



GEORGIA VERMONT

DRB MEETING

Tuesday, October 07, 2025 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. FA-001-25, Final Plat Amendment for Hibbard
 - B. SK-004-25, Sketch Plan Application for Gray
 - C. SA-003-25, Site Plan Amendment for Tourville
4. **APPROVAL OF MINUTES**
 - A. DRB Meeting Minutes: August 19, 2025
5. **OTHER BUSINESS**
6. **PLAN NEXT MEETING AGENDA**
 - A. October 21, 2025
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: 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

Final Plat Ammendment Application

Application # FA -001-25 Original Application # ~~EP~~ PC-016-99

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): Steven Hibbard
Address: 2050 Benjamin Franklin Dr.
Sarasota, Florida
Zip Code 34236 Telephone 386-547-6760
Email stehib35@gmail.com

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

Tax Parcel ID: 110930100 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: _____ Date: _____

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: Stephen Hibbard Date: 8-8-25

Signature of Owner: _____ Date: _____

Location of Property: Field at north end of Oakland Station Road near Kingsbury Cemetery
Parcel ID No.: 110930100 Zoning District: AR-1 Is this a PUD? ☒ Yes No
Deed Reference: Volume 109 Page 427 Size of Parcel: 22.87+/- acres

Previous subdivision of parcel (if applicable)
Permittee name: Steven Hibbard (PC-016-99)
Date: 1999 Map # 500

Previous Site Plan Approval (if applicable)
Permittee name: _____
Date: _____ Map # _____

If applicable:
Engineer: Justin Holmes, P.E. Surveyor: _____
Phone: 802-782-5980 Phone: _____
Email: justin@pinnacle-vt.com Email: _____

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:
Landowner proposes removal or alteration of Conservation and Agricultural Easement and Restrictions imposed on Lot 1 as part of 1999 subdivision approval (PC-016-99) to allow construction of a single-family residence.

Names and addresses of abutting property owners:
See attached.

Existing and/or proposed means of access to the site:
Field is accessed off Oakland Station Road. Access permit would be sought prior to construction of SFR.

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

Location of parking and proposed number of spaces:
None proposed.

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

Driveway permit would be sought prior to construction of a single-family residence.

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

Proposed and/or existing wastewater disposal and water supply:

WW permit would be necessary to allow construction of s SFR with onsite leachfield and well.

Proposed drainage/storm water runoff (if required):

Not required.

Proposed landscaping (if applicable):

Not applicable.

Size and location of proposed and/or existing buildings:

None proposed - though single-family residence could be constructed as a permitted use with removal or alteration of easement and restrictions.

State permits required and/or obtained for this project:

WW permit is required before any development could take place. Wetland delineation is likely required though impacts should be avoided.

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 Amended 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 may be 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: 9/12/25 Fee paid: \$250 Check # 1666 Legal Escrow \$500 check # 1667
(Zoning)

Returned (incomplete) _____ Date: _____ Date Application Accepted: 9/15/25

Date of Hearing: 10/7/25

Signed: Kellene Caspar

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 AMENDMENT
Removal or Alteration of Conservation/Agricultural Restrictions
FA-001-25

Owner/Applicant: Steven Hibbard 2050 Benjamin Franklin Drive, Sarasota, FL 34236 386-547-6760 Stehib35@gmail.com	Property Tax Parcel & Location: The North end of Oakland Station Road Georgia, Vermont Parcel# 110930100 Zone: AR (AR-1)
Surveyor/Engineer: Justin Holmes, Pinnacle Engineering PLC 189 Maple Dr, Georgia VT 05478 #802-782-5980 justin@pinnacle-vt.com	

BACKGROUND

Steven Hibbard, hereafter referred to as Applicant, is requesting a Final Plat Amendment from a previous property decision (PC-016-99) to remove or alter the Conservation and Agricultural Easement and Restrictions imposed on Lot 1 as part of the 1999 subdivision approval to allow construction of a single-family residence.

The parcel is located near the field at the North end of Oakland Station Road, near the Kingsbury Cemetery and within the AR (former AR-1) zoning district with total acreage of ±22.87 acres in size and is benefitted by ±990 ft of road frontage along Oakland Station.

PROJECT NARRATIVE SUMMARY

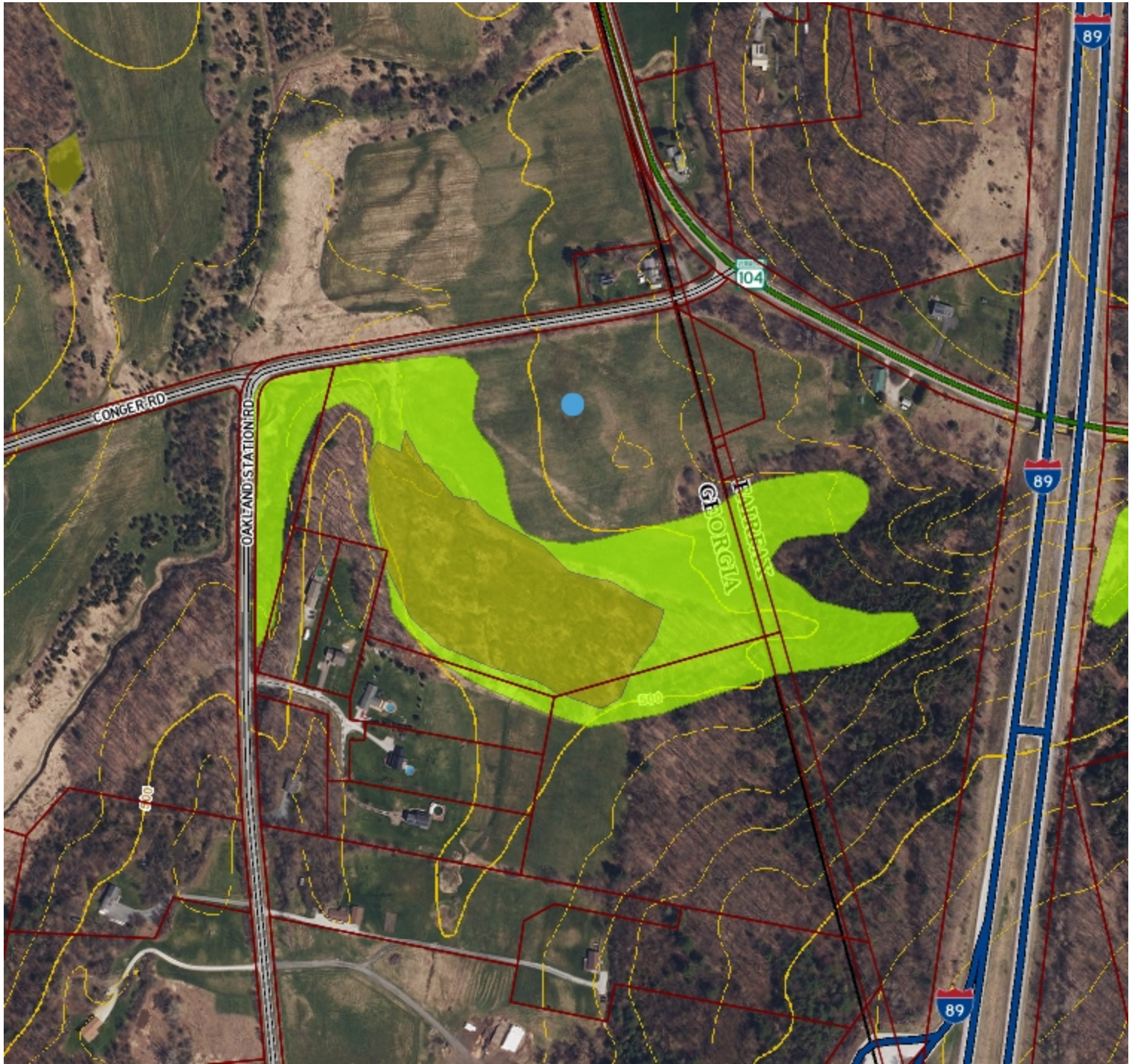
1. Applicants have submitted Map #500, Slide #42 received at the Town of Georgia for recording on August 5, 1999.
2. The Final Plat Amendment is limited to removing or altering the Conservation and Agricultural Easement and Restrictions imposed on Lot 1 as part of the 1999 subdivision approval to allow construction of a single-family residence. No other site plan changes are requested.
3. Previous approval for Applicant's project (PC-016-99) was issued in 1999. This decision was part of a Planned Unit Development (PUD) which included Lot 1, six residential lots and ±12.16 acres of Open Space, now known as COM004.
4. The Planning Commission granted final subdivision approval to Applicant with conditions, including the condition that an "Agricultural Agreement" be put in place for Lot 1. (see attached, PC-016-99 Decision Letter.)

5. A “Conservation and Agricultural Easement and Restrictions” agreement between the Applicant and the Town of Georgia, acting by and through the Selectboard and Conservation Commission, explains Lot 1 was intended to be used exclusively for agricultural purposes (see attached, Conservation and Agricultural Easement and Restrictions.
6. Applicant is requesting amendment approval from the DRB, the Selectboard and the Conservation Commission.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning and DRB Clerk

cc: Applicant/Engineer



- LEGEND**
- Wetland - VSWI
 - Class 1 Wetland
 - Class 2 Wetland
 - Wetland Buffer
 - Wetlands Advisory Layer
 - Parcels (standardized)
 - Roads
 - Interstate

NOTES

Map created using ANR's Natural Resources Atlas

1: 5,000

March 6, 2024

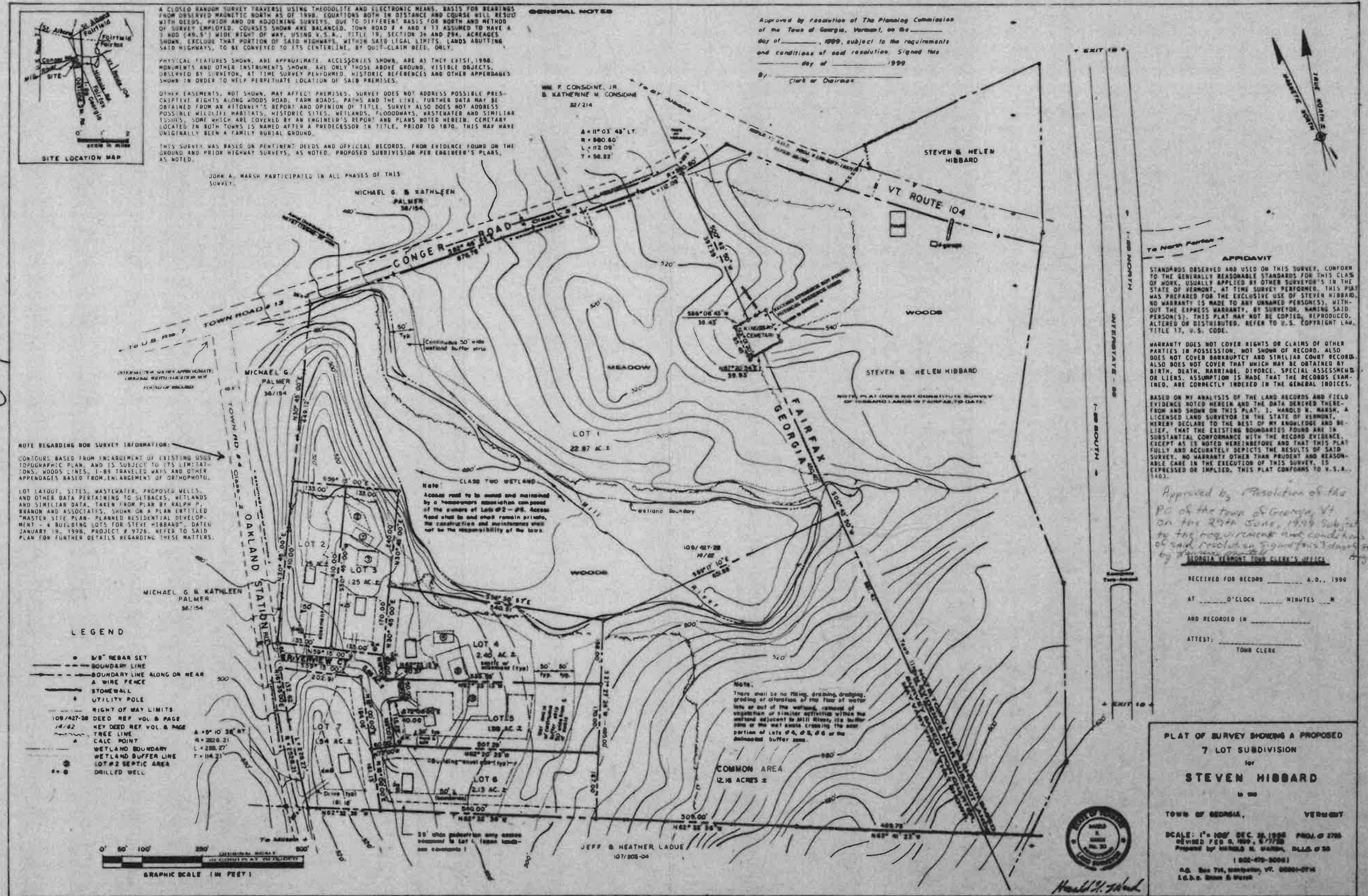


833.0 0 416.00 833.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

1" = 417 Ft. 1cm = 50 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties implied with respect to the data on the map.



Topographic of New England, S. Huntington, & Co. survey map series.
This map was reproduced by the fixed-line photographic process.

[Signature]

This Plat meets the requirements of 27 V.S.A. 1403

[Signature] (signature)

RECEIVED FOR RECORD
August 5, 1999 @ 11:50a.m.
RECORDED AT SLIDE # 42 MAP # 500
ATTEST *[Signature]* TOWN CLERK

**TOWN OF GEORGIA VERMONT
PLANNING COMMISSION DECISION**

To: Mr. Steven Hibbard
From: Planning Commission Chair
Re: Written Decision and Findings of Fact

Dear Applicant,

At a duly warned Public Hearing of the Planning Commission held on June 15, 1999 the following action was taken on your application: GRANTED XX DENIED RETURNED APPLICATION for the following reasons: This application meets the minimum requirements of the Town of Georgia Sub-division and Zoning Regulations, conforms with the Municipal Plan, and meets applicable sections of 24 VSA Ch. 117. YES XX NO

ADDITIONAL CONDITIONS MAY APPLY TO YOUR PERMIT AND ARE OUTLINED IN THE FINDING OF FACT BELOW AND OR ATTACHMENTS.

FINDING OF FACT IN RE APPLICATION OF:

Steven Hibbard
Final Plat Hearing
for a 7-Lot Subdivision;
Application PC-016-99

Note:

The application, any and all relevant evidence presented to the Commission, as well as the minutes of the Commission, Zoning Administrator's Reports and submissions, and any relevant information from public records or sources shall be considered part of this Finding of Fact and kept as part of the permanent record of the applicant. The minutes shall provide a more detailed record of the Hearings and provide additional information as to how the Commission reached it's Decision.

Background:

The applicant received preliminary plat approval on 3/16/99. It was discussed at the preliminary plat hearing that a portion of Lot #1 would be used as common area for the owners of Lots #2-7 and a portion would be retained (and/or sold) by the applicant but it would be used exclusively for agricultural purposes. There had not been a lot-line separating these two uses however.

For the final plat application the applicant agreed to add a lot-line separating the common land from the retained land (Lot #1). Furthermore the applicant agreed to place an agricultural easement and restriction on Lot #1 to be held by the Town of Georgia.

Hearings:

A warned Public Hearing was held on 6/15/99, at which Edwin Hobson, Ralph Branon and Deanne Morin were present representing the

applicant. Planning Commissioners present at the hearing were Larry Martell, Danielle Jackson, Art Carroll, Bill Butler and Heather Ladue. Kathy Considine, Michael Palmer and Amy Rider were also present at the hearing.

Regulations In Effect:

Municipal Plan, adopted 7/24/95
 Zoning Regulations, last revised 1997
 Subdivision Regulations, last revised February 1989

Application Submitted:

The application (#PC-016-99) was submitted on 5/10/99, and consisted of the following:

1. an application form submitted on 5/10/99;
2. a survey by Harold Marsh entitled "Plat of Survey Showing a Proposed 7 Lot Subdivision for Steven Hibbard in the Town of Georgia, Vermont" dated 12/28/98 and last revised 6/7/99;
3. site plan maps by Ralph Branon and Associates sheets #1, 1A, 2-7 (sheet #1 entitled "Master Site Plan" dated 1-19-98, last revised 3/19/99; sheet #1A entitled "Common Access Drive Details" dated 10/9/98, no revision; sheets #2-#7 entitled "Sewage Disposal Plan, Section and Details" for lots #2-#7 respectively; sheet #2 was last revised 3/19/99; sheets #3-#6 have no revisions; sheet #7 was last revised 12/1/98; and
4. a Declaration of Covenants, Restrictions and Conditions submitted on 5/4/99.

Findings

The Planning Commission makes the following Findings:

1. As indicated in Finding #9 of the Preliminary Plat Decision, the applicant proposes to keep the meadow portion of Lot #1 in agricultural use, and to allow the homeowners of Lots #2-#7 to use portions of Lot #1 for recreational activity.
2. The applicant proposes to retain ownership of the agricultural portion of Lot #1.
3. At the final plat hearing the applicant's attorney, Edwin Hobson, made changes to the Declaration of Covenants submitted on 5/4/99, and submitted a new Declaration of Covenants following the public hearing.
4. The Declaration of Covenants submitted on 6/15/99 reflect the corrections agreed to at the Public Hearing on 6/15/99.

Conclusions

The Planning Commission references the following sections from applicable ordinances and draws the following conclusions:

1. The AR-1 and L-2 PRD Special Provisions of Article X Section 1109. of the Zoning Regulations states:

Standard 6) "The primary goal of the AR-1 Zone is to support the continuation of agricultural and silviculture in Georgia and to provide for very low density residential development. All uses should support the continuation of agricultural, silvicultural and rural nature of this zone."

Standard 7) "The PRD must include a plan for open space land which will provide for the protection of the resource land identified on the plat and specified above." The size, location and character of the open space land will be suitable for its intended use and should include as much contiguous land as possible. Land may be protected by deeding in fee simple, deed restrictions, sale of development rights or grant of conservation easements, designation of building envelopes and clearing limits, all of which shall be subject to Planning Commission approval."

Decision

Based on these Findings and Conclusions, the Planning Commission grants Final Subdivision Approval to Steven Hibbard with the following conditions:

1. The Agricultural Agreement as reviewed and approved by the Town's attorney, shall be executed by the applicant and submitted for recording in the Town Land Records within sixty days.
2. The applicant shall bear the cost of the Town attorney's review.
3. The Agricultural Agreement shall be executed before an application for building permit is submitted.
4. The Declaration of Covenants, Restrictions and Conditions (as submitted 6/15/99) shall be executed and submitted for recording in the Town Land Records within sixty days.
5. A mylar shall be submitted within 90 days.

Additional Conditions: Copies of this Decision and Finding of Fact shall be made available to any present and future purchasers of any lots created by this approval. All plats, plans, drawings, and conditions/requirements etc. listed above or submitted at the hearing and used as the basis for the decision to grant permit shall be binding on the applicant, and his/her 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.

CONSERVATION AND AGRICULTURAL EASEMENT AND RESTRICTIONS

THIS INSTRUMENT, made this 30 day of June, 1999, by and between Steven Hibbard of Georgia, Vermont (hereinafter referred to as "Grantor") and the Town of Georgia, a municipal corporation situated in Franklin County, Vermont (hereinafter referred to as "Municipality"), acting by and through its Selectboard and its Conservation Commission.

W I T N E S S E T H:

WHEREAS, the Grantor is the Owner of certain lands in the Municipality which he acquired by Trustee's Deed of Evan C. Archer Jr., Successor Trustee of the Lucius Hibbard Trust Agreement, dated July 21, 1997 and recorded in Book 109 at Page 427 of the Land Records of the Municipality; and

WHEREAS, the Grantor is developing said lands as a planned residential development ("PRD"), incorporating residential, agricultural, recreational and open space uses; and

WHEREAS, it is the intent of the Grantor that said PRD consist of six residential lots and one common area lot, together with a lot intended to be used exclusively for agricultural purposes (Lot #1), all as shown on a plan entitled "Plat of Survey Showing a Proposed 7 Lot Subdivision for Steven Hibbard in the Town of Georgia, Vermont" dated December 28, 1998, last revised on June 7, 1999, prepared by Harold N. Marsh, and recorded in Map Slide ___ of the Municipality's Land Records; and

WHEREAS, the Grantor has received final subdivision approval and PRD approval from the Municipality's Planning Commission for his development; and

WHEREAS, the Grantor, in presenting his proposal to the Municipality's Planning Commission, agreed that certain lands, described in Exhibit A₁ attached hereto, would continue to be devoted to "integrated agricultural and farming uses," as defined below, in consideration for the final subdivision and PRD approvals; and

WHEREAS, the Grantor and the Municipality recognize the value of retaining the rural character of said lands and preserving their use as an "integrated agricultural unit," as defined below, and in so doing furthering their aesthetic, agricultural and

ecological value; and

WHEREAS, Title 10, Chapter 155, of Vermont Statutes Annotated, permits Vermont municipalities to acquire interests in land in the nature of conservation easements; and

WHEREAS, the Municipality desires to acquire a conservation easement to those lands of the Grantor described in Exhibit A, in furtherance of the purposes enumerated in 10 V.S.A. 6301.

NOW, THEREFORE, for and in consideration of the grant of subdivision and PRD approval by Municipality's Planning Commission, and based upon the above-stated premises and the mutual covenants, terms, conditions and restrictions herein contained, and as an absolute and unconditional transfer, Grantor does hereby freely give, grant, convey and confirm unto Municipality, its successors and assigns forever, a Conservation and Agricultural Easement and Restrictions over that property described in the Plat as Lot #1 (hereinafter referred to as the "Restricted Property"), consisting of the following:

1. The right of the public to view the Restricted Property, from public ways, streets and areas, in its condition as agricultural and farm lands;
2. The right of official representatives of the Municipality, in a reasonable manner and at reasonable times, to enter, inspect and, as necessary and appropriate in the reasonable judgment of Municipality, maintain, the Restricted Property;
3. In furtherance of the foregoing affirmative rights, the Grantor, for himself and his heirs, executors, administrators, successors and assigns, make the following covenants, which shall run with and bind the Restricted Property in perpetuity, for the benefit of the Municipality, except as modified or amended by this instrument:
 - a. There shall be no construction or placing of any new buildings or structures of any kind, temporary or permanent, on the Restricted Property, except that the Grantor, and his successors or assigns, shall have the right, subject to the written approval of the Municipality's Planning Commission, to construct on the Restricted Property structures necessary and appropriate to enhance or maintain the use of the Restricted Property for agricultural and farming purposes. Improvement, maintenance and repair of existing roadways and fire ponds shall be allowed.

b. The Grantor and his successors and assigns shall have the right to use the Restricted Property for agricultural and farming purposes, including cultivation of crops and animal husbandry, consistent with the preservation and use of the Restricted Property as an integrated agricultural unit. As used herein, "integrated agricultural unit" and "integrated agricultural and farming uses" shall refer to the Restricted Property and/or the use thereof for agricultural purposes that are part of and integral to the primary agricultural activity occurring on the Restricted Property. There shall be no subdivision of any part of the Restricted Property, or use thereof for purposes that are not part of an integrated agricultural use of the entire Restricted Property, even though each separate use may be agricultural in nature, without written approval of the Planning Commission.

c. There shall be no filling, excavating, dredging, mining or drilling, removal of topsoil, sand, gravel, rock, minerals or other materials, nor any building of roads or change in the topography of the land in any manner on the Restricted Property, except as shown on the Plat, and except as may be necessary and appropriate, in the reasonable judgment of the Grantor, his successors and assigns, to enhance or maintain the use of the Restricted Property for agricultural and farming purposes, and except as may be necessary to repair or replace electric, water or sewage treatment systems and connecting pipes located on the Restricted Property as shown on the Plat. However, nothing herein shall limit the rights of the Grantor and his successors and assigns to selectively cut trees on the Restricted Property.

d. The Grantor and his successors, heirs and assigns shall have the right to maintain the Restricted Property in an orderly and presentable manner, to plant shrubbery from time to time and to keep the grass trimmed and to take any other normal action necessary to maintain the pleasant appearance of the Restricted Property.

e. There shall be no dumping or burying of ashes, trash, garbage or other unsightly or offensive material on the Restricted Property.

f. Aside from the use of conventional motor vehicles along the roadways in the Restricted Property, and the use of farm equipment and machinery upon the Restricted Property, there shall be no operation of snowmobiles, dune buggies, motorcycles, all-terrain vehicles or other types of motorized vehicles on the Restricted Property.

366.
g. There shall be no activities or uses on the Restricted Property which shall be or could be unreasonably detrimental to drainage, flood control, water conservation, fish and wildlife or habitat preservation.

Municipality, and the Municipality alone, is hereby granted the right to enforce, by injunction or proceedings at law or in equity, the covenants hereinabove set forth, in a court of competent jurisdiction. This instrument shall be construed and enforced in accordance with the laws of the State of Vermont.

The Grantor, for himself and his heirs, executors, administrators, successors and assigns, agree to pay real estate taxes or other assessments levied by competent authorities on the Restricted Property in accordance with 10 V.S.A. 6306(b), as now constituted or hereafter amended, and to relieve the Municipality from responsibility for maintaining the Restricted Property.

The Grantor and Municipality agree that the terms, conditions and covenants set forth in this Agreement may be amended and modified from time to time upon application by the Grantor, his successors or assigns, and upon written approval of the Planning Commission, the Conservation Commission and the Selectboard.

Nothing in this Conservation and Agricultural Easement shall prevent the Grantor from freely conveying the subject property described on Exhibit A subject to the terms and conditions herein, which shall run with the land but shall be effective only on the subject property and bind only the then current owner thereof. Said terms and conditions shall create no ongoing personal liability of the Grantor after conveyance of all his interest to a third party. The Grantor agrees that the terms, conditions, restrictions, and purposes of this grant will be inserted by reference in any subsequent deed, or other legal instrument, by which the Grantor divests himself of either fee simple title or possessory interest in the Restricted Property or in any of the property depicted in the Plat.

TO HAVE AND TO HOLD the said Conservation and Agricultural Easement and Restrictions unto the Municipality and its successors and assigns forever.

The grant of easements and covenants herein is made pursuant to the authority set forth in Title 10, Chapter 155, V.S.A., as presently enacted and from time to time hereinafter amended, and all of the provisions of said Chapter shall be binding upon the

Grantor, and his heirs, executors, administrators, successors and assigns, and upon the Restricted Property, and shall inure to the benefit of the Municipality, and its successors and assigns.

If any part of this Agreement shall be decreed to be invalid by a court of competent jurisdiction, such decree shall not be interpreted so as to invalidate the remainder of this Agreement.

Although this Conservation and Agricultural Easement and Restrictions will benefit the public as provided above, nothing herein shall be construed to convey a right to the public of access to or use of the Restricted Property, and the Grantor, for himself and his heirs, executors, administrators, successors and assigns, shall retain exclusive right to use the Restricted Property for all purposes not inconsistent with this Conservation and Agricultural Easement and Restrictions.

IN WITNESS WHEREOF, the parties hereto set their hands and seals this 30 day of June, 1999.

IN THE PRESENCE OF:

Shannon M. Morin
Witness

Steven Hibbard
Steven Hibbard

STATE OF VERMONT) SS.
FRANKLIN COUNTY)

At Georgia, Vermont, this 30 day of June, 1999, personally appeared Steven Hibbard, and he acknowledged this instrument, by him signed and sealed, to be his free act and deed.

Before me, Shannon Morin

Notary Public
My commission expires 2-10-2003

EXHIBIT A
TO CONSERVATION AND AGRICULTURAL EASEMENT AND RESTRICTIONS

The lands of the Grantor that are subject to this Conservation and Agricultural Easement and Restrictions are all of Lot #1 as shown on a plat entitled "Plat of Survey Showing a Proposed 7 Lot Subdivision for Steven Hibbard in the Town of Georgia, Vermont" dated December 28, 1997, last revised on June 7, 1999, prepared by Harold N. Marsh and recorded in Map Slide ___ of the Town of Georgia Land Records.

Being a portion of a parcel of land consisting of forty-five (45) acres, more or less, without buildings, and further being a portion of the same land and premises conveyed to Grantor by Trustee's Deed of Evan C. Archer, Jr., Successor Trustee of the Lucius Hibbard Trust Agreement dated November 6, 1987 and recorded in Book 109 at Page 427 of the Town of Georgia Land Records.

Also being a portion of the same land and premises conveyed to the People's Trust Company of St. Albans, Trustee of the Lucius Hibbard Trust Agreement dated November 6, 1987, by Trust Deed of Lucius Hibbard dated November 12, 1987, and recorded in Book 67 at Page 15 of the Town of Georgia Land Records.

Reference is hereby made to the above-mentioned deeds, the records thereof and the references therein contained, all in further aid of this description.

This Conservation and Agricultural Easement and Restriction on lands owned by Steven Hibbard is agreed to and approved by the Town of Georgia Select Board by resolution this ___ day of July, 1999.

Kirk White

John R. Russell
Jerry Smith



GEORGIA VERMONT

Sketch Plan Review Application

Application #SK - 004-25

☒ Minor (3 lots or less) ☐ Major (4 lots or more)

Submission Requirements: An application for Sketch Plan Review will consist of one set 11"x17" site plan maps plus a digital file in *.pdf format which includes scale, north arrow, legend, abutters, title block, existing and proposed lots, existing and proposed structures, roads, driveways, easements and/or rights of way.

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): Joseph & Jaime Gray
Address: 5659 Georgia Shore Road
St. Albans Vt.
Zip Code 05478 Telephone 802-370-2011
Email jgraydc@yahoo.com

Applicant(s): Joseph & Jaime Gray
Address: 5659 Georgia Shore Road
St. Albans Vt.
Zip Code 05478 Telephone 802-370-2011
Email jgraydc@yahoo.com

Tax Parcel ID: 107310400 Zoning District: LV 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: [Signature] Date: 9/15/25

Signature of Applicant: [Signature] Date: 9/15/25

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: [Signature] Date: 9/15/25

Signature of Owner: [Signature] Date: 9/15/25

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

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

Location of Property:

5659 Georgia Shore Road, Georgia Vermont

Parcel ID No.: 107310400

Zoning District: LV

Deed Reference: Volume _____ Page _____

Size of Parcel: 4.44 acres

Previous subdivision of parcel (if applicable)

Permittee name: _____

Date: _____ Map # _____

Previous Site Plan Approval (if applicable)

Permittee name: _____

Date: _____ Map # _____

If applicable:

Engineer: Stephen Tetrault

Surveyor: Mark Day

Phone: 802-524-4460

Phone: 802-849-6516

Email: stephen@tdhsurvey.com

Email: _____

Description of proposed project: (Please describe here or attach a separate proposal)

3 lot subdivision, with one lot gaining access to 1.5 acre common land parcel COM34. with 25 foot wide easement provided

Lot 3: 1.75 Acres plus/minus (Current Residence), Lot 1: 1.00 acres plus/minus

Lot 2: 1.00 Acres plus/minus (will be apart of parcel COM34)

Number and size of lots proposed (including all building lots, common area lots, retained lots, and donated/ open space lots):

Lot 3: 1.75 Acres plus/minus (Current Residence)

Lot 1: 1.00 acres plus/minus

Lot 2: 1.00 Acres plus/minus (will be apart of parcel COM34)

If a PUD, are you requesting waivers for proposed lot size & setbacks?

___ Yes ☒ No (If yes please describe here)

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

See Attached Sketch

Names and addresses of abutting property owners:

Rene & Priscilla Boissonault 5593 Georgia Shore Road (Neighbor), Jeffrey & Sandra Moulton, 5685 Georgia Shore Rd.

Joshua & Alizabeth Riley 5683 Georgia Shore Road, David & Nadine Scibek 326 The Pines

Taylor Marthers 5646 Georgia Shore Road (Neighbor cross street)

Paul & Nicole Courtois 5563 Georgia Shore Road (Boarder Property Common Land)

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

Proposed 12 Foot Wide Driveway with in the proposed easement

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

Proposed Easement of 25 wide along property.

Proposed and/or existing wastewater disposal and water supply:

Mound System

Proposed drainage/storm water runoff (if required):

Not required

Proposed landscaping (if applicable):

Not yet determined

Size and location of proposed and/or existing buildings:

Lot 3: 2300 sq ft. single level (Current Residence)

Lot 1: TBD, based off mound system design

Lot 2: TBD, based off mound system design

State permits required and/or obtained for this project:

Not required

Please Note: *sketch plan review does not constitute approval of a proposed subdivision plat. Following the public meeting, Applicant will receive a letter classifying the project as a Major or Minor subdivision, with guidance regarding next steps for their application.*

For the purpose of classification and initial discussion, subdivision applicants, prior to submitting applicable Preliminary or Final Plat applications, shall submit Sketch Plan information as outlined below. Applications shall be submitted at least 15 days prior to a regularly scheduled meeting of the Development Review Board (DRB) and no meeting shall be scheduled until all application materials are received. Applicants will be notified in writing if application materials are missing following submission. Sketch Plan meetings shall be noticed to adjacent property owners and posted at the Georgia Municipal Building. Sketch plans shall not be publicly warned in the Town’s newspaper of general circulation, as they do not constitute Public Hearings. (Section 4.3 (C)(1), Town of Georgia Development Regulations 05.02.22).

A Sketch Plan meeting with the DRB is required for all subdivisions (Major or Minor). Following Sketch Plan review, the DRB, will send a letter to all applicants summarizing feedback provided at the Sketch Plan meeting.

Sketch Plan review is intended to be an informal meeting. Surveyed and/or engineered drawings are not expected. Instead, the intention is for the Applicant to provide scaled and accurate drawings indicating proposed subdivision layout and related improvements. The DRB can then provide verbal and subsequent written feedback about applicable regulations prior to the Applicant incurring investment in survey and engineering work. Sketch Plan review does not constitute approval of a subdivision plat and is merely authorization for the Applicant to file a preliminary plat or final plat application.

APPLICATION SUBMITTAL REQUIREMENTS:

- 1) Completed Sketch Plan application form.
- 2) Sketch Plan application fee. Fee schedule is on the website at townofgeorgia.com.
- 3) A List for all adjacent property owners and current addresses, including all properties abutting the property proposed for subdivision and those properties across a street, highway, or other right-of-way
- 4) The Sketch Plan application shall consist of one or more maps or drawings which may be printed or reproduced on paper with all dimensions shown in feet or decimals of a foot, drawn to a scale of not more than one hundred (100) feet per inch, showing or accompanied by the following information:
 - a) Proposed subdivision name or identifying title and the name of the town.
 - b) Name and address of the record owner and applicant (if different).
 - c) Boundaries and area of proposed subdivision.
 - d) Size of lots and number of proposed lots.
 - e) Existing and proposed layout of property lines, type, and location of existing and proposed restrictions on land, such as easement and covenants, buildings, existing septic systems, well, water courses and other essential existing physical features, including mapped wetlands and flood plains.
 - f) Type, location, and approximate size of existing and proposed streets, utilities, and open space, if applicable.
 - g) Date, true north arrow, and scale (numerical and graphic).
 - h) Location map showing relation of proposed subdivision to adjacent property and surrounding area. Page 4 of 4
 - i) Deed reference and parcel tax identification number.
 - j) Zoning district(s) designation of the area to be subdivided and any zoning district boundaries affecting the subject parcel.

Please submit 11"x17" of sketch plans and a digital file of plans.

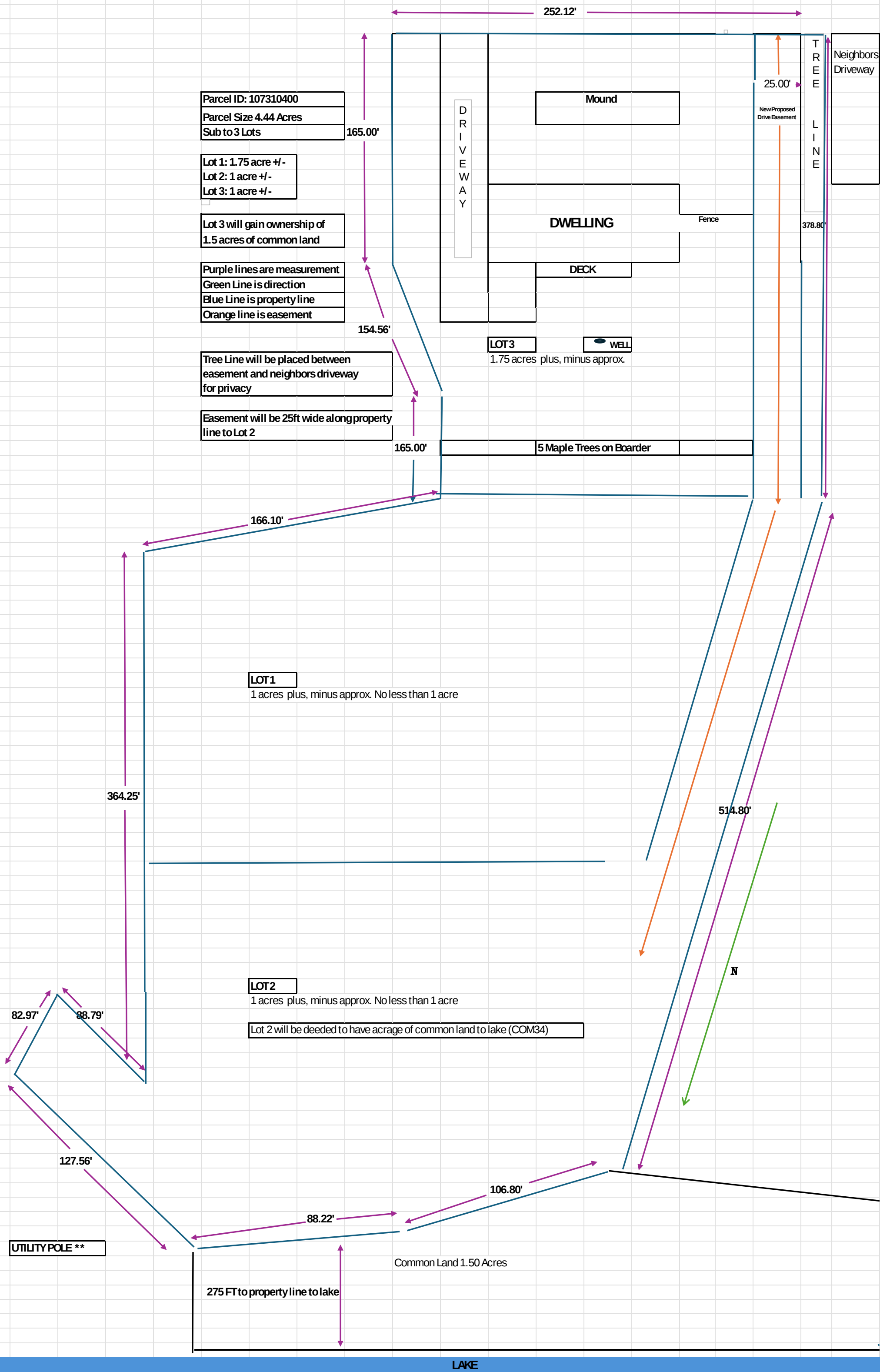
The subdivider, or a duly authorized representative, shall attend the meeting of the DRB on the sketch plan to discuss the requirements of these regulations for streets, improvements, drainage, sewage, water supply, fire protection, and similar aspects, as well as the availability of existing services and facilities and other pertinent information.

The DRB shall study the sketch plan to determine whether or not it conforms to, or would be in conflict with, the town plan, zoning regulations, and any other by-laws then in effect, and shall, where it deems necessary, make specific recommendations for changes

in subsequent submissions, which recommendations shall be provided in writing to the Applicant/Owner.

Approval of a sketch plan shall not constitute approval of a subdivision plat and is merely authorization for the Applicant to file a preliminary or final plat application.

(FOR TOWN USE ONLY):
Date received: 9/16/25 Fee paid: SCU Check # 1921
Returned (incomplete) _____ Date: 9/16/25
Signed: Kollene Caspus
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.



SKETCH PLAN REVIEW Three-Lot Minor Subdivision SK-004-25

Owner/Applicant: Joseph and Jamie Gray 5659 Georgia Shore Road, Georgia VT 05478 PH: 802-370-2011	Property Tax Parcel & Location: 5659 Georgia Shore Road Georgia, VT 05478 Parcel#107310400 Zone: Lakeview/LV (L-1)
Engineer: Stephen Tetreault LDBW 802-524-4460 Email: stephen@tdhsurvey.com	Surveyor: Mark Day Day Land Surveying, PLLC PH: 802-849-6516 mark@daylandsurveying.com

Background

Joseph and Jamie Gray, hereafter referred to as Applicants, are requesting Sketch Plan review for a three-lot Minor Subdivision at 5659 Georgia Shore Road and consisting of ± 4.44 acres. The parcel is located in the Lakeview/LV (former L-1) zoning district. Said parcel is benefitted by ± 252 ft of road frontage along Georgia Shore Road.

Applicant is proposing a subdivision of the ± 4.44 acres into three (3) lots:

- Lot 1, ± 1.0 acres,
- Lot 2, ± 1.0 acres, with ± 1.5 acres of common land to the lake (COM34),
- Lot 3, ± 1.75 acres, which includes the current residence.

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:

	LV	LOT 1	LOT 2	LOT 3
Minimum Lot Size	.5 acres	± 1.0 acres	± 1.0 acres	± 1.75 acres
Lot Frontage	100 ft	0	0	± 252 ft
Front Yard Setback	30 ft	N/A	N/A	± 100 ft
Side Setbacks	10 ft	N/A	N/A	± 50 ft
Rear Setbacks	10 ft	N/A	N/A	± 200 ft
Shoreline Setback	10 ft	N/A	N/A	N/A

2. Site plans. Applicant has submitted one map self-prepared on 9/15/2025.

3. Lot layout. The proposed layout will divide the current lot into three lots, where Lot 3 will contain the existing dwelling and Lots 1 and 2 will be reserved for future development.

4. **Suitability for development.** Proposed Lot 1 has the current 2,300 sq ft single-family dwelling, and a 25' easement across the property for rights-of-way.
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 Lakeview/LV (former L-1) zoning district. Lots 1 and 2 do not meet Development Regulations for lot frontage requirements, Applicant will have to complete a Waiver application with fee to apply to the DRB for a waiver.
8. **Compatibility with surroundings.** The proposed three lot subdivision will conform with the existing zoning standards.
9. **Municipal Services.** The existing single-family dwelling has already confirmed municipal services.
10. **Individual Water Supply.** Lots 1 and 2 will need water supply and septic permits.
11. **Vehicular Traffic.** Proposed 12-foot-wide driveway within the proposed 25 ft permanent easement for access, where the minimum easement is 20 feet.
12. **Landscaping Plan and Lighting.** N/A
13. **State permits.** Wastewater permits for Lots 1 and 2 will be necessary for proposed mound system.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Town of Georgia

cc: Applicant



Town of Georgia

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

Site Plan Application

Application #SA - 003-25 Original SP# (Oct 10, 2006)

Submission Requirements: An application for Sketch Plan Review will consist of one set 11"x17" site plan maps plus a digital file in *.pdf format which includes scale, north arrow, legend, abutters, title block, with supporting data to include items listed on the attached checklist, and as approved in the original Site Plan. 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): Michael & Carrie Tourville
Address: 279 Bronson Road
Georgia VT
Zip Code 05478 Telephone 802-355-7213
Email m.tourville@comcast.net

Applicant(s): Michael & Carrie Tourville
Address: 279 Bronson Road
Georgia VT
Zip Code 05478 Telephone 802-355-7213
Email m.tourville@comcast.net

Tax Parcel ID: 101590000 Zoning District: AR2/R PUD Yes X 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: [Signature] Date: 9-15-25

Signature of Applicant: [Signature] Date: 9/15/25

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: [Signature] Date: 9-15-25

Signature of Owner: [Signature] Date: 9/15/25

Location of Property: 279 Bronson Road Georgia VT 05478
Parcel ID No.: 101590000 Zoning District: AR2
Deed Reference: Volume 116 Page 181 Size of Parcel: 5.7 acres

Previous subdivision of parcel (if applicable)

Permittee name: Lynn Denton
Date: November 30 2006 Map # 283

Previous Site Plan Approval (if applicable)

Permittee name: _____
Date: _____ Map # _____

If applicable:

Engineer: _____ Surveyor: _____

Phone: _____ Phone: _____

Email: _____ Email: _____

Description of proposed project: (Please describe here or attach a separate proposal)

We are requesting to dissolve the existing building envelope that is shown on the original Subdivision plat (map 283 - Slide 149) also noted on the Day Land Surveying Site Plan Ref #1. We are looking to install a shed in the future that falls within the town zoning regulations as well as make sure we are in compliance with all other structures. With the current building envelope we are not able to do so.

Names and addresses of abutting property owners:

Lynn Denton - 207 Bronson Road - Georgia VT - Parcel ID 101590200
Mill River Farm - Parcel ID 107460000
Michael & Janet McCarthy - 353 Bronson Road Georgia VT - Parcel ID 101600000

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

Existing as noted on the New Site Plan

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

New DAY Land Surveying Site Plan 09-02-25

Location of parking and proposed number of spaces:

None

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

Existing as noted on the New Site Plan

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

NONE

Proposed and/or existing wastewater disposal and water supply:

Existing as noted on the New Site Plan

Proposed drainage/storm water runoff (if required):
None

Proposed landscaping (if applicable):
None

Size and location of proposed and/or existing buildings:
Existing buildings as noted on the New Site Plan

State permits required and/or obtained for this project:
None

Proposed lighting (if any):
None

Notes

- 1) Narratives which summarize the purpose, scope and key proposed changes to the approved subdivision and/or site plan are encouraged & may be attached.
- 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.

Site Plan Review Checklist:

This checklist is intended to be used as an aid in developing a complete application for Site Plan Review before the DRB. An application for Site Plan Review will consist of eight (8) sets of site plan maps and supporting data which will include the following information, and such information as indicated in the Concept Plan Recommendation, if applicable. The DRB may require additional information as necessary to determine compliance with the regulations.

- 1. Address of subject property.
- 2. Name and address of the owners of record of the subject property
- 3. Name and address of the owners of record of adjoining lands.
- 4. Map or survey, drawn to scale, showing existing features, including contours, land use, structures, large trees, roads, easements, rights of way, deed restrictions, name and address of person or firm preparing the map, scale of map, north point, date of map/revisions, and legend.

5. Site Plan, 24" by 36" digital file in PDF format in size and drawn to an appropriate scale, showing proposed land use areas including proposed structures, roads, driveways, traffic circulation, parking and loading spaces, and pedestrian walkways; landscaping plans including site grading, culverts, drainage, landscape design, screening, signs and lighting; name and address of person or firm preparing the map, scale of map, north point, date of map and revisions, legend, and name, address and interest of the applicant in the subject property.
6. The DRB may require that the map or survey and site plan be prepared by a landscape architect, registered land surveyor, registered civil engineer, or registered architect if the proposed project utilizes more than 3,500 square feet, including parking area, or is a complex proposal that could have impacts on surrounding property owners, major roads, or important resources.
7. Construction sequence and timing schedule for completion of each phase for buildings, parking spaces, and landscaped areas of the entire project.
8. Specifications of the materials and plantings to be used.
9. A site location map showing the location of the project in relation to nearby town highways and developed areas at scale of one inch equals one thousand feet.
10. Uses that will generate more than one hundred and fifty (150) vehicle trip-ends per day (estimates shall be based on the most recent rates provided by the Institute of Transportation Engineers) shall include a traffic study conducted by a professional traffic engineer. The study will include details of existing and proposed ingress and egress, expected traffic volumes, turning movements, existing, and resulting levels of service, and proposed traffic control measures. The DRB may require a traffic study for projects generating less than 150 vehicle trip-ends where it finds there is a potential traffic safety issue.
10. A letter from the Georgia Fire Chief indicating any fire and rescue concerns with the proposed project.
11. A lighting plan including the location and height of mountings and/or light poles, fixture type, lamp type, wattage, level of illumination (footcandles). The DRB may require that the lighting plan be developed by a qualified professional. This plan shall show light levels, evenness, and patterns of light distribution, and should also indicate the lamp type, wattage, and lamp loss factors applied.
12. Sign details including dimensions, height, material, and proposed lighting.
13. At the request of the applicant, the DRB may waive any of the above submission requirements, but only where it finds that the size and scope of the application is such that the requirements represent an undue burden on the applicant and are clearly not necessary for the Commission to make findings on the application consistent with the requirements of these Zoning Regulations.
14. All fees according to the Permit Fee Schedule on the website at:

Fee Schedule

Decisions

The DRB shall act to approve or disapprove Site Plan 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 may recess and continue a hearing pending receipt of requested information, and non-submittal of requested information shall constitute grounds for Site Plan denial. 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.

Site Plan decisions shall be distributed per requirements in Title 24, Chapter 117, Section 4464(b)(1)(C), Vermont Statutes Annotated.

(FOR TOWN USE ONLY):

Date received: _____ Fee paid: _____ Check # _____

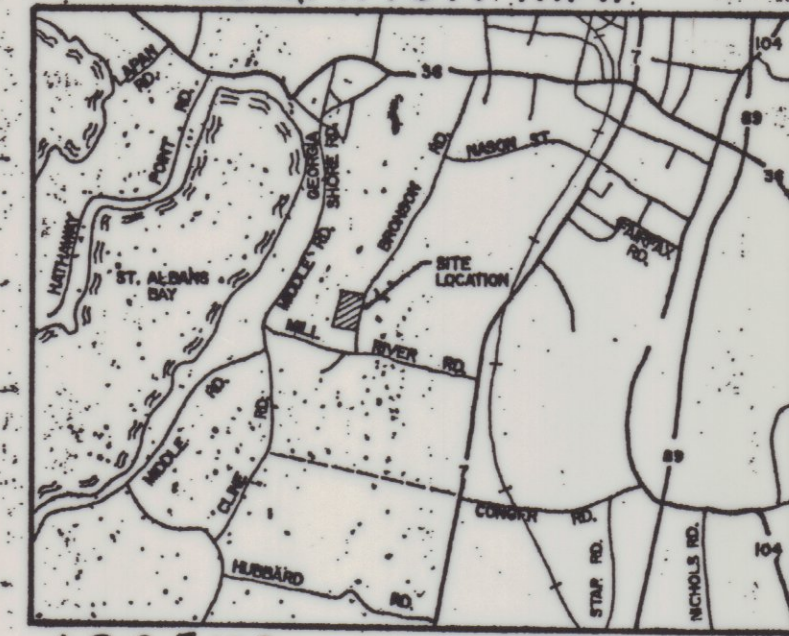
Returned (incomplete) _____ Date: _____

Signed: _____

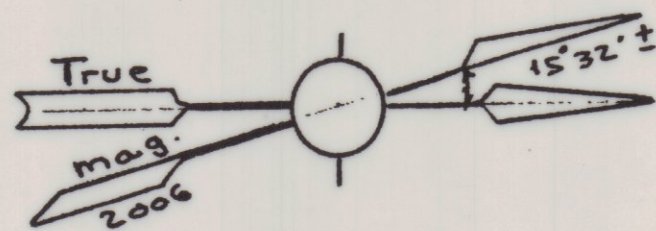
Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator

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

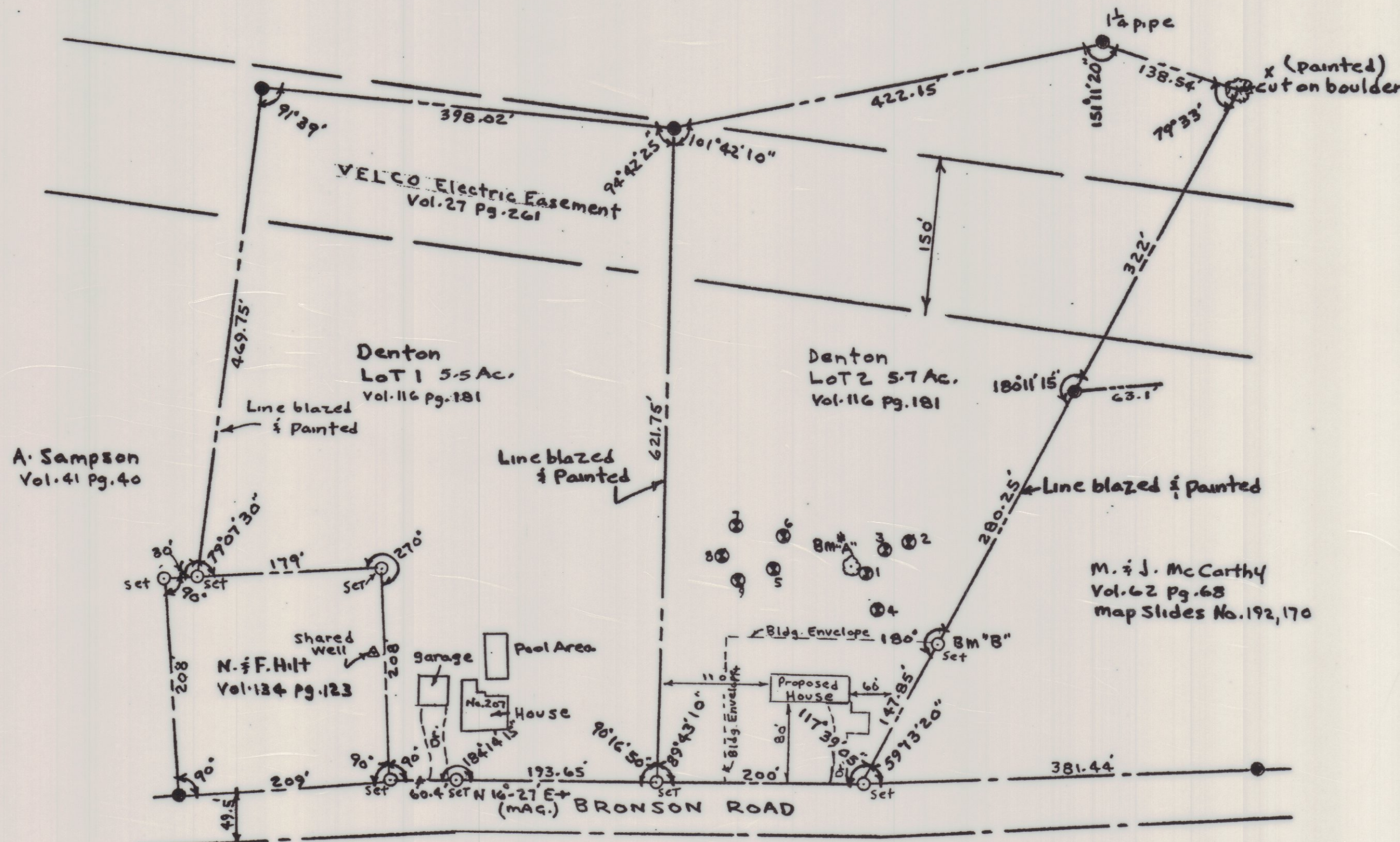
LOCATION MAP



A.R-2 Zone



N/F
Pelletier
Vol. 25 pg. 394



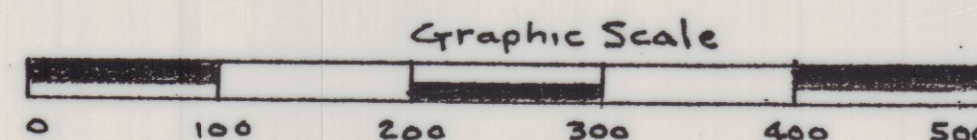
PIT No.	Elevations	Assumed Datum
1	498.7	
2	502.9	
3	500.8	
4	497.6	
5	494.2	
6	495.1	
7	493.0	
8	492.7	
9	492.7	

Notes:

1. Parcel Boundaries based on existing iron pins, maps of record, search of town land records and actual survey of site. All lot corners exist on site.
2. There are no slopes greater than 25% on proposed house site as they are prohibited, see contour plan.
3. This Survey is based on physical evidence found in the field and information abstracted from deeds and other pertinent records and this survey is consistent with that evidence. This plat conforms to 27 V.S.A. section 1403.
4. The pre-existing 1 acre lot & the 10.2 acre lot have been merged and re-subdivided with the approval of this 2-lot Subdivision.

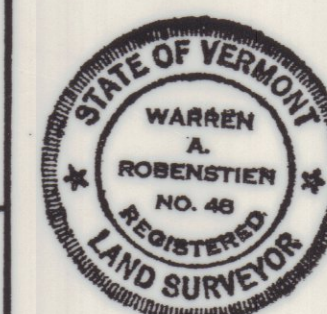
Legend

- existing iron rod $\frac{3}{8}$ "
- iron set $\frac{1}{2}$ "
- rural survey
- test pit location
- shared well



RECEIVED FOR THE RECORD
Date: November 30, 2006
At 9 O'CLOCK 0 MIN. A.M.
IN BOOK 283 PAGE 149
Attest: Missy Furber, Asst. Town Clerk

Approved by Resolution of the Planning Commission of the Town of Georgia, Vt. on the 27th day of Oct 2006 subject to the requirements and conditions of said Resolution.
Signed this 28th day of November 2006 By Warren A. Robenstien Chairperson



Warren A. Robenstien

Plat of Survey Showing 2-lot Subdivision
Lynn Denton Property (11.2 Ac.±)
Bronson Road Georgia, Vermont

DATE: Aug. 15, 2006

SCALE: 1" = 100'

DRAWN BY
W.A.R.

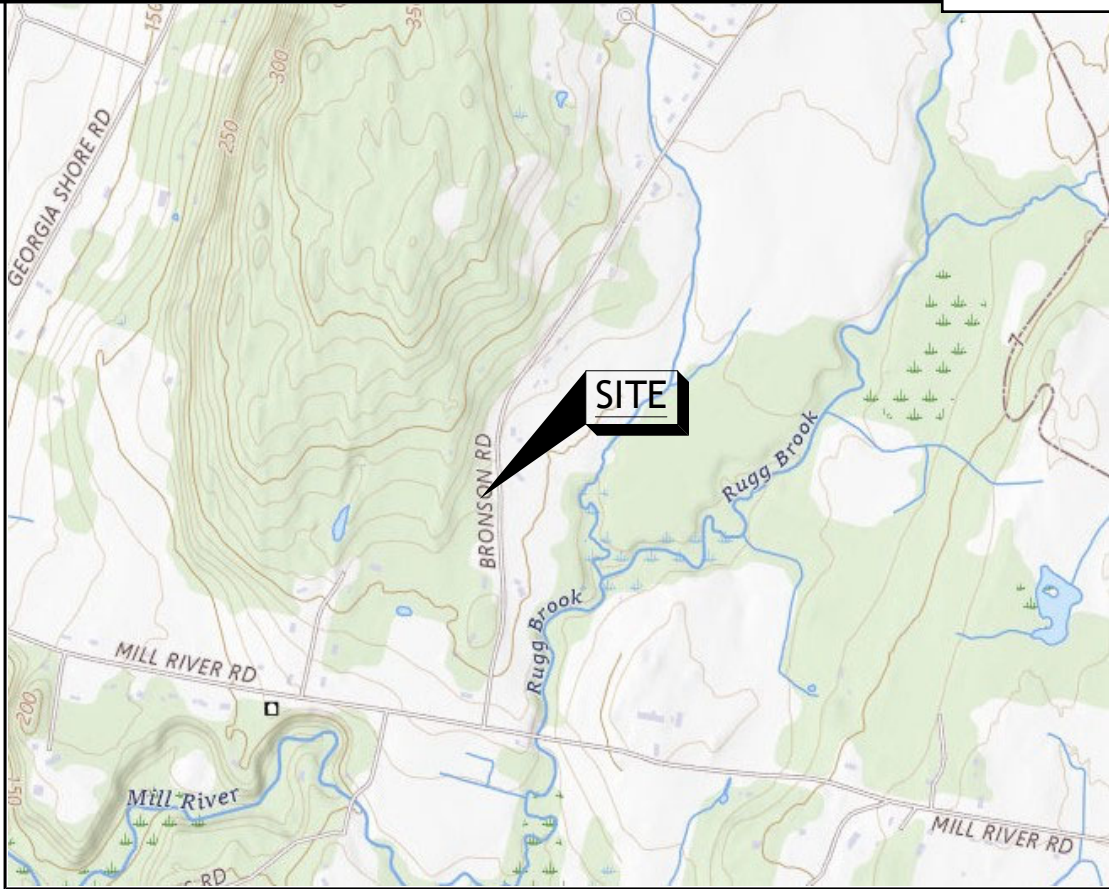
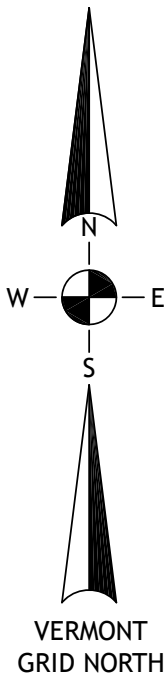
WARREN A. ROBENSTIEN, REG. VT & NH L.S.
P.O. BOX 171
WINOOSKI, VT 05404
(802) 878-2359

APPROVED BY
W.A.R.

DRAWING NUMBER

THIS SUBDIVISION PLAT HAS BEEN APPROVED BY RESOLUTION OF THE
DEVELOPMENT REVIEW BOARD OF THE TOWN OF GEORGIA, VT
THIS _____ DAY OF _____ 20____

SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.
DRB APPLICATION # _____
SIGNED THIS _____ DAY OF _____ 20____
BY _____, DRB CHAIR



LOCUS MAP
NOT TO SCALE

NOTES:

1. OWNER: MICHAEL S. & CARRIE L. TOURVILLE
2. THE PARCEL OF LAND WHICH IS THE SUBJECT OF THIS SURVEY IS KNOWN AS PARCEL ID: 101590000.
3. NORTH ORIENTATION IS BASED ON VERMONT GRID ZONE 4400 COMPUTED FROM RTK GNSS OBSERVATIONS MADE ON 09/02/2025 WITH DIFFERENTIAL CORRECTIONS FROM THE VERMONT CORS VRS. THE RESULTANT DATUM IS NAD83 (2011), EPOCH 2010.0, NAVD88 (GEOID18).
4. ONLY COPIES FROM THE ORIGINAL OF THIS MAP BEARING AN ORIGINAL SIGNATURE AND THE SEAL OF THE PREPARER SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.
5. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT REQUESTING THE SERVICE. ANY CERTIFICATIONS MADE HEREON ARE NOT TRANSFERABLE.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE NOT CERTIFIED TO. WHILE EVERY EFFORT WAS MADE TO PLOT UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES FROM FIELD INVESTIGATIONS AS WELL AS DATA OBTAINED FROM PREVIOUS MAPS, RECORD UTILITY DRAWINGS AND UTILITY FIELD MARKOUTS, THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED.
7. THE BUILDING ENVELOPE SHOWN ON PLAT REFERENCE #1 ONLY SHOWS 1 DISTANCE, SO THE ENVELOPE SHOWN HEREON IS SCALED FROM THE PLAT.

NOTES ON BOUNDARY:

1. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. ANY BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED ON FOR ANY USE CUSTOMARY TO AN OFFICIAL BOUNDARY SURVEY PLAT.
2. THIS PLAN DOES NOT INTEND TO MEET THE REQUIREMENTS OF 27 VSA 1403.
3. DISTANCES SHOWN HEREON ARE MEASURED DISTANCES BETWEEN PHYSICAL EVIDENCE FOUND IN THE FIELD.
4. THE BOUNDARY LINES SHOWN HERE ON ARE ALL BASED ON THE BOUNDARY LINES IN PLAT REFERENCE #1.

PLAT REFERENCE:

1. "PLAT OF SURVEY SHOWING 2-LOT SUBDIVISION - LYNN DENTON PROPERTY (11.2 AC.±) - BRONSON ROAD GEORGIA, VERMONT" DATED AUG. 15, 2006 BY WARREN ROBENSTIEN AND WAS PROVIDED BY THE CLIENT.

ZONING INFORMATION:

INFORMATION PROVIDED BELOW WAS TAKEN FROM
THE TOWN OF GEORGIA DEVELOPMENT REGULATIONS
DATED FEBRUARY 27, 2023

- ZONING DISTRICT: AR-2 RESIDENTIAL MED DENSITY
- MINIMUM LOT FRONTAGE: 150'
- MINIMUM FRONT YARD SETBACK: 75'
- MINIMUM SIDE YARD SETBACK: 25'
- MINIMUM REAR YARD SETBACK: 25'

LEGEND

- IRON PIPE (FOUND)
- ⊙ REBAR (FOUND)
- ⊕ UTILITY POLE
- ⊗ UTILITY POLE
- APPROXIMATE BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- - - UTILITY LINE
- - - SETBACK LINE
- - - BUILDING EVLEOPE AS SHWON ON PLAT REF. #1
- 260 LIDAR ELEVATION CONTOUR



272 N MAIN ST.
ST. ALBANS, VT 05478
802-849-6516
www.daylandsurveying.com

REVISIONS

SITE PLAN
PARCEL ID: 101590000
Prepared For

**MICHAEL S. & CARRIE L.
TOURVILLE**
279 BRONSON ROAD
GEORGIA, VERMONT

SCALE:	1"=30'
DATE:	09/02/2025
JOB NUMBER:	25151
DRAWING:	25151 WS
DATE OF SURVEY:	09/02/2025
SURVEY BY:	DBM
SHEET	1 of 1



PARCEL ID: 101590200
LYNN DENTON

PARCEL ID: 111730000
ARTHUR & KATHLEEN
LISKOWSKY

PARCEL ID: 107460000
MILL RIVER FARM LLC

PARCEL ID: 107460000
MILL RIVER FARM LLC

PARCEL ID: 101600000
MICHAEL & JANET
MC CARTHY

1" UP 3.3'
GALVANIZED

PAINT FOUND ON LARGE FLAT
BOULDER, NO "X" CUT FOUND

CHICKEN COOPS

GRAVEL AREA
WITH FIRE PIT

VENT FOR
PUMP STATION
ABOVE
GROUND
POOL

EXISTING MOUND SYSTEM

BUILDING ENVELOPE AS
SHOWN ON PLAT REF. #1
TO BE DISSOLVED

GRAVEL DRIVE

DRILLED WELL

ZONING SETBACK LINE
TYP.

BRONSON ROAD

S 17° 21' W
138.3 ±

N 62° 00' W
322.0 ±

#4 UP 0.3'

#4 UP 1.7'
SET BY CLIENT, NOT HELD

N 62° 10' W
428.3 ±

#5 UP 1.3'

S 11° 13' E
422.1 ±

#4 UP 2.0'
SET BY CLIENT, NOT HELD

617.1 ±
S 89° 37' E

#4 UP 2.0'
SET BY CLIENT, NOT HELD

#4 UP 1.7'

#4 UP 2.0'
BROOKS RLS 557

SITE PLAN AMENDMENT
Change of Building Envelope
SA-003-25

Owner: Michael & Carrie Tourville 279 Bronson Road Georgia, VT 05478 PH: 802-355-7213 m.tourville@comcast.net	Property Tax Parcel & Location: 279 Bronson Road Residential/R (AR-2) Zoning District Parcel #101590000
Engineer:	Surveyor: Day Land Surveying, PLLC PH: 802-849-6516 mark@daylandsurveying.com

BACKGROUND

Michael and Carrie Tourville, hereafter referred to as Applicants, are requesting a Site Plan Amendment from the previous subdivision of property decision (PC hearing October 10, 2006) to dissolve the existing building envelope that is shown in the original Subdivision plat map (map 283, Slide 149) also noted on the Day Land Surveying Site Plan Ref #1. Applicants want to install a shed in the future that complies with zoning regulations, and are not able to do so with the current building envelope. The parcel is located at 279 Bronson Road within the Residential/R (AR-2) zoning district with the total acreage of ±5.7 acres in size.

PROJECT NARRATIVE SUMMARY

1. Applicants have submitted the following maps:
 - Site Plan, 279 Bronson Road, Michael S. & Carrie L. Tourville, prepared by Day Land Surveying, PLLC, dated 9/2/2025.
 - Original subdivision plat mylar, Town of Georgia Map 283, Slide 149.
2. The Final Plat Approval decision letter for the two-lot subdivision project, issued by the Planning Commission after the hearing on October 10, 2006, is attached for review.
3. The site plan revision is limited to addressing the building envelope. The previously approved building envelope cannot accommodate building outside of a small area close to the home (see 2006 mylar). Changing the building envelope will accommodate future accessory structures (See 2025 Site Plan). No other site plan changes are requested.
4. According to Town of Georgia Developmental Regulations (8/26/2025) Article 7.1: Subdivision Review:
Proposed Building Envelopes are required to be shown on all subdivision and boundary line adjustment applications.
5. Applicants are requesting dissolution of the current building envelope. The Town of Georgia Zoning office recommends a change to increase the size of the building envelope

to include setbacks and easements rather than eliminating the building envelope altogether.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning and DRB Clerk



GEORGIA VERMONT

DRB MEETING Tuesday, August 19, 2025 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 - 7:01 PM

DRB PRESENT

Gilles Rainville, Chris Caspers, Lisa Faure, Leigh Horton (via Zoom), Glenn Sjoblom (via Zoom)

DRB ABSENT

Chair Charles Cross, Vice Chair James Powell, Tony Gabel

STAFF PRESENT

Doug Bergstrom, Zoning Administrator; Kollene Caspers, Zoning Clerk

No public present

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: August 5, 2025

Motion to approve minutes as written.

Motion made by Sjoblom, Seconded by Caspers

Voting Yea: Faure, Horton, Rainville, Sjoblom, Caspers

5. OTHER BUSINESS

Public Meeting with Selectboard for new Development Regulations on Tuesday, August 26th at 6pm at the Town of Georgia offices.

6. **PLAN NEXT MEETING AGENDA**

- A. Next Meeting: September 2, 2025
- September 2, 2025 DRB meeting cancelled, no hearings scheduled.

7. **DELIBERATIONS**

- A. Decision Letter for SA-002-25, Redeeming Grace Church

Motion to approve the Redeeming Grace Church decision letter.
Motion made by Sjoblom, Seconded by Caspers
Voting Yea: Horton, Rainville, Sjoblom, Caspers
Voting Abstaining: Faure

Motion for DRB member Gilles Rainville Jr. to sign the decision letter.
Motion made by Sjoblom, Seconded by Horton
Voting Yea: Horton, Rainville, Sjoblom, Caspers
Voting Abstaining: Faure

8. **ADJOURN**

Motion to adjourn at 7:04pm
Motion made by Rainville, Seconded by Caspers
Voting Yea: Faure, Horton, Rainville, Sjoblom, Caspers

Agendas are posted to the Town website.
Minutes and videos of the meetings are posted on the Town of Georgia website.
Signed: Kollene Caspers, Zoning Clerk, DRB Clerk
Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com