



GEORGIA VERMONT

DRB MEETING

Tuesday, August 05, 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. FP-004-25, Letourneau Final Plat
4. **APPROVAL OF MINUTES**
 - A. DRB Meeting Minutes: July 15, 2025
5. **OTHER BUSINESS**
6. **PLAN NEXT MEETING AGENDA**
 - A. August 19, 2025
7. **DELIBERATIONS**
 - A. SA-002-25, Redeeming Grace Church Site Plan Amendment Decision Letter
8. **ADJOURN**

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

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

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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



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 Application Application # FP -004-25

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): <u>The Entrust Group inc. Mark</u>	Applicant(s): <u>same</u>
Address: <u>1110 Sious Street</u>	Address: _____
<u>Los Alamos, NM</u>	_____
Zip Code <u>87544</u> Telephone <u>505-412-7603</u>	Zip Code _____ Telephone _____
Email <u>m2j2l@msn.com</u>	Email _____
Tax Parcel ID: <u>102970000</u>	Zoning District: <u>AR-1</u> 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: Mark Letourneau Date: 6/25/25

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: Mark Letourneau Date: 6/25/25

Signature of Owner: _____ Date: _____

Previous subdivision of parcel (if applicable)

Previous Site Plan Approval (if applicable)

If applicable:

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:

Names and addresses of abutting property owners:

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

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

Location of parking and proposed number of spaces:

3

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

existing gravel drive serves the property currently

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

n/a

Proposed and/or existing wastewater disposal and water supply:

home is served by an existing drilled well and inground wastewater system, a permit is applied for the replacement area of designation with the State

Proposed drainage/storm water runoff (if required):

n/a

Proposed landscaping (if applicable):

n/a

Size and location of proposed and/or existing buildings:

see map

State permits required and/or obtained for this project:

wastewater permit for subdivision and replacement designation for Lot 1

Proposed lighting (if any):

n/a

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

Section 3. Item #A.

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: 7/3/25 Fee paid: \$550 Check # 3000

Returned (incomplete) _____ Date: _____ Date Application Accepted: 7/3/25

Date of Hearing: 8/3/25

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.

PLAT NOTES:

1. OWNER OF RECORD: THE ENTRUST GROUP INC FBO MARK JOSEPH LETOURNAUD IRA# 7230023714
2. DEED REFERENCE: VOLUME 397 PAGE 257
3. KEY REFERENCES: VOLUME 39 PAGE 411, MAP SLIDE 82
4. NORTH ORIENTATION IS BASED ON VERMONT GRID ZONE 4400 COMPUTED FROM RTK GNSS OBSERVATIONS MADE ON 3/13/24 WITH DIFFERENTIAL CORRECTIONS FROM THE VERMONT CORS VRS. THE RESULTANT DATUM IS NAD83 (2011) EPOCH 2010.0, NAVD88 (GEOID18).
5. SURVEY METHODS PERFORMED AND THE RESULTING ACCURACY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS FOR RURAL SURVEYS AS SET FORTH IN SECTION 5.5(b)(1)(c) OF THE "STANDARDS FOR THE PRACTICE OF LAND SURVEYING" ADOPTED BY THE BOARD OF LAND SURVEYING ON 1/7/2013.
6. REBARS SET ARE INSTALLED FLUSH IN LAWN AND TRAVELED AREAS AND 0.5'± ABOVE GRADE IN WOODED AND NON-TRAVELED AREAS UNLESS OTHERWISE NOTED.
7. AN ATTEMPT HAS BEEN MADE TO IDENTIFY ANY EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY AVAILABLE IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
8. ANY PROPOSED BOUNDARIES OR EASEMENTS, OR CHANGES IN BOUNDARY LOCATIONS SHOWN ON THIS PLAT ARE NOT CREATED OR CONVEYED BY VIRTUE OF THIS PLAT. DEEDS MUST BE EXECUTED AND RECORDED BY THE CURRENT OWNER(S) TO CONVEY RIGHTS.
9. THIS PLAT IS NOT A GUARANTEE OF TITLE.
10. 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.
11. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT REQUESTING THE SERVICE. ANY CERTIFICATIONS MADE HEREON ARE NOT TRANSFERABLE.
12. THE OWNERSHIP OF THE LANDS WITHIN THE PUBLIC RIGHT OF WAY IS UNDETERMINED. FOR THE PURPOSE OF THIS SURVEY AND THE CALCULATIONS OF BOUNDARIES AND AREAS, THE EDGE OF THE RIGHT OF WAY WAS USED. TO CALCULATE SAID RIGHT OF WAY AN OFFSET OF ONE AND ONE HALF RODS EACH SIDE OF THE CENTERLINE OF THE EXISTING TRAVELED WAY AT THE TIME OF THE SURVEY WAS USED ESTABLISHING A 3 ROD RIGHT OF WAY AS ALLOWED BY STATE STATUTE.

PLAT REFERENCES:

1. "PLAN OF PORTION OF DECKER FARM, DECKER ROAD, GEORGIA, VERMONT" DATED SEPT. 1977 BY WARREN ROSENSTIEN AND RECORDED IN MAP SLIDE 82.
2. "MATHEWS SUBDIVISION, SURVEY PLAT" DATED 1/12/17 BY DAVID TUDHOPE AND RECORDED IN MAP SLIDE 249.

PARCEL ID:
104380000
E. & P. NYE
v. 54 p. 422

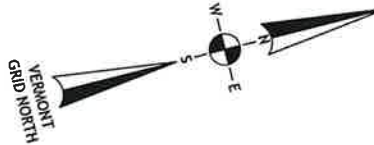
TOWN OF GEORGIA, VT
RECEIVED FOR RECORD

Received for record _____ A.D. 20 ____
At _____ O'clock ____ M and recorded on
Slide # _____ Map # _____
Attest: _____

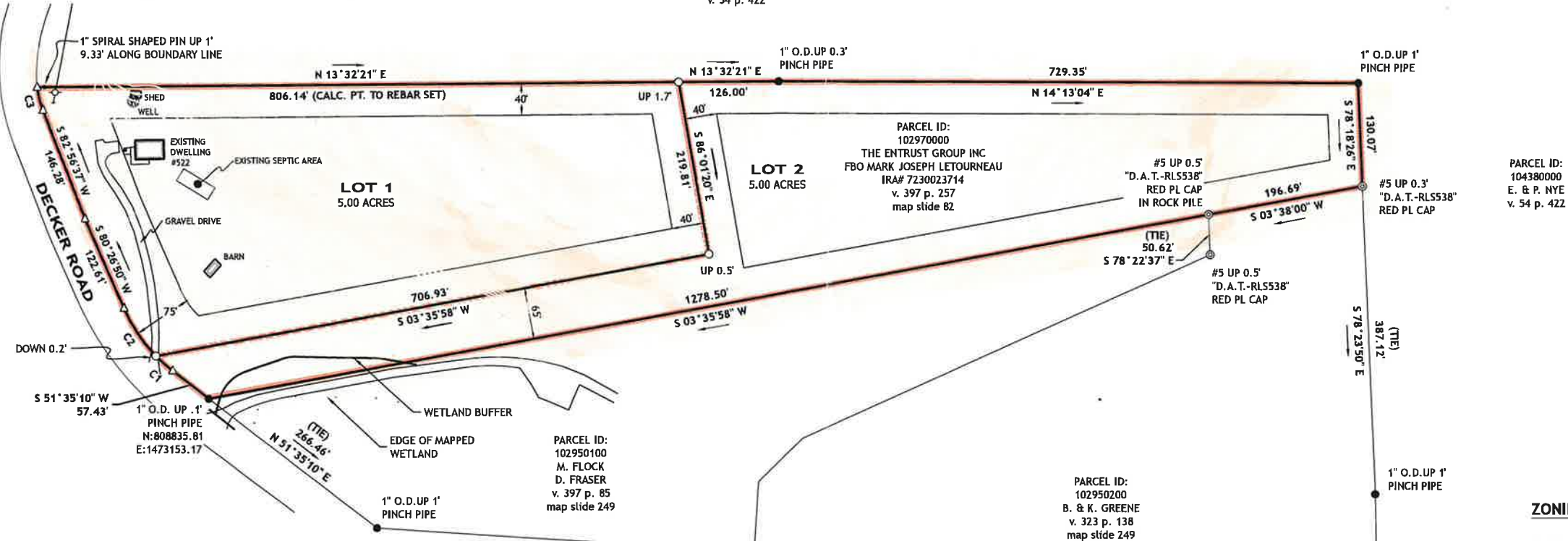
This Subdivision Plat has been approved by resolution of the
Development Review Board of the Town of Georgia, VT
This _____ day of _____ 20____

Subject to the requirements and conditions of said resolution.
DRB Application # _____

Signed this _____ day of _____, 20____
By _____, DRB Chair



LOCUS MAP
NOT TO SCALE



ZONING NOTES:

ZONING DISTRICT: AR-1
MIN. AREA: 5 ACRES
MIN. FRONTAGE: 250'
MIN. FRONT SETBACK: 75'
MIN. SIDE SETBACK: 40'
MIN. REAR SETBACK: 40'

Revised: 07/01/25

LEGEND

- | | |
|-------|--------------------------------------|
| ● | IRON PIPE (FOUND) |
| ⊗ | REBAR (FOUND) |
| ○ | #6 REBAR SET WITH DAY LAND SURVEYING |
| △ | ALUMINUM CAP |
| —○— | CALCULATED POINT |
| | UTILITY POLE |
| ===== | EXISTING BOUNDARY LINE |
| ===== | PROPOSED BOUNDARY LINE |
| ===== | APPROXIMATE BOUNDARY LINE |
| ===== | PROPOSED EASEMENT LINE |
| ===== | UTILITY LINE |
| ===== | ZONING SETBACK |
| ===== | LIDAR CONTOUR |

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	28.34'	28.32'	S 55°38'44" W	8°07'08"
C2	200.00'	72.40'	72.01'	S 70°04'34" W	20°44'32"
C3	125.00'	29.92'	29.85'	S 89°48'05" W	13°42'57"



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

THIS PLAT IS BASED ON A FIELD SURVEY WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. FIELD MEASUREMENTS AND PERTINENT RECORD INFORMATION WAS USED IN THE CALCULATION AND DETERMINATION OF THE BOUNDARIES SHOWN ON THIS PLAT. ANY INCONSISTENCIES ARE SHOWN HEREON. TO THE BEST OF MY KNOWLEDGE THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.



MARK A. DAY, L.S. VT #732

DAT

SUBDIVISION PLAT
PARCEL ID: 102970000
Prepared For
THE ENTRUST GROUP INC
FBO MARK JOSEPH LETOURNEAU
IRA# 7230023714
522 DECKER ROAD ROAD
GEORGIA, VERMONT



SCALE:	1"=100'
DATE:	03/14/2024
JOB NUMBER:	24019
DRAWING:	24019 SPLAT
DATE OF SURVEY:	03/13/2024
SURVEY BY:	BP
DRAWN BY:	BP/MD

FINAL PLAT REVIEW
Two-Lot Minor Subdivision
FP-004-25

Owner/Applicant: The Entrust Group Inc. Mark Letourneau 1110 Sioux Street, Los Alamos NM 87544 PH:505-412-7603 Email:m2j21@msn.com	Property Tax Parcel & Location: 522 Decker Road, Georgia, VT 05468 Parcel# 102970000 Zone: AR-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

Mark Letourneau, hereafter referred to as Applicant, is requesting Final Plat review for a two-lot Minor Subdivision at 522 Decker Road and consisting of ± 10 acres. The parcel is located in the AR-1 zoning district. Said parcel is benefitted by ± 450 ft of road frontage along Decker Road.

Applicant is proposing a subdivision of the ± 10 acres into two (2) lots: ± 5 acres (Lot 1) and ± 5 acres (Lot 2). The proposed subdivision allows direct access to Decker Road.

COMMENTS

General Subdivision and Site Plan Review Requirements

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

	AR-1	Lot 1	Lot 2
Minimum Lot Size	5 acres	± 5 acres	± 5 acres
Lot Frontage	250 ft	± 364 ft	± 85.77 ft*
Front Yard Setback	75 ft	N/A	N/A
Side Setbacks	40 ft	N/A	N/A
Rear Setbacks	40 ft	N/A	N/A

*waiver

- 2. Waiver.** Waiver request for reduction in road frontage for Lot 2 was granted in the Sketch Plan decision letter. Proposed Lot 2 will have ± 88.77 feet of frontage in lieu of the required 250 feet.
- 3. Site plans.** Applicant has submitted one map titled, “Subdivision Plat” prepared by Day Land Surveying, PLLC on 3/14/2024.

4. **Lot layout.** The proposed layout will divide the current lot into two lots, where Lot 1 will contain the existing dwelling and outbuildings, and Lot 2 will remain vacant with no current plans for development.
5. **Suitability for development.** The land meets the Development Regulation requirements for subdivision of property.
6. **The proposed development will not result in undue water or air pollution.** Not applicable.
7. **Legal language.** Not applicable.
8. **Access permit.** Existing gravel drive serves the property currently.
9. **State permits.** Wastewater permit has been submitted, WW-6-6330.
10. **Easements.** All easements are shown on the Final Plat survey.
11. **Fire protection** – The existing single-family dwelling has already confirmed municipal services. Proposed new Lot 2 will need an Ability to Serve letter from the Town of Georgia Fire Chief.
12. **Financial surety** – N/A
13. **Performance Standards** - This project meets the minimum dimensional requirements for the AR-1 district
14. **Road Name**- N/A
15. **Driveway Standards** – N/A

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. Wastewater permit for subdivision and replacement designation for Lot 1 has been obtained.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Town of Georgia

cc: Applicant/Engineer



GEORGIA VERMONT

DRB MEETING Tuesday, July 15, 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 - 7:00 PM

DRB PRESENT

Chair Charles Cross, Vice Chair James Powell, Lisa Faure, Leigh Horton, Gilles Rainville, Glenn Sjoblom, Chris Caspers

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PRESENT FOR SA-002-25

Nick Smith, Smith Site Engineering
Kevin Camisa, abutting property owner

OTHERS PRESENT

Tony Gabel

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. SA-002-25, Redeeming Grace Church

- Chair Cross read the Site Plan Amendment application details.
- Nick Smith, Engineer for the Applicants, was present at the hearing to explain the project and answer DRB questions.
- Applicants are requesting the addition of 40 parking spaces, including handicapped spaces, extending the existing parking space. This will bring the parking requirement up

to compliance and will serve as a temporary fix for the next 3-5 years until additional expansion projects commence.

- Permeable gravel will be used, so as storm water can pass through the gravel and save Applicants from obtaining a stormwater permit.
- Applicants will obtain an Act 250 Amendment.
- Patronage is 185 at maximum, within their 299 septic capacity and within the parking space requirements.
- K. Camisa, abutting property owner, was present via Zoom. He had no questions or concerns.
- D. Bergstrom asked about sidewalks from previous decisions. N. Smith explained the sidewalk along the building currently installed, as well as along the right-of-way.

Motion to close the hearing at 7:15pm

Motion made by Sjoblom, Seconded by Rainville.

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Caspers

4. **APPROVAL OF MINUTES**

A. DRB Meeting Minutes: July 1, 2025

Motion to approve minutes with no changes.

Motion made by Sjoblom, Seconded by Horton

Voting Yea: Chair Cross, Vice Chair Powell, Horton, Sjoblom

Voting Abstaining: Faure, Rainville, Caspers

5. **OTHER BUSINESS**

Tony Gabel introduced himself and spoke with the members about joining the DRB.

6. **PLAN NEXT MEETING AGENDA**

A. August 5, 2025

- FP-004-25 Letourneau, two-lot subdivision

7. **DELIBERATIONS**

Motion to enter into deliberative session at 7:19pm

Motion made by Sjoblom, Seconded by Caspers

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Caspers

Chair Cross and Vice Chair Powell recused themselves from SA-002-25 discussion.

Motion to exit deliberative session at 7:58pm

Motion made by Sjoblom, Seconded by Vice Chair Powell

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Caspers

Action taken out of deliberative session:

Chair Cross signed the VAR-003-25 decision letter.

8. **ADJOURN**

Motion to exit at 7:58pm

Motion made by Sjoblom, Seconded by Caspers

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Caspers

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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



Town of Georgia

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

NOTICE of DECISION

In re: Redeeming Grace Church, Applicants
Permit Application No.: SA-002-25

Decision and Findings of Fact for Site Plan Amendment to Increase Parking Spaces to Existing Lot (PC-021-09 & ZBA-012-09)

Dear Applicant,

After a duly warned hearing of the Development Review Board (DRB) on July 15, 2025, the following action was taken with regard to your request:

GRANTED

Note: The application, any and all relevant evidence presented to the Board, and the minutes of the Board at the hearing conducted by the Town of Georgia DRB on July 20, 2025, and relevant information from public records and sources, shall be considered part of the Finding of Fact and kept as part of the permanent record of the applicant/owner.

This official record shall provide additional basis for the Board's decision.

Background:

This matter came before the Town of Georgia DRB on the application of Redeeming Grace Church, hereinafter referred to as Applicants, requesting a Site Plan Amendment to increase the number of parking spaces to the existing parking lot as depicted in the mylar from an approved Planning Commission hearing, PC-021-09, and Zoning Board of Approval ZBA-012-09. A Notice of Public Hearing was duly published in the St. Albans Messenger on June 27, 2025, and all abutting property owners were notified.

The DRB conducted a public hearing on this application on July 20, 2025. Applicant's Engineer, Nick Smith, was present at the hearing. Applicant submitted a Site Plan Amendment application and the Zoning Administrator presented a DRB report.

Finding of Facts:

1. Applicant is requesting Site Plan Amendment to expand the western parking lot to increase the number of parking spaces (+40) and plant new arborvitae screening to match the existing landscaping.
2. The Site Plan Amendment will allow for additional parking on land currently used for overflow parking and add additional handicapped parking spaces.
3. See also previously approved decisions, PC-021-09 and ZBA-012-09.
4. Permeable gravel will be installed instead of paving the lot, so as storm water can pass through the gravel. This is intended as a temporary (three to five years) gravel parking area.
5. Arborvitae will be planted in line with the existing landscaping to delineate the parking area.
6. The following members of the DRB were present for the Site Plan Amendment public hearing on July 15, 2025 constituting a quorum: Charles Cross, Gilles Rainville, Jr., James Powell, Lisa Faure, Glenn Sjoblom, Leigh Horton and Chris Caspers. See meeting minutes for a list of others present.
7. The regulations in effect at the time of the decision: **Municipal Town Plan**, last amended January 6, 2025; **Town of Georgia Development Regulations**, last amended February 27, 2023.

Conclusion:

The Board concludes as follows:

1. The Applicants have submitted all relevant Site Plan information required by the Town of Georgia Development Regulations.
2. The approval of the Site Plan amendment is based on all plans and documents submitted and contained in the zoning file for this project.

Decision:

Based on the Findings of Fact and Conclusions set forth above, the Georgia DRB **APPROVES** the Site Plan Amendment to increase the number of parking spaces to the existing parking lot as depicted in the mylar from an approved Planning Commission hearing, PC-021-09 and Zoning Board of Approval ZBA-012-09. All other orders of the original decision shall remain in place.

These conditions shall not be deviated from absent an amendment granted by the Board.

All plats, plans, drawings, etc., listed above or submitted at the hearing and used as a basis for the decision to grant the permit shall be binding on the applicants, their heirs and assigns. Projects must be completed in accordance with such approved plans and conditions. Any deviation shall be a violation of the permit and subject to enforcement action by the Town.

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision pursuant to 24 V.S.A. Section 4471. Notice of the appeal shall be filed by certified mailing, with fees, to the environmental court and by mailing a copy to the Zoning Administrator who shall supply a list of interested persons to the appellant within five working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person.

EXPIRATION: Pursuant to Section 3.2(D) of the Town of Georgia Development Regulations, approval from the Development Review Board allowing a conditional use shall expire one year from date of issue if construction has not progressed to the point where the property can reasonably be used for its intended purpose as defined and/or all conditions of this decision as set forth above have not been met. An extension of one year will be granted by the Zoning Administrator if application for extension takes place before the approval has expired. At the end of two years, the permit will permanently expire unless the Development Review Board grants a further extension.

Members present and voting for approval:

Members present and voting against approval:

Members abstaining:

Members absent from voting:

Signature of Chair: _____ Date: 8/5/2025
Charles Cross, DRB Chair