



GEORGIA VERMONT

DRB MEETING

Tuesday, August 06, 2024 at 7:00 PM

Chris Letourneau Meeting Room and via Zoom

Agenda

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

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

1. **CALL TO ORDER - 7:00 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **PUBLIC HEARINGS**
 - A. Final Plat Application (FP-002-24) for Estate of Pauline Nye
4. **APPROVAL OF MINUTES**
 - A. DRB Meeting Minutes: July 16, 2024
5. **OTHER BUSINESS**
6. **PLAN NEXT MEETING AGENDA**
 - A. August 20, 2024
7. **DELIBERATIONS**
 - A. Sandy Birch Road LLC and Heath/Paradis Decision Letters
8. **ADJOURN**

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

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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



Town of Georgia

47 Town Common Road North • St. Albans, VT 05478
• Phone: 802-524-3524 • Fax: 802-524-3543 • website: townofgeorgia.com



Section 3. Item #A.

Final Plat Application Application # FP 002-24

Submission Requirements: Within six months of Preliminary Plat approval for a major subdivision, or classification at Sketch Plan review as a minor subdivision, submit this application with all required elements from the attached outline & fees. Submit one set 11"x17" site plan maps plus a digital file in *.pdf format which includes scale, north arrow, legend, abutters, title block and following the approved layout as shown on the preliminary plat, incorporating any recommendations made by the DRB in their preliminary plat approval decision. The application will not be deemed complete until all required materials have been submitted. Failure to submit a complete application, as defined herein, shall be grounds for denial of the application by the DRB.. Applicant must also submit a list for all abutters, including those across a public or private right of way. **Incomplete applications will be returned and will delay scheduling your hearing.**

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): Estate of Pauline Nve
Address: 644 Plains Road
Georgia, VT
Zip Code 05468 Telephone 802-524-3996
Email saranyevester62@gmail.com

Applicant(s): Estate of Pauline Nve
Address: 644 Plains Road
Georgia, VT
Zip Code 05468 Telephone 802-524-3996
Email saranyevester62@gmail.com

Tax Parcel ID: 104380000 Zoning District: AR-1 PUD Yes No

CERTIFICATION OF APPLICANT(S)

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

Signature of Applicant: *Estate of Pauline Nve*
Saranyvester Executive Date: 6/26/24
Signature of Applicant: _____ Date: _____

PROPERTY OWNERS' AUTHORIZATION

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

Signature of Owner: *Estate of Pauline Nve*
Saranyvester Executive Date: 6/26/24
Signature of Owner: _____ Date: _____

Location of Property: Decker Road

Parcel ID No.: 104380000 Zoning District: AR-1 Is this a PUD? Yes No

Deed Reference: Volume 54 Page 422-423 Size of Parcel: 344 acres

Previous subdivision of parcel (if applicable)

Permittee name: N/A

Date: _____ Map # _____

Previous Site Plan Approval (if applicable)

Permittee name: N/A

Date: _____ Map # _____

If applicable:

Engineer: _____ Surveyor: Brad M. Ruderman, L.S.

Phone: _____ Phone: 802-674-4248

Email: _____ Email: ruderman1@aol.com

Project Description: Provide a detailed narrative, on a separate sheet of paper, 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:

Number and size of proposed lots:

Lot 1 - 328 acres +/-

Lot 2 - 15.9 acres +/-

Names and addresses of abutting property owners:

See separate list

Existing and/or proposed means of access to the site:

Existing farm drive off Decker Road

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

*Total Station Survey - Portions of Lands Owned By The Estate of Pauline Nye - Lot 2", dated June 26, 2024

Location of parking and proposed number of spaces:

N/A

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

Lot is accessed by an existing farm drive off Decker Road.

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

N/A

Proposed and/or existing wastewater disposal and water supply:

A drilled well exists on Lot 2. The well is not connected to a dwelling and is not used as a potable water supply.

No wastewater disposal systems are proposed.

Proposed drainage/storm water runoff (if required):

N/A - no construction proposed.

Proposed landscaping (if applicable):

N/A

Size and location of proposed and/or existing buildings:

None exist or are proposed with this application.

State permits required and/or obtained for this project:

None needed as these lands are presently vacant.

Proposed lighting (if any):

None proposed.

Notes

- 1) * Per Sec. 3.5.B.2, major subdivisions in the AR-1, AR-2, AR-3, and L-2 districts must be submitted under Planned Unit Development (PUD) rules. PUDs optional in other districts.
- 2) Application standards for subdivision approval appear in the Georgia Development Regulations as Article 4. Site Plan Review and Approval standards appear in Article 3.

Application Submission Requirements Final Plat for Major and Minor Subdivisions

The Final Subdivision Plat shall consist of one or more sheets of drawings which conform to the following requirements: It shall be on Mylar paper clearly and legibly drawn, and the size of the sheets shall be 18 inches x 24 inches. Such sheets shall have a margin of two (2) inches outside of the border lines on the left side for binding and a one (1) inch margin outside the border along the remaining sides. Space shall be reserved thereon for endorsement by all appropriate agencies. The final plat for a major subdivision shall conform in all respects to the preliminary plat as approved by the Commission. The Subdivision Plat shall indicate the following as applicable:

- (5) Proposed subdivision name or identifying title, the name of the municipality, the name and address of the record owner and subdivider, the name, license number and seal of the licensed land surveyor, the boundaries of the subdivision and its general location in relation to existing streets or other landmarks and scale, date and true north point.
- (2) Street names, lines, pedestrian ways, lots, reservations, easements and area to be dedicated to public use as approved by the Commission.
- (3) Sufficient data acceptable to the Commission to determine readily the location, bearing and length of every street line, lot line, boundary line and to reproduce such lines upon the ground. When practicable these should be tied to reference points previously established by a public authority.
- (4) The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distances and tangent bearings for each street.
- (5) By proper designation on such Plat, all public open space for which offers of cession are made by the subdivider and those spaces title to which is reserved by the subdivider.
- (6) Lots within the subdivision numbered in alternating order within the blocks.
- (7) The location of all of the improvements referred to in Article VIII and, in addition thereto, the location of all fire protection devices, utility poles, sewage disposal systems, and rough grading and other devices and methods of draining the area within the subdivision.
- (8) Permanent reference monuments and lot corner markers shall be clearly indicated.
- (9) Monuments shall be set at all corners and angle points of the boundaries of the subdivision, and for new roads at all street intersections, angle points in street lines, points of curve and such intermediate points as shall be required by the Commission.
- (10) Deed reference, tax map reference.

If required by Preliminary Plat Approval, Applicant shall also provide the following documents:

- (5) Copies of proposed deeds, agreements or other documents showing the manner in which streets, open space, including park and recreational areas served and maintained, and a certificate from the Legislative Body or town attorney that these documents are satisfactory. Such certificate shall not be construed, however, as acceptance by the Town of Georgia of any areas proposed to be dedicated to the Town.

(Continued on Next Page)

(2) A certificate from a Town consulting engineer as to the satisfactory completion of all improvements required by the Commission, or in lieu thereof, a performance bond to secure completion of such improvements and their maintenance for a period of two (2) years, with a certificate from the Legislative Body that it is satisfied either with the bonding or surety company, or with security furnished by the subdivider.

(3) Any other documents required by the Commission as a result of preliminary plat approval.

(4) The final plan application for a minor or major subdivision shall be accompanied by a Certificate of Title showing the ownership of all property and easements to be dedicated or acquired by the Town, or reserved, and said Certificate of Title shall be approved by the town attorney. Copies of all proposed Offers of Dedication, deeds, easements, or other instruments conveying property or easements to the Town shall also accompany the final application and be approved by the town attorney.

(5) Bonding shall be required sufficient to cover the completion of required improvements and maintenance of such improvements for a period of two years after completion. The amount of bond shall be established by the Planning Commission based upon the subdivider's estimate, bids or other information deemed necessary by the Planning Commission but shall not exceed 150% of the projected improvement and maintenance costs.

Please include all fees according to the Permit Fee Schedule on the website at: [Fee Schedule](#)

Decisions

The DRB shall act to approve or disapprove Final Plat applications in writing within forty-five (45) days after closure of the public hearing. Failure to act within the 45-day period shall constitute deemed approval on the 46th day. The DRB shall prepare written findings-of-fact and conclusions setting forth background and rationale for their decision. The DRB may attach conditions of approval to ensure the intent of applicable bylaws and the municipal plan are met.

Decisions shall be distributed per requirements in Title 24, Chapter 117, Section 4464, Vermont Statutes Annotated.

(FOR TOWN USE ONLY):

Date received: 7/2/24 Fee paid: \$550 Check # 27

Returned (incomplete) Date: _____ Date Application Accepted: 7/2/24

Date of Hearing: 8-6-24

Signed: 

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator

You will receive a written Decision and Finding of Fact within 45 days of the close of the hearing.

**FINAL PLAT REVIEW
Two-Lot Minor Subdivision
FP-002-24**

Owner: Estate of Pauline Nye 644 Plains Road, Georgia VT 05468 802-524-3996	Applicant: Sara Nye Vester 644 Plains Road, Georgia, VT 05468 802-752-8306
Surveyor/Engineer: Brad M. Ruderman, P.E. 28 U.S. Route 5N, Windsor, VT 05089 802-674-4248	Property Tax Parcel & Location: Plains Road & Decker Road Georgia, VT 05468 Parcel#104380000 Zone: AR-1

Background

Sara Nye Vester, hereafter referred to as Applicant, is requesting Final Plat review for a two-lot Minor Subdivision of a vacant parcel. The parcel is located on Plains Road and Decker Roads and consists of ±344 acres. The parcel is entirely located within the AR-1 zoning district. Said parcel is benefitted by ±639 ft of road frontage along Decker Road.

Applicant is proposing the creation of two lots.

- Proposed Lot 1 will consist of ±328 acres.
- Proposed Lot 2 will consist of ±15.9 acres.

No construction is proposed, Lot 2 will remain vacant land after subdivision. This property will be added to existing Current Use of neighboring property.

COMMENTS

General Subdivision and Site Plan Review Requirements

1. **Dimensional Requirements.** The dimensional requirements of the AR-1 and AR-2 zoning districts and the proposed dimensional measurements are as follows:

	AR-1	Lot 1	Lot 2
Minimum Lot Size	5 acres	±328 acres	±15.9 acres
Lot Frontage	250 ft	±1000 ft	±639 ft
Front Yard Setback	75 ft	N/A	N/A
Side and Rear Setbacks	40 ft	N/A	N/A
Building Height	40 ft	N/A	N/A

2. **Site plans.** Applicant has submitted a site plan titled “Total Station Survey- Portions of Lands Owned by The Estate of Pauline Nye- Lot 2” prepared by Brad Ruderman & Associates, Inc. dated 6/26/2024.
 - i. The proposed property lines
 - ii. The proposed boundaries for Lot 1 and Lot 2

- iii. The location of existing well
 - iv. The location of existing farm road
 - v. Locations of iron rebars found
3. **Lot layout.** As proposed, the boundary lines are linear and proposed lots are generally regular in shape.
4. **The land is suitable for subdivision or development.** The land meets the requirements for the subdivision with road frontage and acreage. The parcel is vacant land and will remain vacant land after subdivision of property.
5. **The proposed development will not result in undue water or air pollution.** N/A
6. **Legal language.** N/A
7. **Access permit.** N/A
8. **State permits.** N/A
9. **Easements.** N/A
10. **Fire protection** – N/A
11. **Financial surety** – N/A
12. **Performance Standards** - The use must conform to the Performance Standards in Section 3.6 of the Georgia Development Regulations.
13. **Road Name-** N/A
14. **Driveway Standards** – Not applicable at this time as Applicant is not proposing making any changes to the existing farm road.

ARTICLE 7 PLANNING and DESIGN STANDARDS:

Section 7.1 Energy Efficient Design – N/A

Section 7.2 Farm and Forestland Preservation – N/A

Section 7.3 Site Design – N/A

Section 7.4 Exterior Storage of Materials or Equipment – N/A

Section 7.5 Landscaping and Screening – N/A

Section 7.6 Outdoor Lighting – N/A

Section 7.7 Vehicular Circulation – N/A

Section 7.8 Pedestrian Accessibility – N/A

Section 7.9 Parking, Traffic Access, and Circulation – N/A

Section 7.10 Street Signs – N/A

Section 7.11 Public and Private Road Standards – N/A

Section 7.12 Site Preservation and Erosion Control – N/A

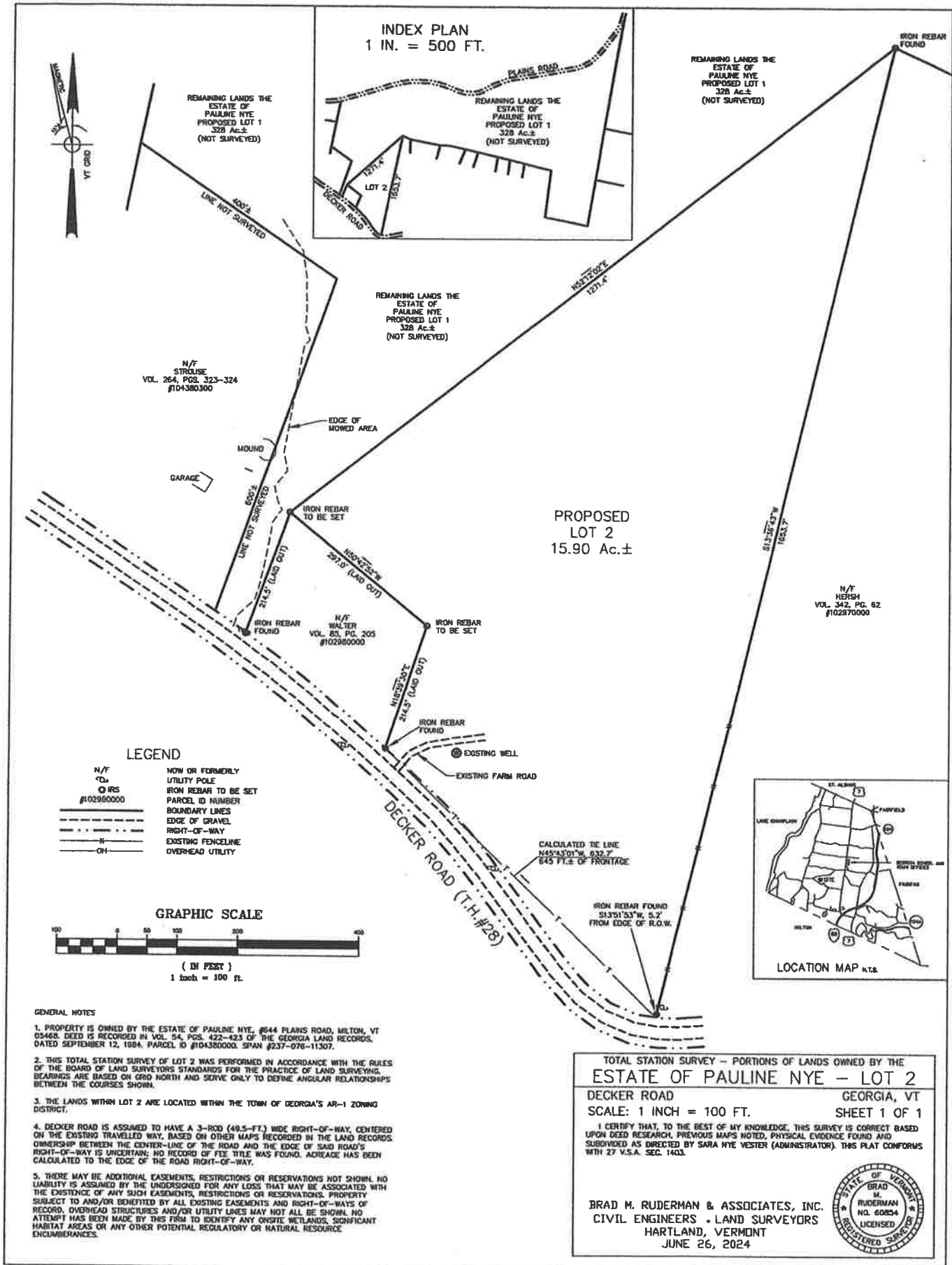
Section 7.13 Stormwater – N/A

Section 7.14 Utilities. N/A

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk

cc: Applicant and Engineer





GEORGIA VERMONT

DRB MEETING Tuesday, July 16, 2024 at 7:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWLzVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

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

1. CALL TO ORDER - 7:00 PM

DRB BOARD PRESENT

- Chair Suzanna Brown
- Vice Chair Charles Cross
- Greg Drew
- Gilles Rainville
- Glenn Sjoblom
- Chris Caspers (alternate)
- Jared Waite (alternate)

BOARD ABSENT

- James Powell
- Lisa Faure

STAFF PRESENT

- Douglas Bergstrom, Zoning Administrator
- Kollene Caspers, Zoning Clerk

GUESTS PRESENT

- Brad Ruderman, Engineer for Sandy Birch Road, LLC
- Chad Heath
- Larry & Marie Paradis
- Dale Goad
- Jenna Handler (Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. Final Plat Application (FP-001-24) Sandy Birch Road, LLC.

- Brad Ruderman, Engineer for Sandy Birch Road LLC was present to explain the project.
- No changes have been made to the project since the last hearing. Environmental permits and Act 250 were issued last week, stormwater and wastewater permits are already in place.
- Waivers requested:
- Walking path in lieu of the sidewalks, paving strip along the road similar to Phase 1. There will be sidewalks along Sandy Birch Road, up to the wetland buffer.
- Trees will remain, 50 ft perimeter on buffer and setback lines. Maple Streep trees will be designated per lot, most likely in the right of way.
- "Wetland Buffer, do not disturb" language will be added to the plaque for wetland buffers. Tim Reed will obtain these.
- Any dirt areas will be seeded right away.
- Deeds are still being drafted, but the wetland buffer information will be in both the deeds and the HOA documents. No motorized vehicles in the open spaces will be included. Boulder area in open space to delineate the wetlands area will also be added.
- There will be a separate HOA from Phase 1 in Phase 2, as there is different permitting and subdivision name. Phase 1 has language in the deed for the separate phase wastewater system. Piping is in, but not leach system.
- D. Goad, on Mahalo Drive, had questions around drainage towards the Sandy Birch Road. Will drainage affect the surrounding homes? B. Ruderman explained construction will be back filled, no other fill coming to build up the houses, will not impact the homes that are already in place.
- Wetlands are 200-300 ft between neighboring houses so there will be no building in that area. Swales will help with the stormwater management plan and run off will be percolated before it reaches building land. The watershed engineering designation is valid for 5 years, Class 2, significant wetlands that won't be declassified anytime soon.

Motion to close the hearing at 7:25pm

Motion made by Rainville, Seconded by Drew.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Caspers, Rainville, Sjoblom, Waite

B. Sketch Plan Application (SK-002-24) for Chad Heath

- C. Heath, Applicant, as well as Larry & Marie Paradise, Owners, were present to answer questions on the project.
- No changes have been made since the paperwork was submitted. Surveyor came out for wastewater plan, and wetlands and natural gas over the years. They have been planning this subdivision for years.
- Road frontage, or lack thereof, is an issue of concern. In AR-2 zone, 150 feet of road frontage is needed. According to Georgia Developmental Regs, in conjunction with a proposed subdivision application, the DRB may waive the minimum lot frontage standard up to 50% in any district to allow for flexibility in subdivision design, with conditions.

- Applicant and Owners explained the project and how the conditions apply the land on Bronson. Road.
- C. Heath showed photos of the property, explained where the culvert was located.
- S. Brown explained a potential 75 ft area for road frontage from the front portion, and then configure the lot to compensate for the 5 acres. This will follow current Development Regulations and usage rules, and follow closely the intended subdivision of land.
- The pins in the road/lots will have to be changed. But surveyors will not have to come out and re-survey to supply the Applicant & Owners survey plats needed for the next steps in subdivision.
- Owners were agreeable to the idea of allowing for more road frontage to conform with current regulations.

Motion to close the hearing at 7:45 pm.

Motion made by Sjoblom, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Caspers, Rainville, Sjoblom, Waite

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: July 2, 2024

Motion to approve minutes with minor changes.

Motion made by Rainville, Seconded by Sjoblom.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Caspers, Sjoblom, Waite

5. OTHER BUSINESS

A. Desiree Vatter & Karen Bouthillette Decision Letter

Moved into deliberations.

Approved with minor changes and signed.

6. PLAN NEXT MEETING AGENDA

A. DRB Meeting: August 6, 2024

- Nye subdivision, Final Plat FP-002-24.

7. DELIBERATIONS

Motion to move into Deliberative Session at 7:48 pm

Motion made by Chair Brown, Seconded by Waite.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Caspers, Rainville, Sjoblom, Waite

Motion to exit from Deliberative Session at 8:45 pm

Motion made by Sojom, Seconded by Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Caspers, Rainville, Sjoblom, Waite

8. ADJOURN

Motion to adjourn at 8:50 pm

Motion made by Drew, Seconded by Rainville.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Caspers, Rainville, Sjoblom, Waite

Posted to the Town website.

Signed: Kollene Caspers, Zoning Clerk, DRB Clerk

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

DRAFT

**TOWN OF GEORGIA
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT, CONCLUSIONS & ORDER**

**NOTICE OF DECISION
FP-001-24**

**Owner/Applicant: Sandy Birch Road, LLC
Final Plat for a Seven (7) lot Major PUD Subdivision**

This matter came before the Georgia Development Review Board (DRB) on the application of Sandy Birch Road, LLC, hereafter referred to as Applicant, for Final Plat approval of a seven (7) lot major PUD subdivision on the property owned by Applicant on Sandy Birch Road between Sandy Lane and 1085 Sandy Birch Road, Georgia, Vermont, and located in the AR-3 zoning district. A Notice of Public Hearing was duly published on June 28, 2024, in the St. Albans Messenger, and all adjoining property owners were notified.

The DRB held a public hearing on July 16, 2024. Applicant’s engineer, Brad Ruderman, Brad M. Ruderman & Associates, was present.

Applicant has submitted a site plan titled Applicant has submitted the following site plans prepared Brad M. Ruderman & Associates, Inc. and titled “Sandy Birch Road LLC- Phase II Overall Site Plan” and “Sandy Birch Road LLC- Phase II Detailed Site Plan” both dated 5/20/2024.

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

FINDINGS OF FACT

NOTE: The application, any and all relevant evidence presented to the Development Review Board, and the minutes of the hearings conducted by the Town of Georgia DRB on December 19, 2023, April 16, 2024, and July 16, 2024, shall be considered part of the Findings of Fact and kept as part of the permanent record of the Applicants. This official record shall provide an additional basis for the DRB’s decision.

1. The applicant is requesting final plat approval for a seven (7) lot major PUD subdivision on the property owned by Applicant on Sandy Birch Road between Sandy Lane and 1085 Sandy Birch Road, Georgia, Vermont, and located in the AR-3 zoning district. Sketch plan review was conducted on December 19, 2023, and the associated sketch plan letter was mailed to the Applicant on February 21, 2024. Preliminary Plat review was conducted on April 16, 2024 and the associated preliminary plat decision letter was mailed on May 3, 2024.
2. The subject parcel is ±34 acres and is entirely located within the AR-3 zoning district. As proposed, the land meets the requirement for the subdivision with acreage and use as

required by the current Town of Georgia Development Regulations dated February 27, 2023.

3. Applicant proposes to subdivide one lot to create seven (7) lots with one lot of open space and six (6) new single-family dwelling lots:
 - Proposed Lot 14 will consist of ± 27.5 acres of designated common land
 - Proposed Lot 15 will consist of ± 0.66 acres.
 - Proposed Lot 16 will consist of ± 0.74 acres.
 - Proposed Lot 17 will consist of ± 2.02 acres.
 - Proposed Lot 18 will consist of ± 1.44 acres.
 - Proposed Lot 19 will consist of ± 0.69 acres.
 - Proposed Lot 20 will consist of ± 0.92 acres.

4. The seven (7) new lots are proposed to be serviced by a private road located within a 60' wide right-of-way easement off Sandy Birch Road. A 24-foot-wide private road will be constructed to comply with the Town of Georgia Private Roads and Driveway Policy (February 28, 2020) and A-76 standards.

5. Applicant has requested three (3) Waivers, (1) Applicant requests a waiver for use of the 60-foot right-of-way in lieu of lot frontage; (2) Applicant requests a waiver for road frontage on Lot 17; and (3) Applicant requests a waiver to follow the Phase I project with a designated walking path (striped path) along one edge of the proposed private road in lieu of sidewalks.

6. Applicant has provided an "Ability to Serve" letter from the Town of Georgia Fire Chief indicating the ability to provide emergency services to the proposed subdivision.

7. Applicant has submitted an application for private road name to the Zoning Administrator for Town of Georgia and E911 compliance.

8. Applicant has submitted ACT 250 Land Use permit, as well as all necessary water/wastewater, stormwater discharge, and stormwater construction permits.

9. The following members of the DRB were present for the Final Plat public hearing on July 16, 2024, constituting a quorum: Suzanna Brown, Charles Cross, Greg Drew, Gilles Rainville Jr, Glenn Sjoblom, Chris Caspers and Jared Waite. See meeting minutes for a list of others present.

10. The regulations in effect at the time of the decision: **Municipal Town Plan**, last amended January 9, 2017; **Town of Georgia Development Regulations**, warned February 27, 2023.

CONCLUSIONS

- 1. The Applicant has submitted all relevant final plat information required by the Georgia Development Regulations.
- 2. This application was reviewed as a major PUD subdivision pursuant to the requirements and standards outlined in Article 4, Subdivision Approval; Article 2, Zoning Districts and Land Uses and Dimensional Standards; and Article 7, Planning and Design Standards, of the Town of Georgia Development Regulations. The application was deemed consistent with the above-mentioned standards and requirements.
- 3. The approval of the final plat based on all sketch plan and preliminary plat plans contained in the Sandy Birch LLC SK-006-23 and PR-002-24 folders in the DRB files.

ORDER

Based on the Findings of Fact and Conclusions set forth above, the Georgia DRB approves the Final Plat for seven (7) lot major PUD subdivision is subject to the conditions listed below:

- 1. The submitted plans shall indicate the following:
 - a. Identifying information of the subdivision, boundaries, and general location in relation to existing streets; scale; date; true north point; zoning district designation; name and address of record owners; and the name, license number and seal of the licensed land surveyor and licensed engineer or site tech.
 - b. Lots within the subdivision shall be numbered.
 - c. Building envelopes showing proposed setbacks.
 - d. Calculated metes and bounds for all rights of way and easement areas.
 - e. Wastewater details with associated isolation areas, calculated metes and bounds of any easements.
 - f. Drilled wells and well isolation areas.
 - g. Drainage details.
 - h. Erosion control details.
 - i. Stormwater details.
 - j. Proposed contour lines at 5' intervals.
 - k. Existing and proposed utilities
 - l. Existing and proposed driveways.
 - m. Existing landscaping details.
 - n. Typical cross sections of the proposed grading of roadways.
 - o. Natural features of the proposed site including wetlands with associated required buffers, streams with associated required buffers, prime agricultural soils, rock outcroppings, and slopes>25%.
 - p. Include the general outline of abutting properties to get the full scope of the location.
 - n. DRB and Town Clerk signature blocks.

2. The final plat plan shall be accompanied by a vicinity map drawn at the scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area.
3. The Final Plat submitted on Mylar measuring 18” by 24” with signature, shall be filed by the subdivider with the Town Clerk within 180 days of the DRB’s signed written decision. Final approval shall expire if the Final Plat is not filed by the subdivider within the 180-day period. One ninety (90) day extension may be granted pursuant to Title 24 Ch. 117, Section 4463(b)(1), Vermont Statutes Annotated.
 - a. Final approval includes any provisions listed under PR-002-24.
 - b. Approval expires January 16, 2025.
4. All Waivers listed in number 5 in the Finding of Fact above have been approved.
5. Applicant will submit draft deed and HOA language for the seven (7) lots. All documents will require legal review by the Town of Georgia. Applicant has submitted \$500 with the Final Application to cover the legal review of the deeds, HOA documents and any other required legal instruments by the attorney for the Town of Georgia. Any funds not expended on the legal review will be refunded to the Applicant.

Applicant shall submit draft deeds, HOA documents and any other associated legal instruments for all impacted lots and public infrastructure for review and approval by the attorney for the Town of Georgia. All requested revisions must be complete before the Plat can be recorded. Only instruments approved by the Town of Georgia may be recorded in the Town of Georgia Land Records. The attorney for the Town of Georgia must approve the subdivision plat prior to filing the final plat on mylar.

6. The HOA Documents for this subdivision shall include maintenance and use of the private road, shared well, septic, landscaping, and maintenance of open space. HOA documents should also include language restricting the use of motorized vehicles in the open space, as well as restricting the cutting of trees and mowing on the property wetlands and buffer.
7. Placards shall be installed in place of boulders to delineate the wetland buffers. At least one placard with mowing restrictions in the wetland buffers must be placed on each property. The placard will read “Wetland Buffers: Do Not Disturb”. These signs must be maintained in perpetuity. Boulders shall be installed at the entrance to the walking trail to deter motorized vehicles.
8. Prior to the commencement of any construction of additional structures on any of the six (6) buildable lots or additional land development, Applicant shall obtain requisite zoning permit(s) from the Town Zoning Administrator. All structures shall meet the setback

requirements of the zoning district as identified in the Dimensional Standards for Structures and Lots Section, 2.3 Town of Georgia Development Regulations.

9. Beyond what is noted in this letter, the Applicant is responsible for securing any and all necessary permits to complete this project.
10. This project shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the DRB and on file in the Town Office, and in accordance with the conditions of this approval.
11. The current proposed road is being handled as a private road. Further discussion, which includes the DRB, Town of Georgia Public Works Director, Town of Georgia Selectboard, and the applicant will need to happen prior to the Final Plat to determine the process and timing of making all or part of the proposed road a Town of Georgia public road.
12. All general improvements shall be completed (road paving, screening, signage, E911, etc.) before the final Certificate of Occupancy will be issued or after three (3) years- August 6, 2027- whichever comes first or with an application for extension submitted to the Zoning Administrator.
13. Prior to issuance of any Certificate of Occupancy for any lot, Applicant shall submit to the Zoning Administrator a letter from a licensed engineer stating that the driveway has been constructed to pursuant to Public and Private Road Standards as outlined in Section 7.11 Town of Georgia Development Regulations.
14. Prior to issuance of any Certificate of Occupancy for the last house to be built within this 7-Lot major subdivision or 3 years from the date the Mylar's are filed in the town records, whichever comes first, a letter by a licensed engineer shall be submitted to the Zoning Administrator stating that the private road has been paved and the walking path has been delineated.
15. No changes, erasures, modifications, or revisions other than those required by this decision shall be made on the subdivision plat after Final Plat approval, unless said plat is first resubmitted to and approved by the DRB. In the event the subdivision plat is recorded without complying with this requirement, the plat shall be considered null and void.
16. All plans, drawings, and conditions/requirements etc. listed above or submitted at the hearing and used as the basis for the decision to grant this permit shall be binding on the applicants, and their heirs and assigns. Projects shall be completed in accordance with such approved plans and conditions. Any deviation from the approved plans shall constitute a violation of permit and be subject to enforcement action by the Town.

Dated at Georgia, Vermont, this 6th day of August, 2024.

By _____
Suzanna Brown
Georgia DRB Chair

DRB members participating in this decision: Suzanna Brown, Charles Cross, Greg Drew, Gilles Rainville, Jr., Glen Sjoblom, Chris Caspers and Jared Waite.

Vote to approve: In favor - 7, Opposed - 0, Abstain – 0, Absent 2.

30 Day Appeal Information:

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

Notice of the Appeal, along with applicable fees, should be sent by certified mail to the Vermont Environmental Court. A copy of the notice of appeal should also be mailed to the Town of Georgia.



Town of Georgia

Section 7. Item #A.

47 Town Common Road North. • St. Albans, VT 05478
• Phone: 802-524-3524 • Fax: 802-524-3543 • website: townofgeorgia.com

August 6, 2024

Chad Heath/ Larry & Marie Paradis
312 Bronson Road
Georgia, VT 05478

RE: SK-002-24
Sketch Plan Review

Dear Applicant,

On July 16, 2024, the Development Review Board (DRB) reviewed your Sketch Plan Application for the proposed 2-lot subdivision of Larry and Marie Paradis' parcel located at 312 Bronson Road in Georgia, Vermont within the AR-1 and AR-2 zoning districts. The DRB has classified your proposal as a minor subdivision pursuant to the definition of *Subdivision, Minor* in Article 10 of the Town of Georgia Development Regulations (February 27, 2023). A minor subdivision will require a publicly warned Final Plat Review before the DRB. Final Plat Review shall be submitted within six (6) months of the date of this letter pursuant to Section 4.4 (D).

- 6 (six) months from the date of this letter is January 16, 2025.

The Waiver as presented creating a front lot and rear lot was declined by the Development Review Board (DRB). The DRB will allow for a 50% reduction in the road frontage for the AR-2 Zoning District from 150 feet to 75 feet of necessary road frontage. The new subdivision plans will still need a minimum of 5 acres and shall include 75 feet of road frontage along Bronson Road.

In addition to those requirements delineated in Section 4.4 (D) of the Georgia Development Regulations (February 27, 2023) and Preliminary Plat application checklist, the DRB requests the application and next iteration of the plans include the following:

1. A survey must be completed by a licensed land surveyor and indicate the following:
 - a. Proposed subdivision name or identifying title, the name of the municipality, the name and address of the record owner, the name, license number and seal of the licensed land surveyor, the boundaries of the subdivision and its general location in relation to existing street, scale, date, and true north point.

- b. The zoning district designation of the area to be subdivided and any zoning district boundaries affecting the parcel within the blocks.
 - c. The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distance, and tangent bearings for each street.
 - d. Lots within the subdivision numbered in alternating order.
 - e. Permanent reference monuments and lot corner markers shall be clearly indicated. Monuments shall be set at all corners and angle points of the boundaries of the subdivision.
 - f. Rights of way with metes and bounds calculated along the centerline of said rights of way.
 - g. Deed reference, tax map reference.
 - h. Names and deed reference of all abutting landowners.
2. The Mylar shall include:
- a. Clear and legible data and information;
 - b. 18.0 inches by 24.0 inches in size;
 - c. Stamp and signature of licensed Land Surveyor;
 - d. Margin of 2.0 inches outside of the borderlines on the left side for binding and a 1.0-inch margin outside the border along the remaining sides;
 - e. Inset location map clearly indicating the location of the land depicted and a legend of symbols used;
 - f. Plat scale ratios sufficient to allow all pertinent survey data to be shown, and graphic scale graduated in units of measure used in the body of the plat;
 - g. Town Clerk and DRB Chairperson signature blocks, a new version of this signature block is available on the Town of Georgia website (under Zoning Resources).
3. The Final Plat shall be accompanied by a vicinity map drawn at the scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area.
4. Draft deeds for all lots which discuss all right of way, easements, and restrictions shall be submitted with the Final Plat application.
5. The driveway shall be constructed to comply with the Town of Georgia Private Roads and Driveway Policy (February 28, 2020) and B-71A driveway standards.
6. Applicant shall obtain an “Ability to Serve” letter from the Town of Georgia Fire Chief indicating the ability to provide emergency services to the proposed subdivision.
7. Beyond what is noted in this letter, the Applicant is responsible for securing any and all necessary permits to complete this project.

Please be in touch with our Zoning Administrator & DRB Coordinator, Douglas Bergstrom, at 524-3524 or zoning@townofgeorgia.com if you have any questions.

We look forward to receiving your next submittal.

Sincerely,

Suzanna Brown
Georgia DRB Chair

Cc: Interested Parties