



GEORGIA VERMONT

DRB MEETING

Tuesday, May 21, 2024 at 7:00 PM
Chris Letourneau Meeting Room and via Zoom

Agenda

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)

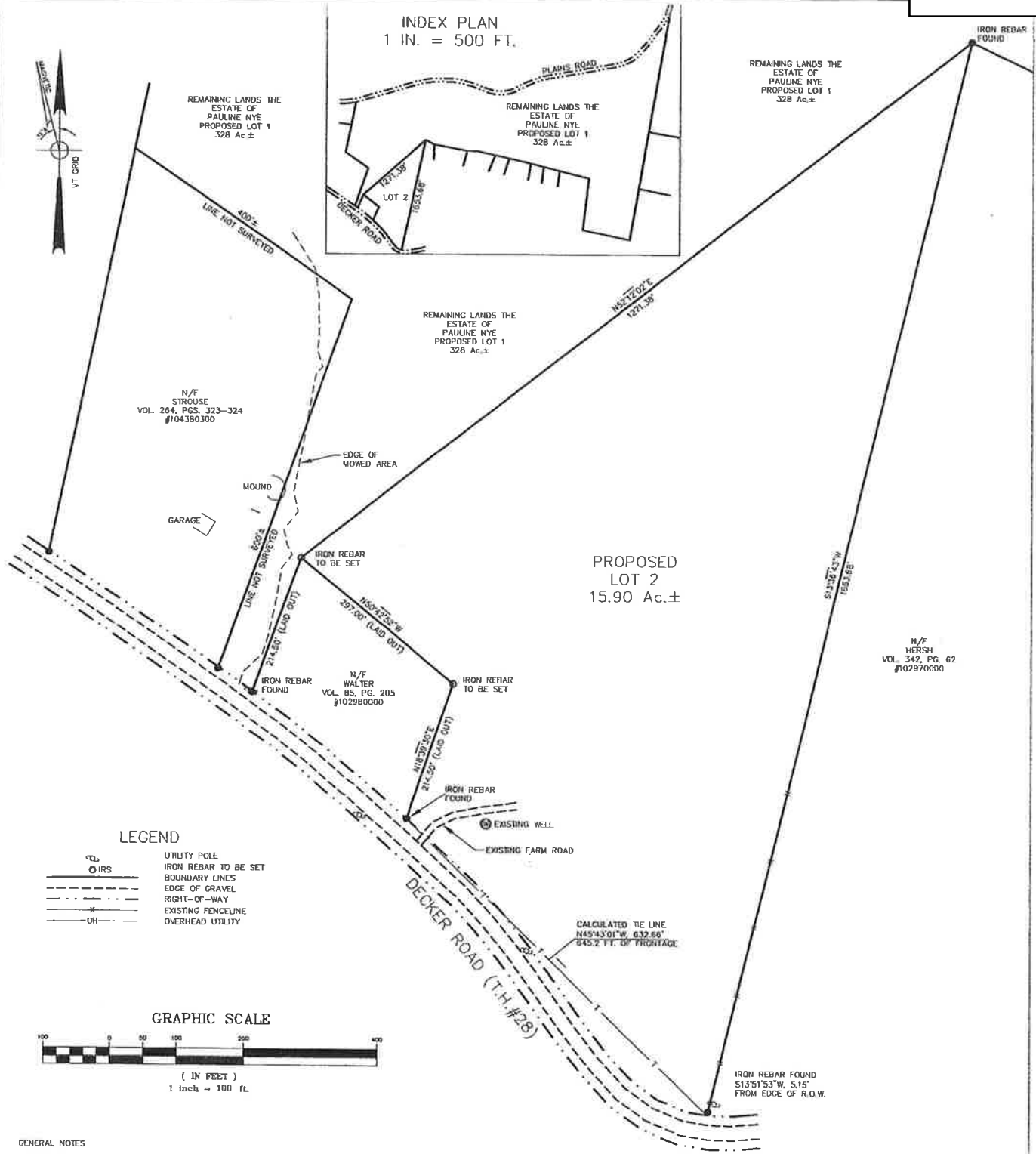
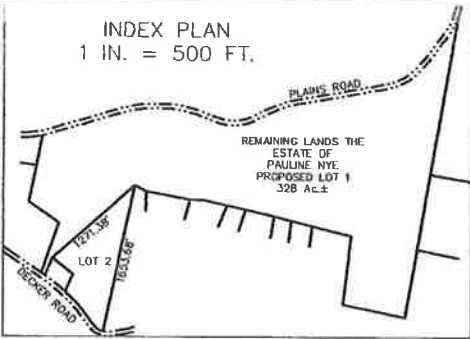
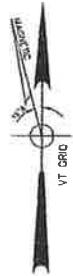
1. **CALL TO ORDER - 7:00 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **PUBLIC HEARINGS**
 - A. A. Two-Lot Minor Subdivision (SK-001-24) for Estate of Pauline Nye
4. **APPROVAL OF MINUTES**
 - A. A. DRB Meeting Minutes May 7. 2024
5. **OTHER BUSINESS**
 - A. Discussion on South Village Sidewalks
6. **PLAN NEXT MEETING AGENDA**
 - A. June 4, 2024
7. **DELIBERATIONS**
8. **ADJOURN**

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

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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

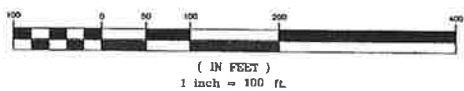
INDEX PLAN
1 IN. = 500 FT.



LEGEND

- UTILITY POLE
- IRON REBAR TO BE SET
- BOUNDARY LINES
- EDGE OF GRAVEL
- RIGHT-OF-WAY
- EXISTING FENCELINE
- OVERHEAD UTILITY

GRAPHIC SCALE



GENERAL NOTES

1. PROPERTY IS OWNED BY THE ESTATE OF PAULINE NYE, 8644 PLAIN ROAD, MILTON, VT 05468. DEED IS RECORDED IN VOL. 54, PGS. 422-423 OF THE GEORGIA LAND RECORDS, DATED SEPTEMBER 12, 1984. PARCEL ID #104380000. SPAN #237-076-11307.
2. THIS TOTAL STATION SURVEY OF LOT 2 WAS PERFORMED IN ACCORDANCE WITH THE RULES OF THE BOARD OF LAND SURVEYORS STANDARDS FOR THE PRACTICE OF LAND SURVEYING. BEARINGS ARE BASED ON GRID NORTH AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS BETWEEN THE COURSES SHOWN.
3. THE LANDS WITHIN LOT 2 ARE LOCATED WITHIN THE TOWN OF GEORGIA'S AR-1 ZONING DISTRICT.
4. DECKER ROAD IS ASSUMED TO HAVE A 3-ROAD (49.5-FT.) WIDE RIGHT-OF-WAY, CENTERED ON THE EXISTING TRAVELLED WAY, BASED ON OTHER MAPS RECORDED IN THE LAND RECORDS. OWNERSHIP BETWEEN THE CENTER-LINE OF THE ROAD AND THE EDGE OF SAID ROAD'S RIGHT-OF-WAY IS UNCERTAIN; NO RECORD OF FEE TITLE WAS FOUND. ACREAGE HAS BEEN CALCULATED TO THE EDGE OF THE ROAD RIGHT-OF-WAY.
5. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS OR RESERVATIONS NOT SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY SUCH EASEMENTS, RESTRICTIONS OR RESERVATIONS. PROPERTY SUBJECT TO AND/OR BENEFITED BY ALL EXISTING EASEMENTS AND RIGHT-OF-WAYS OF RECORD. OVERHEAD STRUCTURES AND/OR UTILITY LINES MAY NOT ALL BE SHOWN.

TOTAL STATION SURVEY - PORTIONS OF LANDS OWNED BY THE
ESTATE OF PAULINE NYE - LOT 2
 DECKER ROAD GEORGIA, VT
 SCALE: 1 INCH = 100 FT. SHEET 1 OF 1
 I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS SURVEY IS CORRECT BASED UPON DEED RESEARCH, PREVIOUS MAPS NOTED, PHYSICAL EVIDENCE FOUND AND SUBDIVIDED AS DIRECTED BY SARA NYE VESTER (ADMINISTRATOR). THIS PLAT CONFORMS WITH 27 V.S.A. SEC. 1403.
 BRAD M. RUDERMAN & ASSOCIATES, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 HARTLAND, VERMONT
 MAY 3, 2021



GEORGIA VERMONT

Sketch Plan Review Application

Application # SK - 061-24

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): Estate of Pauline Nye

Applicant(s): Sara Nye Vester

Address: 644 Plains Road
Milton, VT 05468

Address: 644 Plains Road
Milton, VT 05468

Zip Code _____ Telephone 802-524-3996

Zip Code _____ Telephone 802-524-3996

Email _____

Email _____ 752-8306

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: _____ 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: Sara Nye Vester Executrix for Pauline Nye Estate Date: _____

Signature of Owner: _____ Date: _____

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

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

Location of Property:

Plains Road & Decker Road

Parcel ID No.: 104380000

Zoning District: AR-1

Deed Reference: Volume 54 Page 422-42

Size of Parcel: _____ 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

Phone: _____

Phone: 802-674-4248

Email: _____

Email: ruderman1@aol.com

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

Proposed two-lot subdivision of a vacant parcel.

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

Lot 1 - 328 acres

Lot 2 - 15.9 acres

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

Yes N/A No (If yes please describe here)

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

Names and addresses of abutting property owners:

See separate list

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

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

Proposed and/or existing wastewater disposal and water supply:

Proposed drainage/storm water runoff (if required):

Proposed landscaping (if applicable):

Size and location of proposed and/or existing buildings:

State permits required and/or obtained for this project:

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.

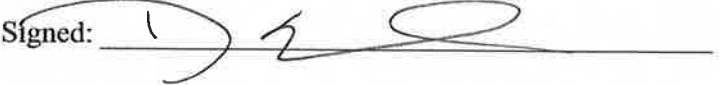
Please submit 11"x17" of sketch plans and a digital file of plans.

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: 4/23/24 Fee paid: 450 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.

**SKETCH PLAN REVIEW
 Two-Lot Minor Subdivision
 SK-001-24**

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 Sketch Plan 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 a subdivision of the ±344 acres into two (2) lots: ±328 acres (Lot 1) and ±15.9 acres (Lot 2).

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:

	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

Site plans. Applicant has submitted site plans titled “Total Station Survey- Portions of Land Owned by the Estate of Pauline Nye- Lot 2” prepared Brad M. Ruderman & Assoc. dated 5/3/2021.

- 2. Lot layout.** As proposed, the boundary lines are linear and proposed lots are generally regular in shape.
- 3. Suitability for development.** The parcel is vacant land and will remain vacant land after subdivision of property.

4. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** N/A
5. **Storm water and erosion control plan during construction.** N/A
6. **Conformance with Town Plan and Bylaws.** This project meets the minimum dimensional requirements for the AR-1 district.
7. **Compatibility with surroundings.** Proposed two lot subdivision will conform with the existing AR-1 zoning standards.
8. **Municipal Services.** N/A
9. **Individual Water Supply.** N/A
10. **Vehicular Traffic.** N/A
11. **Landscaping Plan and Lighting.** N/A
12. **State permits.** N/A

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Town of Georgia

cc: Applicant



GEORGIA VERMONT

DRB MEETING Tuesday, May 07, 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

BOARD PRESENT

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

BOARD ABSENT

- Lisa Faure

STAFF PRESENT

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

GUESTS PRESENT

- Heather Dunsmore, Applicant
- Justin Holmes, Consultant
- Nancy Connor
- Lynn Cemel
- Kristie Russell

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

Sidewalks discussion will be added to Other Business

3. PUBLIC HEARINGS

A. Boundary Line Adjustment (BLA-001-24) for Brian and Heather Dunsmore

Justin Holmes, Pinnacle Engineering presented for Heather Dunsmore, Applicant.

- Original property had a homestead exemption provided by the state. Current Lot 2 will become Lot 2A. The remaining property boundary line will be adjusted.
- Right-of-way access to the new lot is across the CAX properties. Lot with the existing house has access to Route 7 and a 65 ft wide ROW. Lot 1 will be accessed via ROW off Dewey Drive and up North off Dewey/Dunnaway. VTrans would not likely permit access by the rocky ledge in existing ROW near Route 7.
- Kristie Russell, abutter on 31 Dewey Drive, voiced concerns on where the road is going to go. Her home is near the ROW. H. Dunsmore explained there are currently no plans for additional homes, this hearing is for adjusting the boundary line.
- Abutters present had further development concerns for more traffic, if additional houses will have a separate identity from the first phase, sharing responsibilities of the private road, etc.
- G. Drew questioned the northern easement for septic on the homestead property. Duplexes also have ROW to use the leachfield off the homestead property.
- J. Holmes gave more information on the Homestead Exemption and how it is no longer in use by the State of Vermont; as well as additional information about the site plan.

Motion to close hearing at 7:17pm

Motion made by Rainville, Seconded by Vice Chair Cross.

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

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: April 16, 2024

Motion to accept minutes with changes to Rhodeside Acres decision moved from Section 1 to Section 7; recognition of the Sherwood Forrest neighborhood in Section 3 (A) notes; and other minor changes.

Motion made by Rainville, Seconded by Vice Chair Cross.

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

5. OTHER BUSINESS

A. PR-002-24 Sandy Birch Road, LLC Decision Letter

Edits made to document, S. Brown signed Preliminary Plat Approval and ability to apply for Final Plat with conditions.

B. Sidewalks: VTrans regulations mandate the responsibility to towns and cities to maintain sidewalks along state roads. Thus, the sidewalks along Rt 7 and Rt 104, any sidewalks along any VTrans roads in the Town of Georgia, must be maintained by the Town of Georgia.

- Ditches along Rt 7 and sidewalks for Georgia Market, sidewalk will go from Dollar General, across the driveway and along the grass front. Will continue to the next property. Town trying to find the authority document to pave or include sidewalks along Rt 104.
- The DRB will need to examine Gaudette properties, will need to look at decision letter to determine driveway narrowing and sidewalks.

- VTrans ditches, should we wait to put sidewalks in until VTrans can work on the ditches?
Sidewalks are 16 ft from Rt 7, so the sidewalks at Georgia Market shouldn't be an issue to install.

6. PLAN NEXT MEETING AGENDA

- A. Next Meeting: May 21, 2024
Nye, (SK-001-24) 2 Lot minor subdivision

7. DELIBERATIONS

Motion to enter deliberative session 7:39pm
Motion made by Vice Chair Cross, Seconded by Drew.
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Caspers

Motion to exit deliberative session 7:59pm
Motion made by Vice Gilles, Seconded by Drew.
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Caspers

Motion to approve Boundary Line Adjustment (BLA-001-24) for Dunsmore.
Motion made by Sjoblom, Seconded by Powell.
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Caspers

8. ADJOURN

Motion to adjourn 8:05pm
Motion made by Rainville, Seconded by Powell.
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Caspers

Posted to the Town website.
Signed: Kollene Caspers, Zoning Clerk, DRB Clerk
Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com