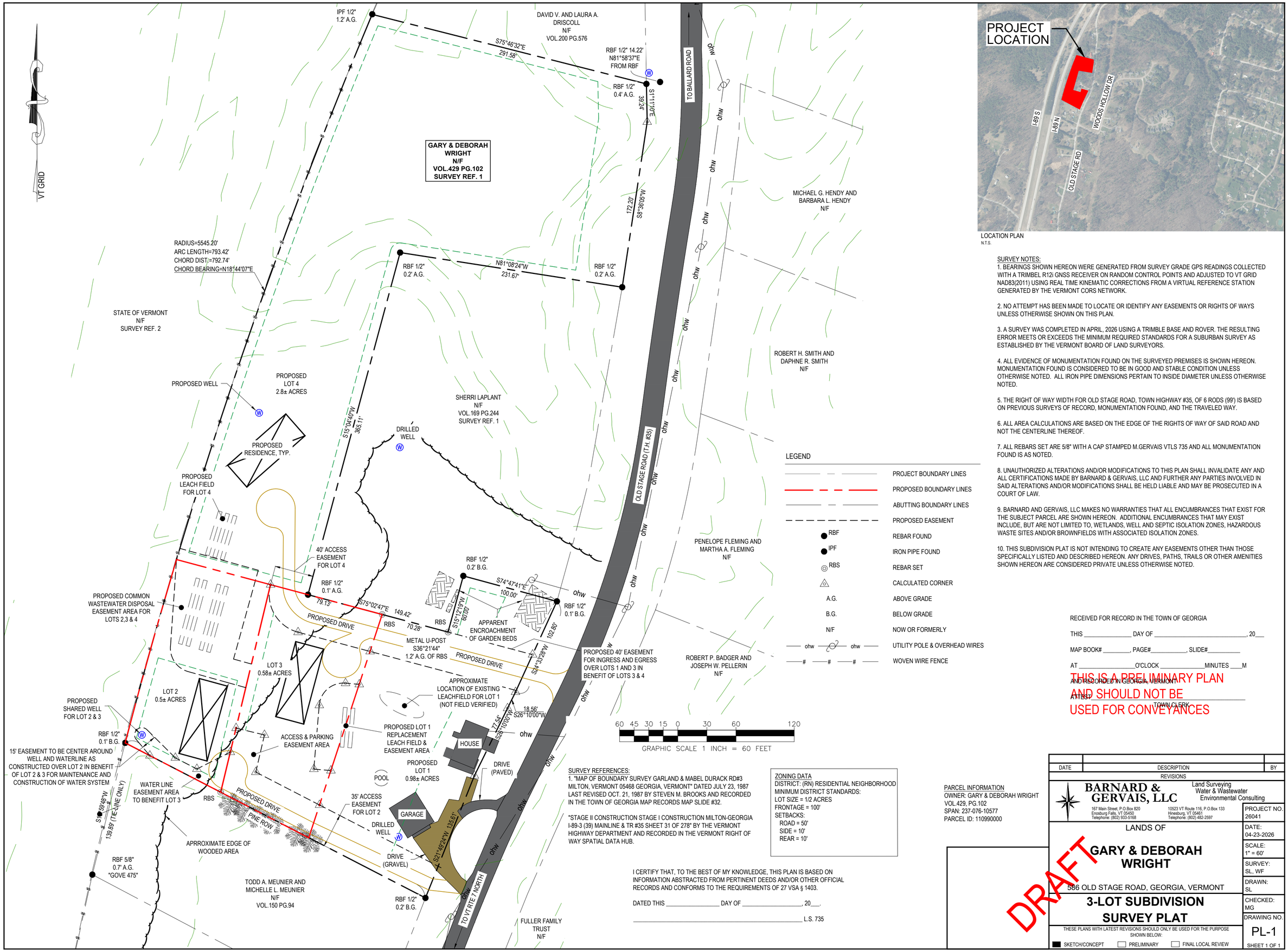
Sheet Title:
Sketch Plan

Project #:	*20–001*
Date:	*08/18/2026*
Drawn By:	*PM*
Scale:	*1" = 60'*

STATE OF VERMONT · PETER MAURY · No. 8719 · CIVIL · LICENSED PROFESSIONAL ENGINEER

Apex Engineering, LLC
p. (802) 752-7328
e. aevermont@gmail.com

Sheet #
C2–01



LOCATION PLAN
N.T.S.

LEGEND

- PROJECT BOUNDARY LINES
- PROPOSED BOUNDARY LINES
- ABUTTING BOUNDARY LINES
- PROPOSED EASEMENT
- REBAR FOUND
- IRON PIPE FOUND
- REBAR SET
- CALCULATED CORNER
- ABOVE GRADE
- BELOW GRADE
- NOW OR FORMERLY
- UTILITY POLE & OVERHEAD WIRES
- WOVEN WIRE FENCE

SURVEY NOTES:

1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A TRIMBEL R12i GNSS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.

2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.

3. A SURVEY WAS COMPLETED IN APRIL, 2026 USING A TRIMBLE BASE AND ROVER. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.

4. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.

5. THE RIGHT OF WAY WIDTH FOR OLD STAGE ROAD, TOWN HIGHWAY #35, OF 6 RODS (99') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, AND THE TRAVELED WAY.

6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.

7. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M.GERVAIS VTLS 735 AND ALL MONUMENTATION FOUND IS AS NOTED.

8. UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.

9. BARNARD AND GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.

10. THIS SUBDIVISION PLAT IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.

SURVEY REFERENCES:

1. "MAP OF BOUNDARY SURVEY GARLAND & MABEL DURACK RD#3 MILTON, VERMONT 05468 GEORGIA, VERMONT" DATED JULY 23, 1987 LAST REVISED OCT. 21, 1987 BY STEVEN M. BROOKS AND RECORDED IN THE TOWN OF GEORGIA MAP RECORDS MAP SLIDE #32.

"STAGE II CONSTRUCTION STAGE I CONSTRUCTION MILTON-GEORGIA I-89-3 (39) MAINLINE & TR #35 SHEET 31 OF 278" BY THE VERMONT HIGHWAY DEPARTMENT AND RECORDED IN THE VERMONT RIGHT OF WAY SPATIAL DATA HUB.

ZONING DATA
DISTRICT: (RN) RESIDENTIAL NEIGHBORHOOD
MINIMUM DISTRICT STANDARDS:
LOT SIZE = 1/2 ACRES
FRONTAGE = 100'
SETBACKS:
ROAD = 50'
SIDE = 10'
REAR = 10'

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 VSA § 1403.

DATED THIS _____ DAY OF _____, 20___.

_____ L.S. 735

PARCEL INFORMATION
OWNER: GARY & DEBORAH WRIGHT
VOL.429, PG.102
SPAN: 237-076-10577
PARCEL ID: 110990000

RECEIVED FOR RECORD IN THE TOWN OF GEORGIA

THIS _____ DAY OF _____, 20___

MAP BOOK# _____, PAGE#_____, SLIDE#_____

AT _____O'CLOCK _____MINUTES ____M

AND RECORDED IN GEORGIA, VERMONT

ATTEST _____
TOWN CLERK

THIS IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONVEYANCES

DATE	DESCRIPTION	BY
	REVISIONS	

BARNARD & GERVAIS, LLC
Land Surveying
Water & Wastewater
Environmental Consulting
167 Main Street, P.O.Box 820
Enosburg Falls, VT 05450
Telephone: (802) 933-5168
10523 VT Route 116, P.O.Box 133
Hinesburg, VT 05461
Telephone: (802) 482-2597

LANDS OF

GARY & DEBORAH WRIGHT

586 OLD STAGE ROAD, GEORGIA, VERMONT

3-LOT SUBDIVISION SURVEY PLAT

DRAFT

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

■ SKETCH/CONCEPT ☐ PRELIMINARY ☐ FINAL LOCAL REVIEW

PROJECT NO.	26041
DATE:	04-23-2026
SCALE:	1" = 60'
SURVEY:	SL, WF
DRAWN:	SL
CHECKED:	MG
DRAWING NO.	PL-1
	SHEET 1 OF 1

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

www.barnardandgervais.com

July 14, 2026

To whom it may concern:

Subject: Zoning Narrative for 3-Lot Subdivision at 586 Old Stage Road, Georgia

This proposal is for a 3-lot subdivision at the site of 586 Old Stage Road for Gary and Deborah Wright. This goal of this subdivision is to separate the current house onto a 0.98+/- acre lot and utilize the rest of the property to make new lots. It is with this that we are looking to go before the Development Review Board in order to obtain approval for this subdivision..

Should you have any questions, please feel free to call me at (802)-933-5168 or email me at mjohnston@barnardandgervais.com

Sincerely,

Mike Johnston

GEORGIA VERMONT

DRB MEETING

Tuesday, October 20, 2026 at 7:00 PM

Chris Letourneau Meeting Room and via Zoom

Minutes

Zoom Details:

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

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

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

1. CALL TO ORDER - 7:00 PM

DRB PRESENT
Lisa Faure, Leigh Horton, Gilles Rainville, Jared Waite, Alternate Glenn Sjoblom

DRB ABSENT
Chair Charles Cross, Vice Chair James Powell, Tony Gabel, Alternate Chris Caspers

STAFF PRESENT
Kollene Caspers, Curtis Comfort

PRESENT FOR SUB-014-26
Kevin Camisa, Justin Holmes, Cindy & Dave Lang, Laurie Fairbanks (via Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

- G. Rainville opened the public hearings as acting Chair, the DRB introduced themselves.

A. Reconsideration Hearing for SUB-014-26, 17 Black Walnut, LLC
Motion to reconsider the decision issued for SUB-014-26 for 17 Black Walnut, LLC.
Motion made by J. Waite, Seconded by L. Horton
Voting Yea: L. Faure, L. Horton, G. Rainville, J. Waite, G. Sjoblom

- C. Comfort introduced the request for reconsideration for the Preliminary Plat Decision, signed by the DRB on August 18, 2026, for SUB-014-26, 17 Black Walnut, LLC.
- The request for modification focused on items #11 and #12 in the decision letter. Item #11, the area of 26 Ballard Road, proposed correction is to include 768 square feet of garage

DRAFT

space as part of the commercial space, which changes the calculation of the commercial offset and subsequently the amount of money to provide for a potential recreation area.

- Item #12 addressed the future commercial use of 26 Ballard Road, requesting a change to the commercial-only restriction to allow for future development, should it increase, while still maintaining the commercial offset as required for the current project.
- Item #8 mandated a traffic study, which had already been completed and was deemed acceptable for the current project.
- J. Holmes, engineer for the applicant, and K. Camisa, applicant, were present to discuss the request for reconsideration, the reason for the request and whether the DRB would determine these changes to be substantial enough to return the project to Sketch.
- The proposed addition of the 768 square feet garage space for commercial offset financial calculation changes the minimal investment necessary for the proposed community recreation area.
- J. Holmes provided a handout for the DRB with suggested language to change numbers 11 and 12 of the SUB-014-26 Preliminary Plat decision letter.
- A total investment of $149, 250 for the recreation area was calculated using the new commercial offset calculations with the $250 per square foot calculation and land credit amount from the Preliminary Plat decision letter.
- The DRB and applicant/engineer discussed the added square footage, calculations towards the proposed recreational space, and future development of 26 Ballard Road.
- There were no questions from interested parties in attendance.

Motion to close the hearing at 7:31 PM
Motion made by G. Sjoblom, Seconded by L. Horton
Voting Yea: L. Faure, L. Horton, G. Rainville, J. Waite, G. Sjoblom

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes October 6, 2026
Motion to accept the minutes as written.
Motion made by G. Sjoblom, Seconded by J. Waite
Voting Yea: L. Faure, L. Horton, G. Rainville, J. Waite, G. Sjoblom

5. OTHER BUSINESS

A. SUB-020-26, Hardy, Administrative Two-Lot Subdivision

- K. Caspers explained the two lot administrative subdivision. Interested parties can request a hearing in front of the DRB by close of business on October 28, 2026.

6. PLAN NEXT MEETING AGENDA

A. November 3, 2026

7. DELIBERATIONS

Motion to enter into deliberative session at 7:35 PM
Motion made by G. Sjoblom, Seconded by L. Horton
Voting Yea: L. Faure, L. Horton, G. Rainville, J. Waite, G. Sjoblom

Motion to exit from deliberative session at 8:19 PM
Motion made by J. Waite, Seconded by L. Horton
Voting Yea: L. Faure, L. Horton, G. Rainville, J. Waite, G. Sjoblom

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8. ADJOURN

Motion to adjourn at 8:20 PM
Motion made by G. Rainville, Seconded by J. Waite
Voting Yea: L. Faure, L. Horton, G. Rainville, J. Waite, G. Sjoblom

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

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