



GEORGIA VERMONT

DRB MEETING

Tuesday, April 21, 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)

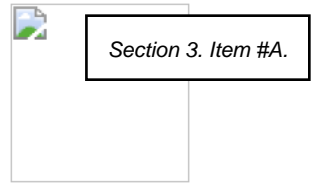
1. **CALL TO ORDER - 7:00 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **PUBLIC HEARINGS**
 - A. DRB-009-26, RenoVermont LLC - Sketch Plan Review for 3 Lot Subdivision
4. **APPROVAL OF MINUTES**
 - A. DRB Meeting Minutes: April 7, 2026
5. **OTHER BUSINESS**
6. **PLAN NEXT MEETING AGENDA**
 - A. May 19, 2026
7. **DELIBERATIONS**
 - A. DRB-006-26, Trudell Decision Letter
 - B. DRB-007-26, Newton/Dixon Decision Letter
8. **ADJOURN**

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

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

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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



WORKSPACE INFORMATION

Application number DRB 009 2026	Category Minor Subdivision	Workspace state Submitted
Workspace created 03/19/2026, 11:26:09AM EDT	Application submitted 03/19/2026, 1:24:22PM EDT	
Assignee	Package generation date 03/19/2026, 2:12:51PM EDT	

LOCATION INFORMATION

Address ETHAN ALLEN HWY, Town of Georgia, VT	Property information 117610100,
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PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Peter Mazurak	[REDACTED] +1 802 752 7328	Applicant
Sean Fitzgerald Reno Vermont LLC	[REDACTED] +1 802 343 7497	Property owner

Minor / Major Subdivision, PUD, Cottage Court Preliminary Application

A. Preliminary Plan/Plat Application.

Within six (6) months of classification by the DRB of the sketch plan as a major or minor subdivision, a PUD, or a Cottage Court, the subdivider shall submit a complete application for approval of a Preliminary Plan/Plat. The application shall contain those items in section 7.2 of these Regulations and shall conform to the layout shown on the sketch plan and any recommendations made by the DRB. Failure to submit a Preliminary Plan/Plat application within six (6) months of classification by the DRB as a minor subdivision shall require the applicant to resubmit a sketch plan application.

B. Submission of Application & Preliminary Plan/Plat Public Hearing.

Subsequent to Sketch Plan Review, an application for Preliminary Plan/Plat shall be submitted to the ZA. The application shall include all items outlined in section 7.2. Applicants will be notified in writing if application materials are missing following submission. No public hearing for the Preliminary Plan/ Plat shall be scheduled until all application materials are received, and the ZA determines the application is complete. Notwithstanding the ZA's determination of application completeness, the DRB may request any additional information deemed necessary for preliminary plan/plat review of major subdivision applications. Preliminary Plan/Plat hearings shall be warned in accordance with section 9.4.

1. Legal Documents.

The DRB may require legal deed and HOA document review by the Town Attorney. Applicant is responsible for all attorney fees. An escrow amount will be held by the town for attorney reviews.

C. Action on Preliminary Plan/Plat. Per section 9.5 , the DRB shall act to approve or disapprove Preliminary Plan/Plat applications within forty-five (45) days after closure of the hearing. A written and signed decision, including background information, findings-of-fact, conclusions, and decision with applicable conditions shall constitute the Preliminary Plan/Plat action of the DRB. Failure to act within the 45-day period shall constitute deemed approval on the 46th day. Approval of a Preliminary Plan/Plat approval does not constitute Final Plan/Plat approval. Preliminary Plan/ Plat decisions shall be distributed per requirements in section 9.5.

D. Sectionalizing and Phasing. At the time the DRB grants Preliminary Plan/Plat approval, it may require the plat to be divided into two or more sections (phases) and may impose such conditions upon the filing of an application for Final Plan/Plat approval for each section as it deems necessary to assure the orderly development of the plat. If sectionalizing is a requirement of Preliminary Plan/ Plat approval, the written decision shall specifically indicate the distinct geographic

sections of the project and shall specifically outline the timeline for when each section may proceed to Final Plan/Plan application. A separate Final Plan/Plat application shall be filed for each section within the time periods imposed in the Preliminary Plan/Plat approval.

E. Effect of Preliminary Plan/Plat Approval.

Approval of a Preliminary Plan/Plat shall not constitute approval of the final subdivision plat. Prior to approval of the final subdivision plat, the DRB may require additional changes as a result of further study. The approval of a Preliminary Plan/Plat shall be effective for a period of one year, and if a Final Plan/Plat application is not submitted within a year of the Preliminary Plan/Plat approval, the application shall be denied by the ZA without a hearing as untimely. In the event of such a denial, the subdivider shall be required to resubmit a new plat for preliminary approval, which shall be subject to any zoning and subdivision regulations then in effect. Should the DRB impose sectionalizing as a condition of Preliminary Plan/Plat approval, it may extend the one (1) year effective period of Preliminary Plan/Plat approval. Upon written request before the one year deadline, the ZA may authorize an extension of up to 1 year for reasons outside the applicant's control.

F. Final Plan/Plat Application.

Within one year of Preliminary Plan/Plat approval, the subdivider shall submit a complete application for approval of a final subdivision plat (unless sectionalizing/phasing is required and a specific timeline for submission is provided in the Preliminary Plan/Plat written decision). The application shall contain those items required in TABLE 7.1 of these Regulations and shall conform to the layout shown on the approved Preliminary Plan/Plat and incorporate all conditions in the Preliminary Plan/Plat approval. Failure to submit a Preliminary Plan/Plat application within six (6) months of classification of a major subdivision shall require the applicant to resubmit a sketch plan application.

1. Legal Documents.

The DRB may require legal deed and HOA document review by the Town Attorney. Applicant is responsible for all attorney fees. An escrow amount will be held by the town for attorney reviews.

G. Submission of Application & Final Plan/Plat Public Hearing.

Subsequent to Preliminary Plan/Plat approval, an application for Final Plan/Plat shall be submitted to the ZA. The application shall include all items outlined in TABLE 7.1. Applicants will be notified in writing if the application is incomplete. No public hearing for the Final Plan/Plat shall be scheduled until all application materials are received. No public hearing for Final Plan/Plats shall be scheduled until the 30-day appeal period for Preliminary Plan/Plat approval has lapsed, and until the ZA determines the application is complete. Notwithstanding the ZA's determination of application completeness, the DRB may request any additional information deemed necessary for final

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

Section 3. Item #A.

H. Action on Final Plan/Plat.

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

I. Effect of Final Approval.

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

Owner Sign

Property Information

Zoning District: B, AR, FHOA	Size of Parcel: 17	Is this a PUD? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Deed Reference: Volume 425	Deed Reference: Page 92	

Previous subdivision of parcel (if applicable)

Subdivision Application #:	Permittee name: Kirby	Date: 2022	Map #
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Previous Site Plan Approval (if applicable)

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

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

Engineer Name Peter Mazurak	Engineer Phone 802 752 7328	Engineer Email [REDACTED]
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Surveyor (if applicable)

Surveyor Name
Mark Day

Surveyor Phone
802 849 6516

Surveyor Email



Section 3. Item #A.

Project Information

Section 3. Item #A.

Project Description:

Provide a detailed narrative describing the scope and layout of the proposed development. The narrative should explain the proposed use of the property & all key elements, as presented on the site plan. Please address each of the following elements: building size(s) and type, landscaping and screening, road and driveway access to the property, impact on traffic, internal circulation of vehicular and pedestrian traffic, parking (# of spaces), stormwater and erosion control measures, lighting (size, type, location, and number), and signage, if any. Summarize all details below:

Project Description:

Three Lot subdivision

Number and size of proposed lots

1: 8.9, 2: 4.3, 3: 4.3. Approximate acreage.

Section 3. Item #A.

Names and addresses of abutting property owners:



Existing and/or proposed means of access to the site

Frontage along Route 7. Field access along Route 7. Proposed roadway access along Route 7.

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

Sketch Plan, dated 3/6/2026, last revised 3/16/2026 by Apex Engineering, LLC

Location of parking and proposed number of spaces:

2 spaces per dwelling and 10 spaces at commercial building.

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

New Road from Route 7 over Lots 2 & 3. Driveway from new road to Lot 1.

Existing and/or proposed easements and rights-of-way:

Roadway and Driveway easements.

Proposed and/or existing wastewater disposal and water supply:

Lot 2 will contain a wastewater system to serve Lots 2 & 3. Lot 1 will have a wastewater system.

Proposed drainage/storm water runoff (if required):

Disconnected rooftops to vegetated areas. Other impervious areas will runoff to swales and gravel wetlands.

Proposed landscaping (if applicable):

Lawns around buildings and existing vegetation.

List any parcels of land proposed to be dedicated to public use and the conditions of such dedication.

N/A

Size and location of proposed and/or existing buildings:

Lot 1: 2 single family homes, Lot 2: 2 single family homes, Lot 3: Commercial building 10,000 s.f.

State permits required and/or obtained for this project:

Wastewater System and Potable Water Supply Permit State Stormwater Permit State Wetlands Permit

Proposed lighting (if any)

Building mounted downcast lighting.

List of waivers - If needed (please fill out waiver request form)

The location of natural features or site elements to be preserved.

The majority of the wetlands at the site will remain undisturbed.

Final Plat Requirements

**SKETCH PLAN REVIEW
 Three-Lot Minor Subdivision
 DRB-009-26**

Owner: Reno Vermont LLC c/o Sean Fitzgerald	Property Tax Parcels & Location: 17-acre parcel located on Ethan Allen Highway near the I-89 interchange Parcel#117610100 Zone: Business (B) & Ag Residential (AR)
Applicant/Engineer: Peter Mazurak, Apex Engineering, LLC	

Background

Reno Vermont LLC and Peter Mazurak, hereafter referred to as Applicants, are requesting Sketch Plan review for a three-lot Minor Subdivision for the ±17.6 acre parcel located on Ethan Allen Highway near the I-89 interchange. The parcel is located in the Business (B) and Ag Residential (AR) zoning districts.

The following subdivision of property is outlined below:

- Lot 1, ±8.9 acres
- Lot 2, ±4.3 acres
- Lot 3, ±4.3 acres

COMMENTS

General Subdivision and Site Plan Review Requirements

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

	B	AR	LOT 1	LOT 2	Lot 3
Minimum Lot Size	1.0 acres	2.0 acres	±8.9 acres	±4.3 acres	±4.3 acres
Lot Frontage	100 ft	150 ft			

2. Site plans. Applicants have submitted one map prepared by Apex Engineering, LLC on 3/6/2026 titled, “RenoVermont LLC Site Plan”.

3. Lot layout. The proposed layout will divide the ±17.6 acre parcel into three lots, where Lots 2 and 3 will be accessed by a 60-foot-wide proposed roadway, and will include a 30-foot-wide access easement over Lot 2 in favor of access to Lot 1.

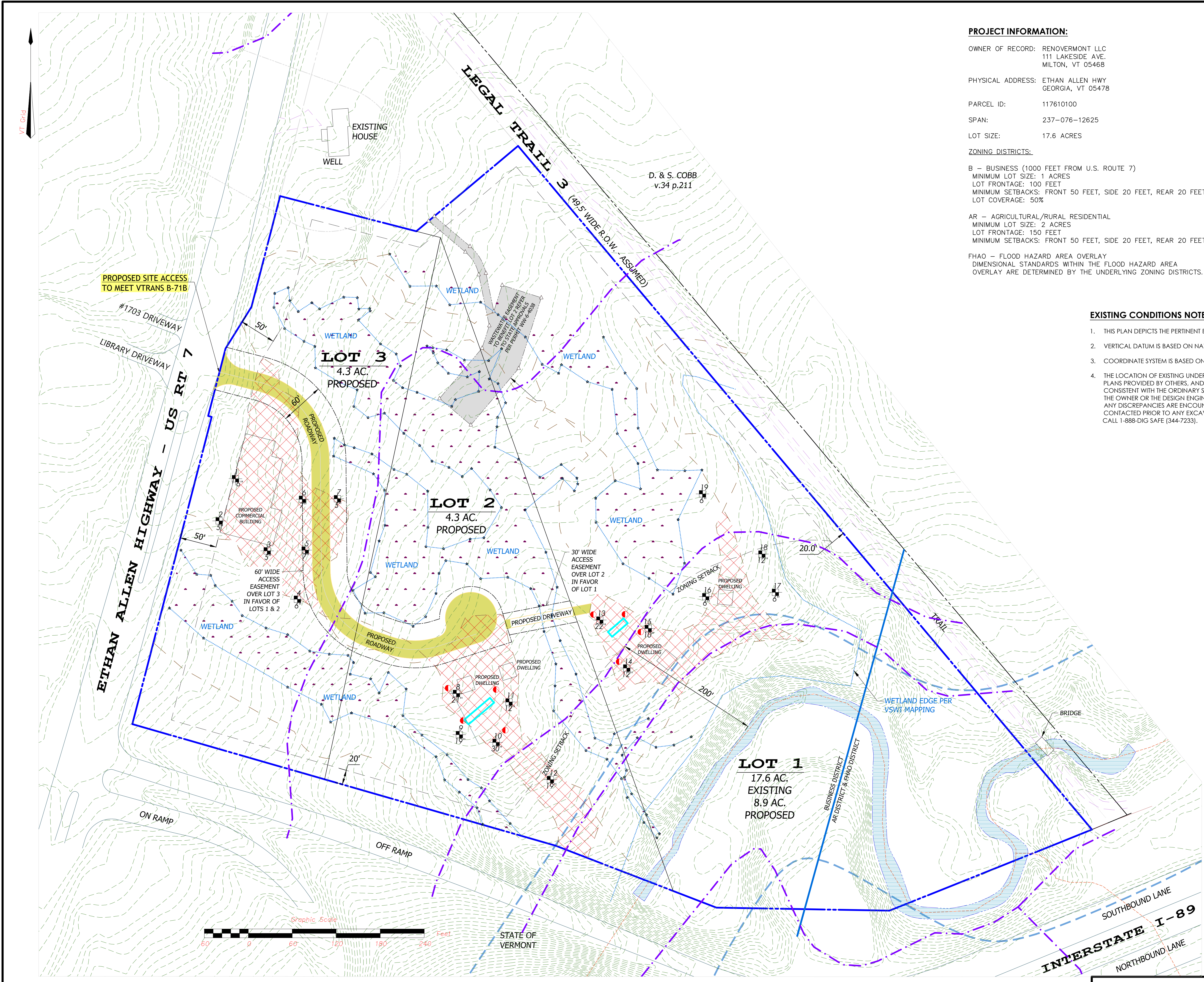
4. Suitability for development. This subdivision will create three new lots for future development.

5. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** N/A
6. **Storm water and erosion control plan during construction.** N/A
7. **Conformance with Town Plan and Bylaws.** This project meets the minimum dimensional requirements for the Business (B) and Ag Residential (AR) zoning districts and meets Development Regulations for lot frontage requirements.
8. **Compatibility with surroundings.** The proposed three lot subdivision will conform with the existing zoning standards.
9. **Municipal Services.** This project will require an ability to serve letter from the Georgia Fire Chief.
10. **Individual Water Supply.** N/A
11. **Vehicular Traffic.** N/A
12. **Landscaping Plan and Lighting.** N/A
13. **State permits.** Applicants will submit all state permits as required to complete the project.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Town of Georgia

cc: Applicant/Engineer, Owner



PROJECT INFORMATION:

OWNER OF RECORD: RENOVERMONT LLC
 111 LAKESIDE AVE.
 MILTON, VT 05468

PHYSICAL ADDRESS: ETHAN ALLEN HWY
 GEORGIA, VT 05478

PARCEL ID: 117610100

SPAN: 237-076-12625

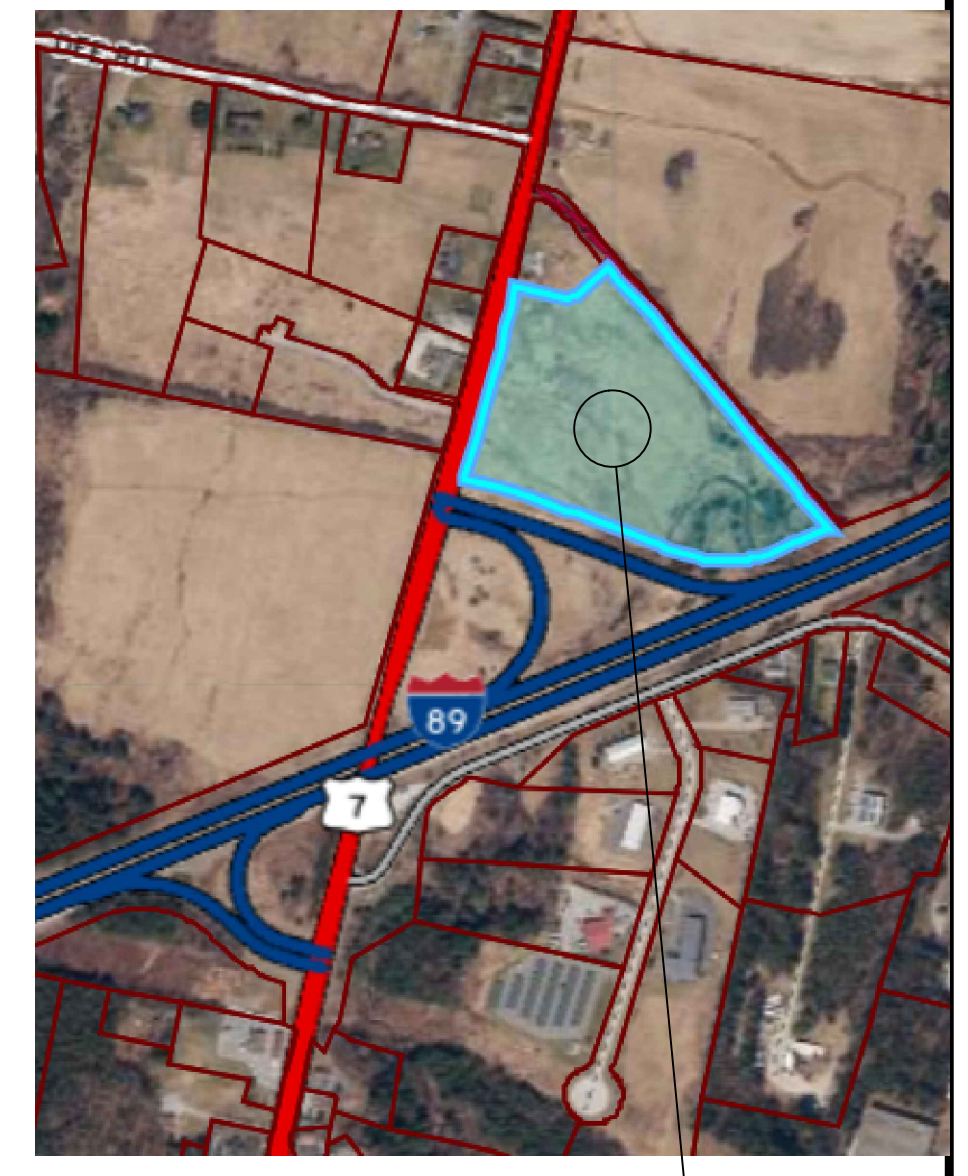
LOT SIZE: 17.6 ACRES

ZONING DISTRICTS:

B – BUSINESS (1000 FEET FROM U.S. ROUTE 7)
 MINIMUM LOT SIZE: 1 ACRES
 LOT FRONTAGE: 100 FEET
 MINIMUM SETBACKS: FRONT 50 FEET, SIDE 20 FEET, REAR 20 FEET
 LOT COVERAGE: 50%

AR – AGRICULTURAL/RURAL RESIDENTIAL
 MINIMUM LOT SIZE: 2 ACRES
 LOT FRONTAGE: 150 FEET
 MINIMUM SETBACKS: FRONT 50 FEET, SIDE 20 FEET, REAR 20 FEET

FHAO – FLOOD HAZARD AREA OVERLAY
 DIMENSIONAL STANDARDS WITHIN THE FLOOD HAZARD AREA
 OVERLAY ARE DETERMINED BY THE UNDERLYING ZONING DISTRICTS.



EXISTING CONDITIONS NOTES:

1. THIS PLAN DEPICTS THE PERTINENT EXISTING CONDITIONS AS OF SEPTEMBER, 2025.
2. VERTICAL DATUM IS BASED ON NAVD88 (GEOID 12).
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).

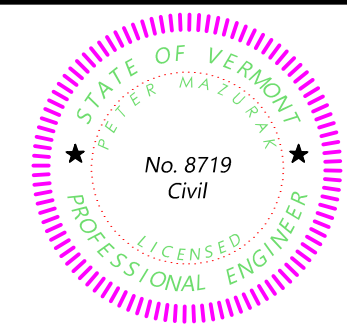
LEGEND

RIVER CORRIDOR	
PARCEL LINE	
ADJOINER PARCEL	
SETBACK	
OVERHEAD UTILITY	
EASEMENT / R.O.W.	
STORM DRAIN	
CONTOUR	
DRILLED WELL	
SOIL TEST PIT	
MONITOR WELL	

Project Name: RENOVERMONT LLC
 ETHAN ALLEN HWY.
 GEORGIA, VT

Sheet Title: SKETCH PLAN

Project #: 25-042
 Date: 3/06/2026
 Drawn By: PM
 Scale: 1" = 60'



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

Sheet # SK-01

Revisions: 1: ACCESS EASEMENTS 3/16/2026



GEORGIA VERMONT

DRB MEETING Tuesday, April 07, 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

Charles Cross, James Powell, Lisa Faure, Leigh Horton, Gilles Rainville, Jared Waite

DRB ABSENT

Tony Gabel, Alternate Chris Caspers, Alternate Glenn Sjoblom

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PRESENT FOR DRB-007-26

Alecia Dixon, Don Dixon, Erin Lowell, Forrest Newton (via Zoom), Tony McCracken (via Zoom)

2. OTHER BUSINESS

A. Reorganization:

- DRB Coordinator D. Bergstrom opened the meeting and requested nominations for DRB Board Chair.

Motion to nominate Charles Cross as Chair of the DRB

Motion made by G. Rainville, Seconded by J. Powell

Voting Yea: C. Cross, J. Powell, L. Faure, L. Horton, G. Rainville, J. Waite

- Chair Cross assumed the meeting and requested nominations for DRB Vice Chair.

Motion to nominate James Powell as Vice Chair of the DRB

Motion made by Chair Cross, Seconded by G. Rainville

Voting Yea: Chair Cross, J. Powell, L. Faure, L. Horton, G. Rainville, J. Waite

B. DRB Rules of Procedure & Conflict of Interest Policy

Motion to accept the Rules of Procedure & Conflict of Interest Policy

Motion made by G. Rainville, Seconded by L. Horton

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, L. Horton, G. Rainville, J. Waite

- Chair Cross signed the policy.

3. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

- D. Bergstrom requested the addition of administrative subdivision DRB-008-2026

4. PUBLIC HEARINGS

A. DRB-006-26, Site Plan Amendment for Miles Trudell

- Chair Cross introduced the application to the hearing.
- Applicant was not present for the hearing and there were no interested parties.
- This project proposes the change in landscaping required in prior subdivision decision (PC-016-20) specifically for Lot #5, now 113 Radharc Drive.
- D. Bergstrom explained the applicant planted a row of evergreens on his property, which were the wrong trees to plant as dictated by DRB decision letter for the Final Plat of the property subdivision and boundary line adjustment (PC-16-20) #15 of the orders.
- Order #15 reads *“A row of a mix of a minimum of six – 2” caliper- Sugar Maples (Acer saccharum) and 20 Lilacs shrubs shall be planted and maintained in perpetuity, by the Homeowners Association, along Ethan Allen Highway on Lot 5. The Site Plan Mylar shall depict the plantings and delineate a 15’ common easement for the maintenance of said Sugar Maples and Lilacs shrubs, native to Vermont. Applicants shall submit to the Zoning Administrator, a letter from a licensed engineer stating that the plantings have been completed prior to the issuance of a Certificate of Occupancy for Lot-5. The following language shall be placed on the Site Plan Mylar stating, The required six Sugar Maple trees and 20 Lilac shrubs shall be maintained in perpetuity by the Homeowners Association.”*
- Applicant is claiming the landscaping language was very specific and placed an undue burden upon the homeowner and Town of Georgia Zoning office to comply with the order in perpetuity.
- Zoning offices and municipalities are legally obligated to ensure that conditions for occupancy on new home builds are reasonable and do not create "unnecessary hardship" or an "undue burden" on property owners. (24 VSA §4302)
- Applicant is requesting order #15 be suspended from the PC-16-20 decision letter and permission to keep the row of evergreen trees on his property.
- No other changes to the PC-016-20 Decision Letter are proposed.

Motion to close the hearing at 7:10pm

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

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, L. Horton, G. Rainville, J. Waite

B. DRB-007-26 Sketch Plan Application for Dixon/Newton

- Chair Cross introduced the application and swore parties into the hearing.
- Alecia Dixon, Don Dixon, Erin Lowell, Forrest Newton (via Zoom) and Tony McCracken (via Zoom) were present at the hearing.
- D. Dixon explained the project application and history of the property. 20 Conger Road will be divided into two lots, Lot 2A will have the dwelling and outbuildings and Lot 2B will be

open space for future development. And area A will be annexed from 20 Conger Road into 214 Conger Road.

- F. Dixon said the information shared was correct and had no other questions.
- D. Bergstrom explained why the project went to the DRB; the three-lot subdivision would be cleaner in lieu of two lot subdivision with a boundary line adjustment.

Motion to close the hearing at 7:19pm

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

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, L. Horton, G. Rainville, J. Waite

C. DRB-008-26 Two Lot Administrative Subdivision for Hemond

- D. Bergstrom introduced the administrative subdivision and answered DRB questions.

5. APPROVAL OF MINUTES

A. DRB Meeting Minutes: March 3, 2026

Motion to approve the minutes as written.

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

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

Voting Abstaining: L. Horton, J. Waite

6. PLAN NEXT MEETING AGENDA

A. April 21, 2026

7. DELIBERATIONS

Motion to enter into deliberative session 7:27pm

Motion made by G. Rainville, Seconded by L. Faure

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, L. Horton, G. Rainville, J. Waite

Motion to exit from deliberative session 8:12pm

Motion made by Vice Chair Powell, Seconded by J. Waite

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, L. Horton, G. Rainville, J. Waite

Motion to approve both DRB-006-26 & DRB-007-26 with conditions as stated in deliberative.

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

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, L. Horton, G. Rainville, J. Waite

A. 7 North Real Estate LLC Mylar

B. Gray Three Lot Subdivision Mylar

- Chair Cross signed the mylars.

8. ADJOURN

Motion to adjourn at 7:13pm

Motion made by G. Rainville, Seconded by J. Waite

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, L. Horton, G. Rainville, J. Waite

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

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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