



GEORGIA VERMONT

DRB MEETING

Tuesday, February 03, 2026 at 7:00 PM
Chris Letourneau Meeting Room and via Zoom
Agenda

Zoom Details:

<https://us02web.zoom.us/j/7852587431?pwd=PBv40gFdgVnMmCTlaw2gLkbXfbpeH4.1&omn=87114687124>

Meeting ID: 785 258 7431 | **Passcode:** 5243524

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

1. **CALL TO ORDER - 7:00 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **PUBLIC HEARINGS**
 - A. DRB-002-26 Conditional Use & Site Plan Review for 7 North Real Estate Holdings, LLC
 - B. DRB-003-26 Three (3) Lot Minor Subdivision for Joseph Gray
4. **APPROVAL OF MINUTES**
 - A. DRB Meeting Minutes: January, 20, 2026
5. **OTHER BUSINESS**
 - A. DRB-005-26 Administrative Two-Lot Subdivision for Brady & Julia Harvey
6. **PLAN NEXT MEETING AGENDA**
 - A. March 3, 2026
*Note, there will be no meeting on February 17, 2026.
7. **DELIBERATIONS**
 - A. CU-005-25 Lora's Farm Georgia LLC 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.

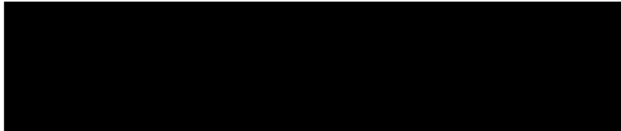
Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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

Conditional Use Application

Applicant Name *

7 North Real Estate Holdings LLC



CERTIFICATION OF APPLICANT: The undersigned applicant(s) hereby certifies that all information submitted on this application is true and accurate and that the information provided is complete.

Date *

Tim Reed (for 7 North Real Estate Holdings LLC)

Applicant Signature

Signed by **Brad Ruderman** 1/9/2026, 11:25 AM

Signed by **Brad Ruderman** 1/8/2026, 11:40 AM **Note: Form has been edited after the sign-off.**

Property Owner Authorization: If the property owner is not the applicant, please submit an owner authorization with the permit.

REQUEST FOR CONDITIONAL USE

Section(s) of the Town of Georgia Development Regulations *

Section 3.2

PROPERTY IDENTIFICATION

E911 Address

Other identification:

Ethan Allen Highway

Deed Reference: Book

Deed Reference: Page

394

51-52

[BACK TO WORKSPACE](#)

All information saved a week ago

[CLOSE FORMS AND GO TO WORKSPACE](#)

Subdivision Name (if applicable):

Zoning District *

Section 3. Item #A.

B

PROPERTY DIMENSIONS:

Lot size: *

Lot frontage: *

70

960

Abutting Property Owners

List names and mailing addresses of all adjacent property owners including those across the road right-of-way and all property owners on a shared private right-of-way whether or not they abut the subject parcel.

Abutters *

See attached Abutters List

Nature of Proposed Request

Please provide a complete narrative describing the nature of the proposed request explaining in detail the proposed use(s) of the property. Please also address each of the following applicable elements in a descriptive manner: building size(s), type(s) and use(s) thereof, landscaping and/or screening, access to property, impact on traffic, internal circulation of vehicular and pedestrian traffic, parking requirements, lighting (size, type, location and number), number, size and location of proposed sign(s), proposed days and hours of operation, and proposed number of employees.

Specific & General Standards for Conditional Uses

Applicant must be prepared to address the specific standards for Conditional Use as set forth in each zoning district in the Town of Georgia Zoning Regulations. In addition, applicant must address the general standards for all uses as set forth in Title 24 V.S.A. Chapter 117 Section 4414(3) and Section 6.2 of the Town of Georgia Development Regulations as follows:

1.) Public facilities and services (including, but not limited to fire protection, schools, roads, and other municipal infrastructure) are reasonably available to serve the proposal or are planned and included in the Town Capital Budget and program to serve the proposal at the time anticipated for its completion:

Standards 1 *

The site has good access to a major highway (U.S. Route 7) and is located less th

[BACK TO WORKSPACE](#)

All information
saved a week
ago

[CLOSE FORMS AND GO TO WORKSPACE](#)

No adverse impacts are anticipated. The storage facility will be open seven day

b. The proposed use or building and the relationship between the buildings and the land will be compatible with the purposes of the district and the character of the surrounding neighborhood and will not unduly detract from abutting residences or other property;

Use *

This project is located within a business district, adjacent to a commercial develop

C. Appropriate use or development of adjacent property will not be impeded; i.e., the scale of the proposed development in relation to existing and proposed uses and buildings and the effect of the proposed use on the continued enjoyment of and access to existing and approved uses in the vicinity of the proposed use will not be adversely impacted.

Scale *

This is a low impact project with no impacts to the municipal infrastructure aside f

3.) Traffic generated or patterns of ingress or egress will not cause congestion, hazard or detriment to the neighborhood or nearby intersections (the DRB may require a traffic study to determine compliance with this standard.

Traffic *

VTrans has issued permit #46121. The project will upgrade the existing farm acce

4.) The proposed use is consistent with the purpose of the district, the Town Plan, the Town of Georgia Development Regulations, and other bylaws and ordinances adopted by the Town of Georgia.

Consistent *

Self-storage facilities are a Conditional Use in the Business zoning district. The pr

5.) That the utilization of renewable energy resources will not be adversely affected.

Energy *

No adverse impacts are anticipated to the utilization of renewable energy resourc

Performance Standards

1.) The proposed use will not emit noise in excess of 70 decibels at the property line or a noise which is considered offensive; *

True False

2.) The proposed use will not emit any odor, dust, dirt, or smoke which is considered offensive? *

[BACK TO WORKSPACE](#)
All information saved a week ago
CLOSE FORMS AND GO TO WORKSPACE

True False

7 North Real Estate Holdings, LLC
Proposed Mini-Storage Complex
U.S. Route 7, Georgia, Vermont
Town Development Review Board
January 8, 2026

General Project Narrative: This is a 70-acre vacant property with a mix of open meadow, wetlands, and forest. The property has approximately 960 feet of frontage along Route 7 and 1,600 feet of frontage along Interstate-89. It abuts a mixed commercial/residential use development along its northerly boundary line and agricultural/forested lands along the west. There are class II wetlands within the meadow and woods, which drain southerly towards a larger stream/wetland complex along the southern edge of the property.

The property is located within the town of Georgia’s Business District.

The landowners propose construction of twenty-three mini-storage buildings. One of the buildings will contain an office for three employees. A temporary construction trailer will also be placed on the lot during construction.

Building Sizes & Type: The proposed building sizes vary as follows:

- Eleven (11) 135’ x 30’ buildings
- One (1) 120’ x 30’ building
- Two (2) 110’ x 30’ building;
- Seven (7) 95’ x 30’ building;
- One (1) 80’ x 30’ building (includes a 15’ x 30’ office)
- One (1) 50’ x 30’ building.

The buildings will be of metal construction.

Access to the Property: The property is benefited by an existing farm access located along Route 7 at the northeasterly corner. This existing access will be upgraded to a commercial access in accordance with State of Vermont Standard B-71b. A permit was obtained from VTrans on May 26, 2024 (permit #46121).

A single access road will meander through the property to the office building and mini-storage complex. State of Vermont Wetlands Permit #2022-0927 was issued for the road crossings through the wetlands and buffer zones. The permit included utilities to be buried alongside the road.

Stormwater & Erosion Control Measures: Stormwater runoff currently percolates into the ground or drains through the wetland complexes towards an unnamed tributary of the Stone Bridge Brook Complex. Aside from a small vernal pool located along the norther property line, no standing water exists through the meadow.

The proposed development will have grassed swales on either side of the mini-storage complex and roadway with culverts under the road. Stormwater runoff will be directed via grassed channels and culverts to an appropriately-sized downslope gravel wetland retention basin. The applicant has engaged a qualified hydro-geologist to design and size the stormwater management system and to assist through the state's stormwater permitting program. Level spreaders will be constructed downslope of the roadway at the areas isolated from the basin.

The area designated for Future Use will eventually have a separate gravel wetland retention basin.

State of Vermont Permit #9746-9020 (Construction General Permit) was issued on March 25, 2024 for the construction activities.

Water Supply & Wastewater Disposal: A single mound system and pump station was designed to treat wastewater from the proposed office building and temporary construction trailer. The wastewater disposal system was designed for 990 gallons-per-day to account for future use of the property.

A single drilled bedrock well will be developed to provide potable water to the office building and temporary construction trailer.

State permit #WW-6-4481 was issued on November 12, 2024 and approved the project for 45 gallons-per-day (three employees). At such time as the Future Use area is ever developed, a state permit amendment will be required.

Floodplains, Floodways & Wetlands: No portions of the property are within either a floodplain or a floodway. There are Class II wetlands on the property which were delineated by ADKE Environmental in June 2023. A site visit was made with the State of Vermont's District Wetlands Ecologist, who confirmed the delineation. The roadway and buried utility crossings were state permitted through the VT Wetlands Division on March 26, 2024 (permit #2022-0927).

A US Army Corps of Engineers permit was issued on December 20, 2024 (permit #NAE-2024-00492).

Impact on Traffic: Mini-storage facilities have low anticipated impacts to highways. A permit was issued for upgrading the existing farm drive to a commercial drive on May 28, 2024 (permit #46121). Parking will be available outside of the office building.

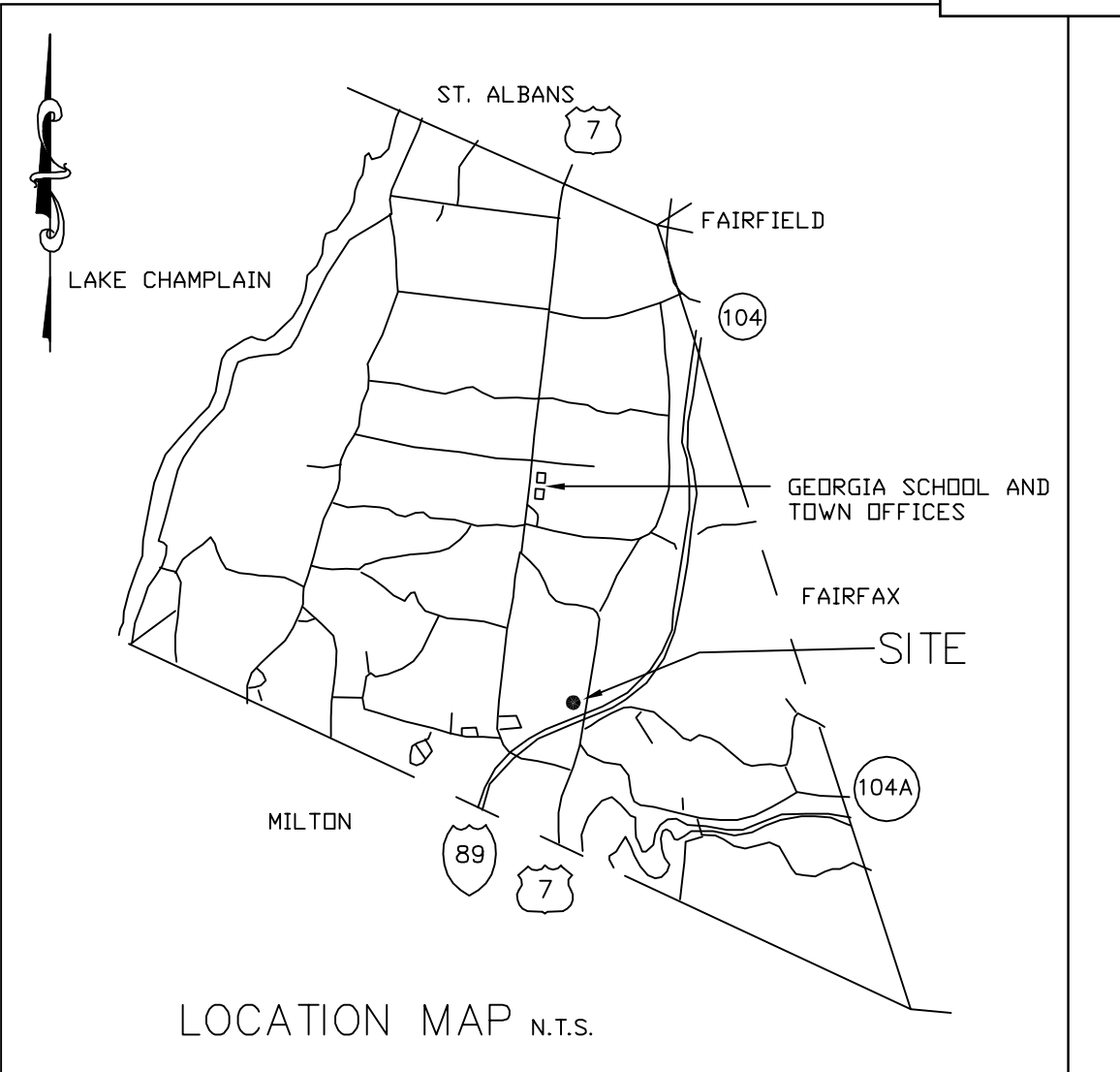
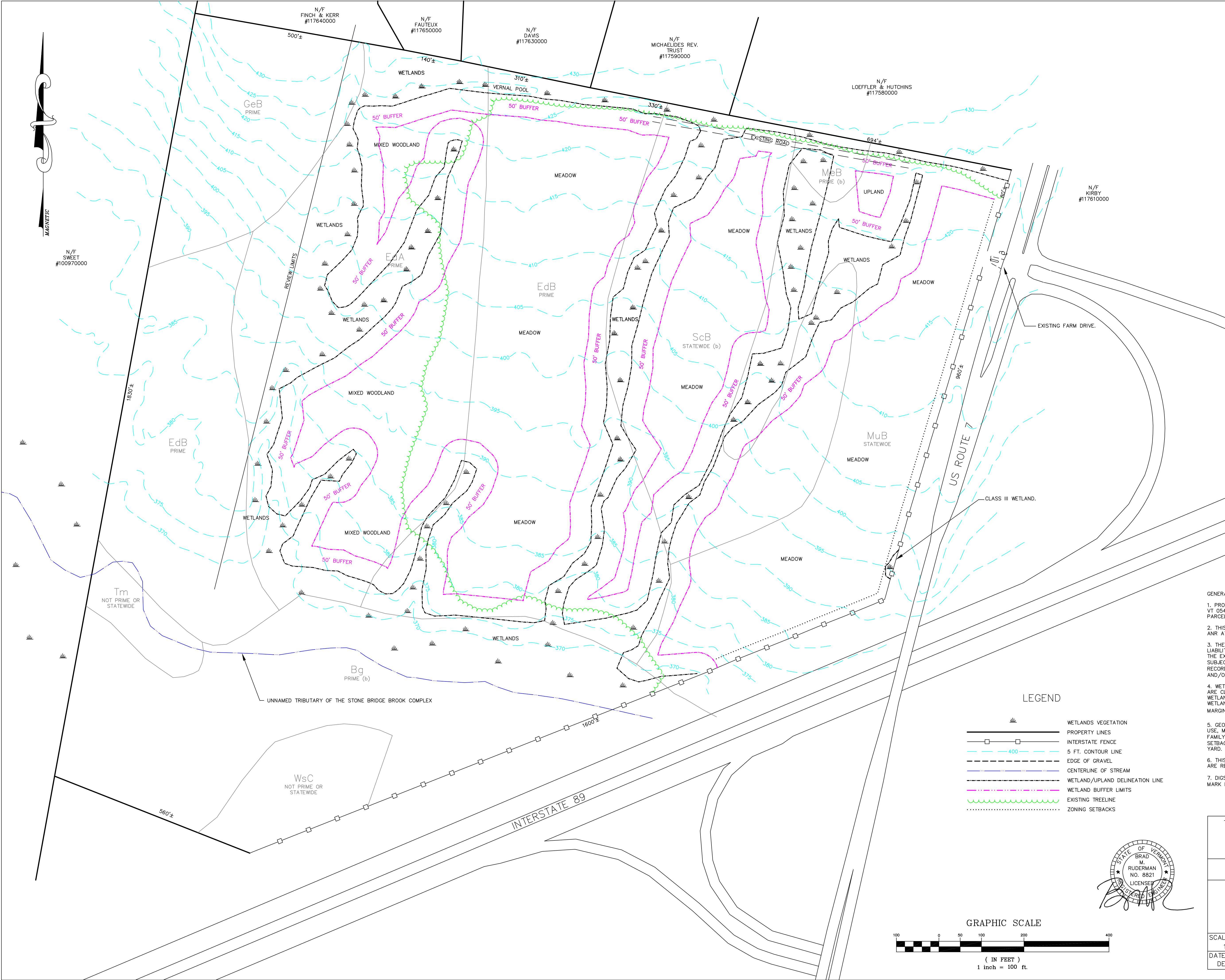
Utilities: Utilities will be brought into the project underground along the proposed roadway from the existing pole along Route 7.

Landscaping Plan & Lighting: The landowner proposes planting fifty (50) white pine saplings along the eastern edge of the wetland buffer as screening from the mini-storage complex and office building.

Exterior lighting will be placed on the storage and office building structures with three free-standing street lights on poles near the turn-around outside of the office building. All lighting shall be down-facing and shielded.

State Permits Issued or Required:

- 1. VT WW-6-4481, issued November 12, 2024
- 2. VTrans permit #46121, issued May 28, 2024;
- 3. VT Wetlands permit #2022-0927, issued March 26, 2024
- 4. VT Construction General Permit #9746-9020, issued March 25, 2024;
- 5. US Army Corps of Engineer Permit #NAE-2024-00492, issued Dec. 20, 2024;
- 6. VT Stormwater Discharge Permit...application to be processed shortly;
- 7. Act 250 Permit...application to be processed shortly.



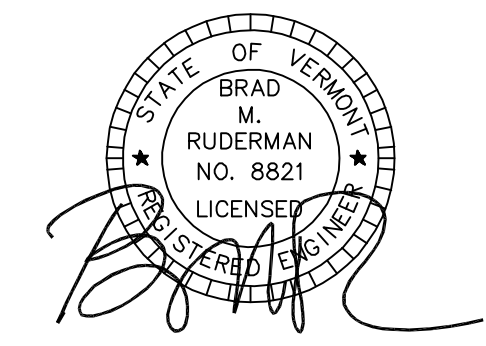
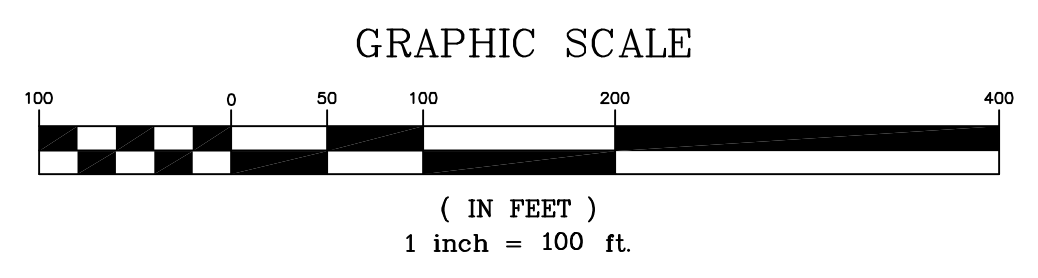
SOIL CHART

SOIL SYMBOL	NAME	AGRI/ VALUE GROUP	TOTAL (ACRES)
MuB	MUNSON SILT LOAM	STATEWIDE 4d	10.7
ScB	SCANTIC SILT LOAM	STATEWIDE(b) 6d	9.1
EdB	ELDRIDGE LOAMY FINE SAND	PRIME 3	18.2
MeB	MASSENA STONY LOAM	PRIME(b) 3d	0.5
EdA	ELDRIDGE LOAMY FINE SAND	PRIME 3	13.4
GeB	GEORGIA STONY LOAM	PRIME 3	5.3
Bg	BINGHAMVILLE SILT LOAM	PRIME(b) 3d	10.0
Tm	TERRIC MEDISAPRISTS	NOT PRIME	1.0
WsC	WINDSOR LOAMY FINE SAND	NOT PRIME	1.8
			TOTAL 70.0±

- GENERAL NOTES:**
- PROPERTY IS OWNED BY 7 NORTH REAL ESTATE HOLDINGS, LLC; 55 REED ROAD, FAIRFIELD, VT 05455. DEED IS RECORDED IN BOOK 394, PAGES 51-52, DATED JULY 18, 2023. PARCEL ID: #117570000. SPAN: #237-076-11056.
 - THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES TAKEN FROM TOWN TAX MAPS AND VT ANR ATLAS MAPS.
 - 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. BURIED STRUCTURES, OVERHEAD STRUCTURES, BURIED/OVERHEAD UTILITY LINES AND/OR ALL LEDGE OUTCROPPINGS MAY NOT ALL BE SHOWN.
 - WETLANDS WERE DELINEATED BY ADKE ENVIRONMENTAL MAY-JUNE 2023. ALL WETLANDS ARE CLASS II UNLESS NOTED. THE ROAD AND UTILITY CROSSINGS WERE STATE APPROVED VIA WETLANDS PERMIT #2022-0927, DATED MARCH 26, 2024. PER THE PERMIT CONDITIONS, WETLANDS ENHANCEMENT PLANTS SHALL BE PLANTED WITHIN THE WETLANDS AND ALONG THE MARGINS OF THE FORESTED WETLANDS TO THE NORTH.
 - GEORGIA ZONING IS B-BUSINESS WHICH REQUIRES A 1-ACRE MINIMUM LOT SIZE FOR EACH USE, MIXED USE BUILDING, OR SINGLE FAMILY DWELLING AND 1.5-ACRE MINIMUM FOR TWO FAMILY DWELLINGS (TOWNHOUSES). FRONTAGE REQUIREMENT IS 120-FT. MINIMUM. BUILDING SETBACKS ARE 75 FT. FRONT YARD (FROM ROAD CENTERLINE) AND 20 FT. SIDE & REAR YARD. MAXIMUM BUILDING HEIGHT IS 35-FT.
 - THIS PLAN IS FOR PLANNING PURPOSES ONLY. ALL STATE, LOCAL OR FEDERAL PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION.
 - DIGSAFE (1-888-344-7233) MUST BE CONTACTED AT LEAST 48 HOURS IN ADVANCE TO MARK LINES BEFORE UNDERGROUND UTILITY WORK IS DONE (VERMONT LAW 30 VSA CHAP. 36).

LEGEND

	WETLANDS VEGETATION
	PROPERTY LINES
	INTERSTATE FENCE
	5 FT. CONTOUR LINE
	EDGE OF GRAVEL
	CENTERLINE OF STREAM
	WETLAND/UPLAND DELINEATION LINE
	WETLAND BUFFER LIMITS
	EXISTING TREELINE
	ZONING SETBACKS

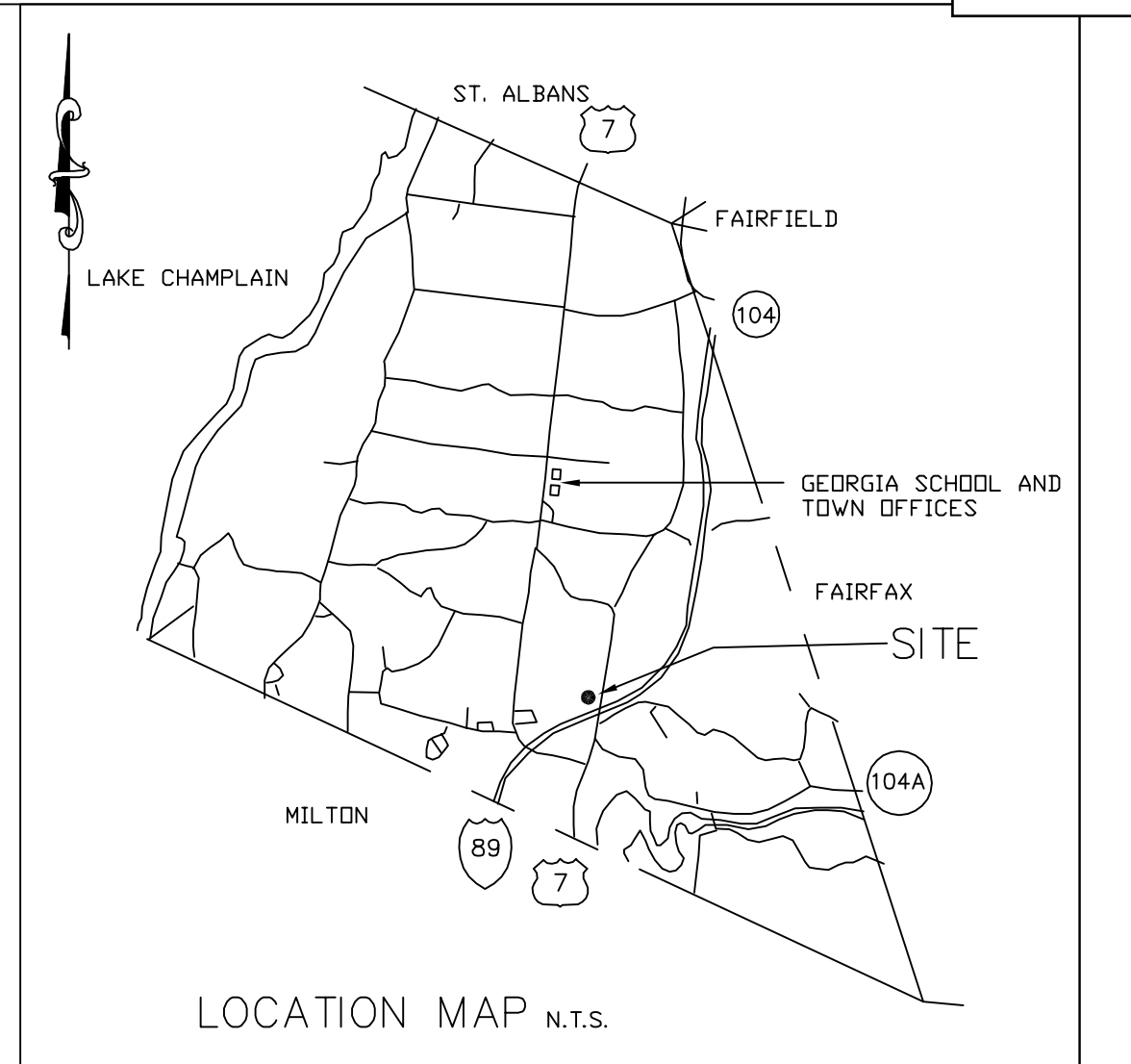
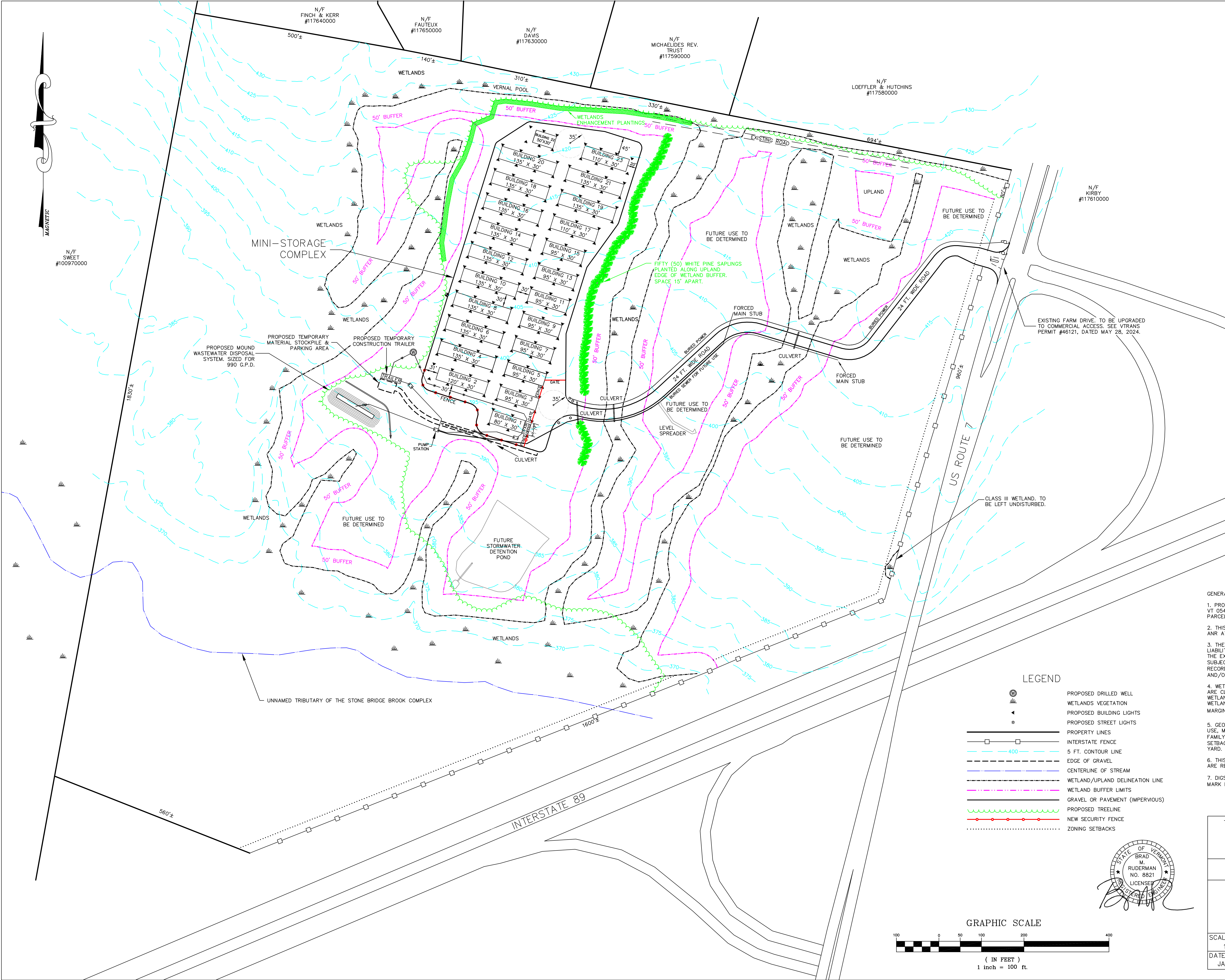


7 NORTH REAL ESTATE HOLDINGS, LLC
 ETHAN ALLEN HIGHWAY
 GEORGIA, VERMONT

EXISTING CONDITIONS PLAN

BRAD M. RUDERMAN & ASSOCIATES, INC.
 28 U.S. ROUTE 5
 HARTLAND, VERMONT
 (802) 674 - 4248

SCALE 1" = 100'	APPROVED BRAD M. RUDERMAN, P.E.	DRAWN BMR
DATE DEC. 5, 2024		SHEET 1



IMPERVIOUS SURFACE CALCULATIONS:

ROAD COMPLEX	= 0.74 ACRES±
MINI-STORAGE COMPLEX	= 5.18 ACRES±
FUTURE USE AREA	= 3.76 ACRES±
GRAVEL ROAD	= 0.11 ACRES±
TEMPORARY TRAILER	= 0.01 ACRES±
TOTAL	= 9.8 ACRES±

WETLAND & BUFFER IMPACTS:

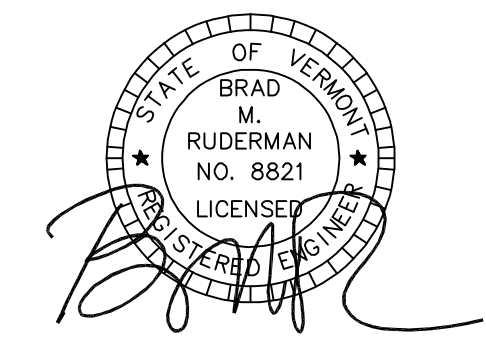
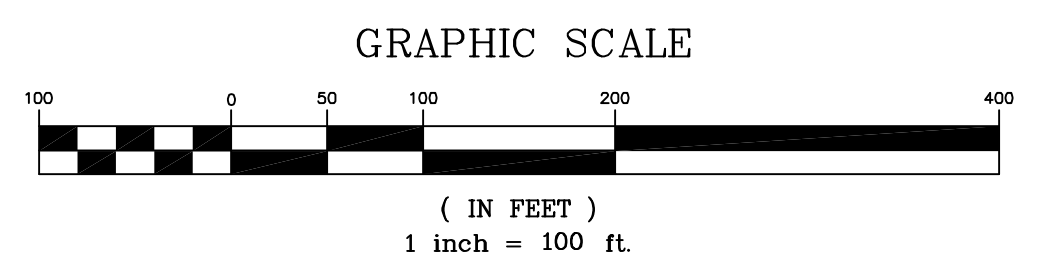
CROSSING 1:	WETLAND IMPACTS = 2630 S.F.
	BUFFER IMPACTS = 4725 S.F.
CROSSING 2:	WETLAND IMPACTS = 1760 S.F.
	BUFFER IMPACTS = 4760 S.F.

- NOTE:
1. BURIED POWER IS 10 FT. OFF THE EDGE OF ROAD.
 2. BURIED SEWER IS 5 FT. OFF THE EDGE OF ROAD.

- GENERAL NOTES:
1. PROPERTY IS OWNED BY 7 NORTH REAL ESTATE HOLDINGS, LLC; 55 REED ROAD, FAIRFIELD, VT 05455. DEED IS RECORDED IN BOOK 394, PAGES 51-52, DATED JULY 18, 2023. PARCEL ID: #117570000. SPAN: #237-076-11056.
 2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES TAKEN FROM TOWN TAX MAPS AND VT ANR ATLAS MAPS.
 3. 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. BURIED STRUCTURES, OVERHEAD STRUCTURES, BURIED/OVERHEAD UTILITY LINES AND/OR ALL LEDGE OUTCROPPINGS MAY NOT ALL BE SHOWN.
 4. WETLANDS WERE DELINEATED BY ADKE ENVIRONMENTAL MAY-JUNE 2023. ALL WETLANDS ARE CLASS II UNLESS NOTED. THE ROAD AND UTILITY CROSSINGS WERE STATE APPROVED VIA WETLANDS PERMIT #2022-0927, DATED MARCH 26, 2024. PER THE PERMIT CONDITIONS, WETLANDS ENHANCEMENT PLANTS SHALL BE PLANTED WITHIN THE WETLANDS AND ALONG THE MARGINS OF THE FORESTED WETLANDS TO THE NORTH.
 5. GEORGIA ZONING IS B-BUSINESS WHICH REQUIRES A 1-ACRE MINIMUM LOT SIZE FOR EACH USE, MIXED USE BUILDING, OR SINGLE FAMILY DWELLING AND 1.5-ACRE MINIMUM FOR TWO FAMILY DWELLINGS (TOWNHOUSES). FRONTAGE REQUIREMENT IS 120-FT. MINIMUM. BUILDING SETBACKS ARE 75 FT. FRONT YARD (FROM ROAD CENTERLINE) AND 20 FT. SIDE & REAR YARD. MAXIMUM BUILDING HEIGHT IS 35-FT.
 6. THIS PLAN IS FOR PLANNING PURPOSES ONLY. ALL STATE, LOCAL OR FEDERAL PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION.
 7. DIGSAFE (1-888-344-7233) MUST BE CONTACTED AT LEAST 48 HOURS IN ADVANCE TO MARK LINES BEFORE UNDERGROUND UTILITY WORK IS DONE (VERMONT LAW 30 VSA CHAP. 36).

LEGEND

	PROPOSED DRILLED WELL
	WETLANDS VEGETATION
	PROPOSED BUILDING LIGHTS
	PROPOSED STREET LIGHTS
	PROPERTY LINES
	INTERSTATE FENCE
	5 FT. CONTOUR LINE
	EDGE OF GRAVEL
	CENTERLINE OF STREAM
	WETLAND/UPLAND DELINEATION LINE
	WETLAND BUFFER LIMITS
	GRAVEL OR PAVEMENT (IMPERVIOUS)
	PROPOSED TREELINE
	NEW SECURITY FENCE
	ZONING SETBACKS

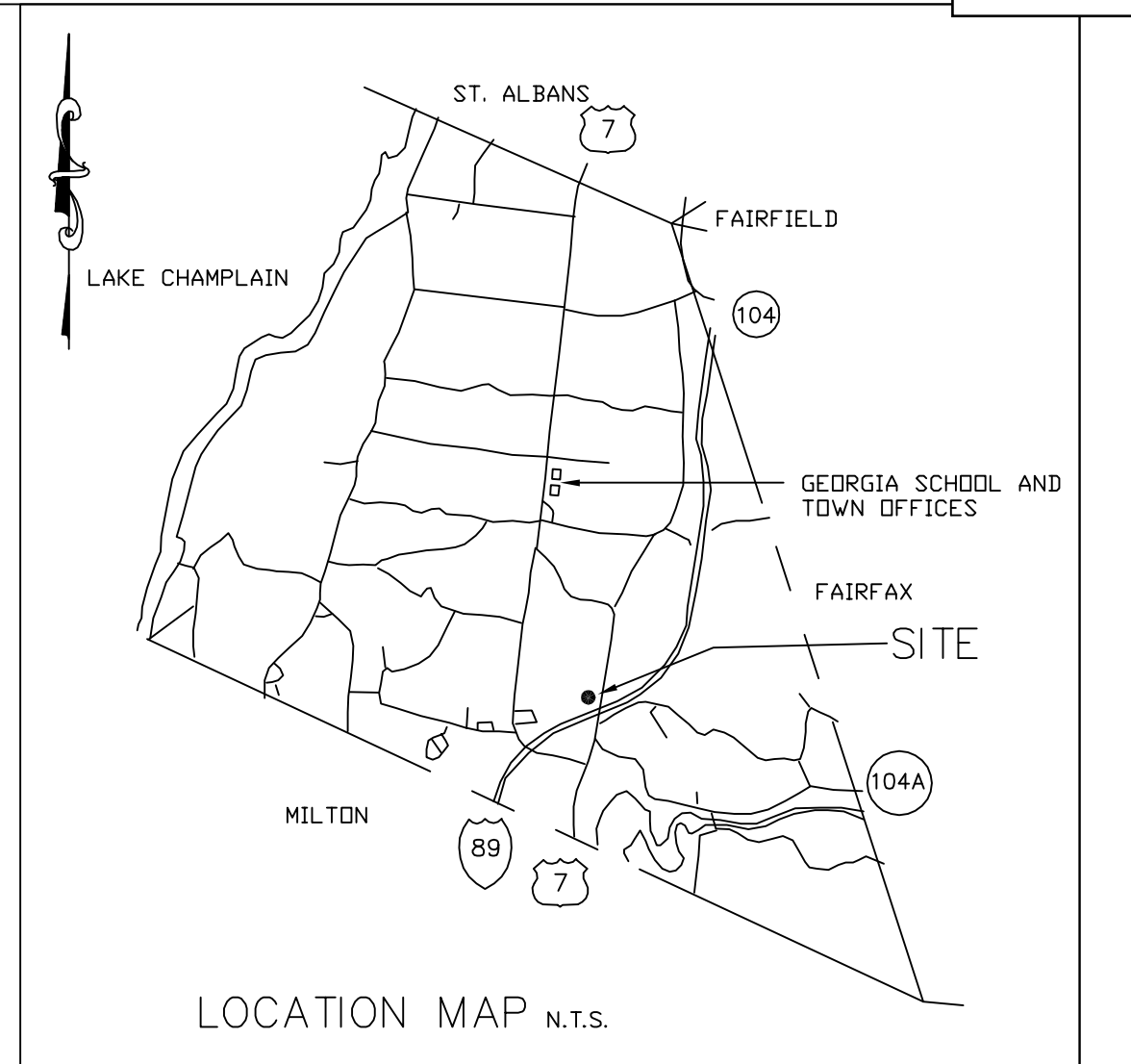
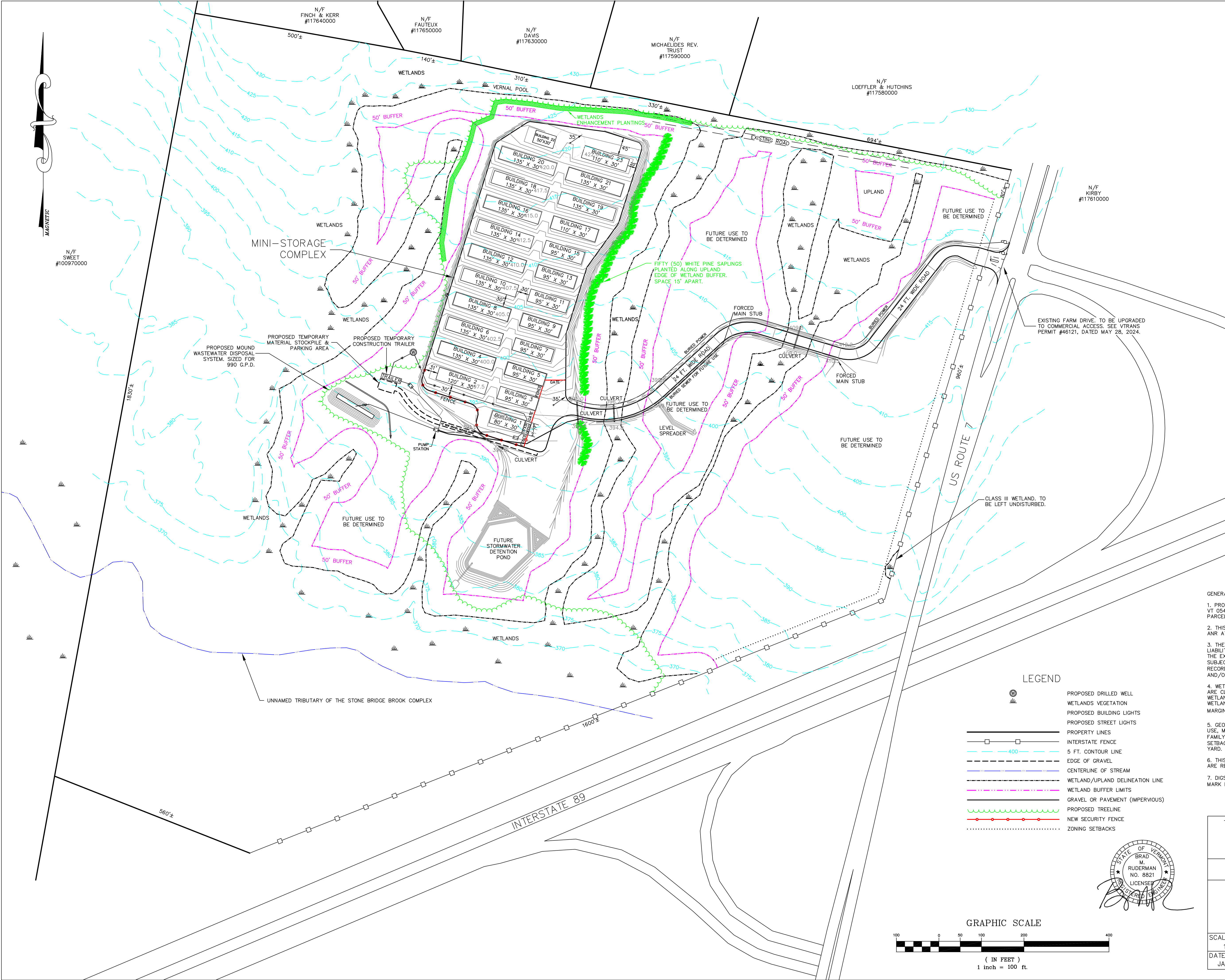


7 NORTH REAL ESTATE HOLDINGS, LLC
 ETHAN ALLEN HIGHWAY
 GEORGIA, VERMONT

PROPOSED SITE PLAN

BRAD M. RUDERMAN & ASSOCIATES, INC.
 28 U.S. ROUTE 5
 HARTLAND, VERMONT
 (802) 674 - 4248

SCALE	APPROVED	DRAWN
1" = 100'	BRAD M. RUDERMAN, P.E.	BMR
DATE		SHEET
JAN. 6, 2025		2



IMPERVIOUS SURFACE CALCULATIONS:

ROAD COMPLEX	= 0.74 ACRES±
MINI-STORAGE COMPLEX	= 5.18 ACRES±
FUTURE USE AREA	= 3.76 ACRES±
GRAVEL ROAD	= 0.11 ACRES±
TEMPORARY TRAILER	= 0.01 ACRES±
TOTAL	= 9.8 ACRES±

WETLAND & BUFFER IMPACTS:

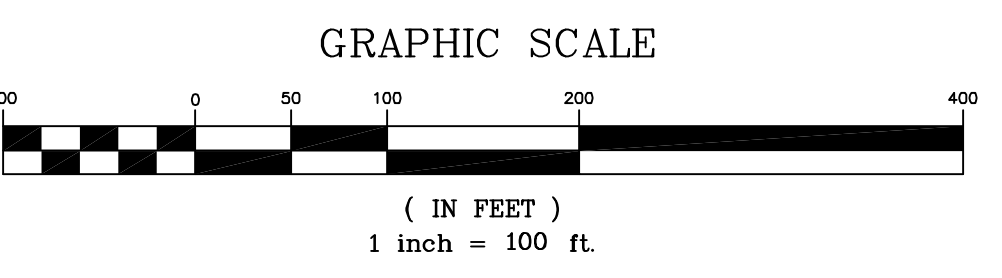
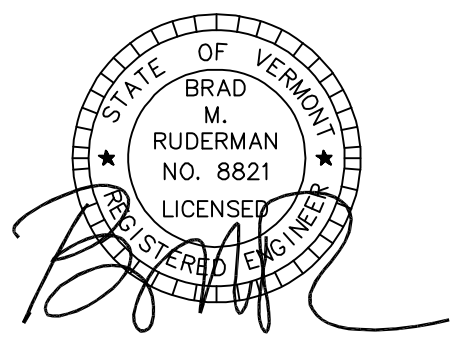
CROSSING 1:	WETLAND IMPACTS = 2630 S.F.
	BUFFER IMPACTS = 4725 S.F.
CROSSING 2:	WETLAND IMPACTS = 1760 S.F.
	BUFFER IMPACTS = 4760 S.F.

- NOTE:
1. BURIED POWER IS 10 FT. OFF THE EDGE OF ROAD.
 2. BURIED SEWER IS 5 FT. OFF THE EDGE OF ROAD.

- GENERAL NOTES:
1. PROPERTY IS OWNED BY 7 NORTH REAL ESTATE HOLDINGS, LLC; 55 REED ROAD, FAIRFIELD, VT 05455. DEED IS RECORDED IN BOOK 394, PAGES 51-52, DATED JULY 18, 2023. PARCEL ID: #117570000. SPAN: #237-076-11056.
 2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES TAKEN FROM TOWN TAX MAPS AND VT ANR ATLAS MAPS.
 3. 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. BURIED STRUCTURES, OVERHEAD STRUCTURES, BURIED/OVERHEAD UTILITY LINES AND/OR ALL LEDGE OUTCROPPINGS MAY NOT ALL BE SHOWN.
 4. WETLANDS WERE DELINEATED BY ADKE ENVIRONMENTAL MAY-JUNE 2023. ALL WETLANDS ARE CLASS II UNLESS NOTED. THE ROAD AND UTILITY CROSSINGS WERE STATE APPROVED VIA WETLANDS PERMIT #2022-0927, DATED MARCH 26, 2024. PER THE PERMIT CONDITIONS, WETLANDS ENHANCEMENT PLANTS SHALL BE PLANTED WITHIN THE WETLANDS AND ALONG THE MARGINS OF THE FORESTED WETLANDS TO THE NORTH.
 5. GEORGIA ZONING IS B-BUSINESS WHICH REQUIRES A 1-ACRE MINIMUM LOT SIZE FOR EACH USE, MIXED USE BUILDING, OR SINGLE FAMILY DWELLING AND 1.5-ACRE MINIMUM FOR TWO FAMILY DWELLINGS (TOWNHOUSES). FRONTAGE REQUIREMENT IS 120-FT. MINIMUM. BUILDING SETBACKS ARE 75 FT. FRONT YARD (FROM ROAD CENTERLINE) AND 20 FT. SIDE & REAR YARD. MAXIMUM BUILDING HEIGHT IS 35-FT.
 6. THIS PLAN IS FOR PLANNING PURPOSES ONLY. ALL STATE, LOCAL OR FEDERAL PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION.
 7. DIGSAFE (1-888-344-7233) MUST BE CONTACTED AT LEAST 48 HOURS IN ADVANCE TO MARK LINES BEFORE UNDERGROUND UTILITY WORK IS DONE (VERMONT LAW 30 VSA CHAP. 36).

LEGEND

	PROPOSED DRILLED WELL
	WETLANDS VEGETATION
	PROPOSED BUILDING LIGHTS
	PROPOSED STREET LIGHTS
	PROPERTY LINES
	INTERSTATE FENCE
	5 FT. CONTOUR LINE
	EDGE OF GRAVEL
	CENTERLINE OF STREAM
	WETLAND/UPLAND DELINEATION LINE
	WETLAND BUFFER LIMITS
	GRAVEL OR PAVEMENT (IMPERVIOUS)
	PROPOSED TREELINE
	NEW SECURITY FENCE
	ZONING SETBACKS



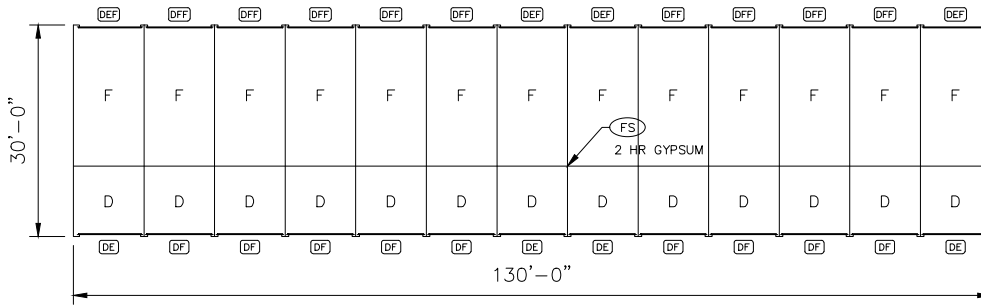
7 NORTH REAL ESTATE HOLDINGS, LLC
 ETHAN ALLEN HIGHWAY
 GEORGIA, VERMONT

PROPOSED GRADING PLAN

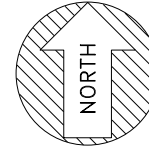
BRAD M. RUDERMAN & ASSOCIATES, INC.
 28 U.S. ROUTE 5
 HARTLAND, VERMONT
 (802) 674 - 4248

SCALE	APPROVED	DRAWN
1" = 100'	BRAD M. RUDERMAN, P.E.	BMR
DATE		SHEET
JAN. 6, 2025		3

HIGH SIDE



1, 2, 3, 4, 5 & 6 - 30'-0" x 130'-0" x 8'-4" 1/4:12 PITCH LEAN-TO BUILDING SYSTEM

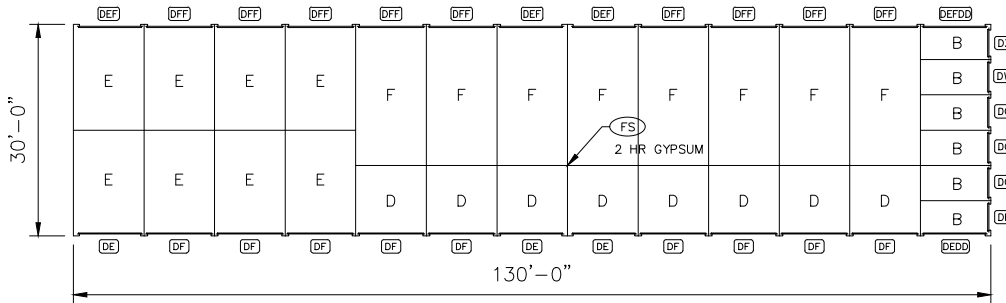


Section 3. Item #A.

UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET
B	5 x 10	24	8.7	1200
D	10 x 10	110	39.9	11000
E	10 x 15	32	11.6	4800
F	10 x 20	110	39.9	22000
TOTAL		276	100	39000

HIGH SIDE



7, 8, 9, & 10 - 30'-0" x 130'-0" x 8'-4" 1/4:12 PITCH LEAN-TO BUILDING SYSTEM

DOOR SCHEDULE							
QTY	CODE	TYPE	SIZE	ROUGH OPENING (REF.)	MANUF.	DESCRIPTION	COLOR
4	DB	ROLL-UP	3'-8" x 7'-0"	3'-8" x 7'-0"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED ..
12	DC	ROLL-UP	4'-0" x 7'-0"	4'-0" x 7'-0"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED ..
36	DE	ROLL-UP	8'-8" x 7'-0"	8'-8" x 7'-0"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED ..
4	DEDD	ROLL-UP	8'-8" x 7'-0"	8'-8" x 7'-0"	TRAC-RITE/eq.	NON-OPERATIONAL DOOR	COLORED ..
36	DEF	ROLL-UP	8'-8" x 7'-7"	8'-8" x 7'-7.5"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED ..
4	DEFDD	ROLL-UP	8'-8" x 7'-7"	8'-8" x 7'-7.5"	TRAC-RITE/eq.	NON-OPERATIONAL DOOR	COLORED ..
90	DF	ROLL-UP	9'-0" x 7'-0"	9'-0" x 7'-0"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED ..
90	DFF	ROLL-UP	9'-0" x 7'-7"	9'-0" x 7'-7.5"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED ..
4	DW	ROLL-UP	4'-0" x 6'-11"	4'-0" x 6'-11"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED ..
4	DZ	ROLL-UP	3'-8" x 6'-11"	3'-8" x 6'-11"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED ..

ROLL-UP DOORS MEET ASTM E330

DO NOT ORDER DOORS BY OTHERS PRIOR TO RECEIVING THE ERECTION SET. RO AND DOOR SIZES MAY VARY DUE TO ENGINEERING ISSUES.

NOTICE

NO FABRICATION CAN BE SCHEDULED OR BEGUN UNTIL "APPROVED" OR "APPROVED AS NOTED" DOCUMENTS ARE RECEIVED BY TRACHTE BUILDING SYSTEMS. COMPLETE THE FOLLOWING:

___ APPROVED - RELEASE FOR FABRICATION

___ APPROVED AS NOTED - RELEASE FOR FABRICATION

___ REVISE & RESUBMIT

SIGNATURE _____

COMPANY _____

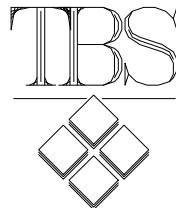
DATE _____

** THE ABOVE PLAN MAY NOT REFLECT THE IMPLICATIONS OF SECTION 903.2.9 OF THE 2012 THROUGH 2021 IBC CODES WHICH MAY REQUIRE 3 HOUR FIREWALLS EVERY 2,500 SQFT OR MAY REQUIRE YOU TO SPRINKLE THE BUILDING.

*** TRACHTE RECOMMENDS (IN USA ONLY) THAT ALL PROJECTS REQUIRE A NUMBER OF UNITS BE ADA ACCESSIBLE, IF A CUSTOMER CHOOSES TO NOT CONFORM TRACHTE WILL NOT BE HELD ACCOUNTABLE.

TRACHTE BUILDING SYSTEMS, Inc.

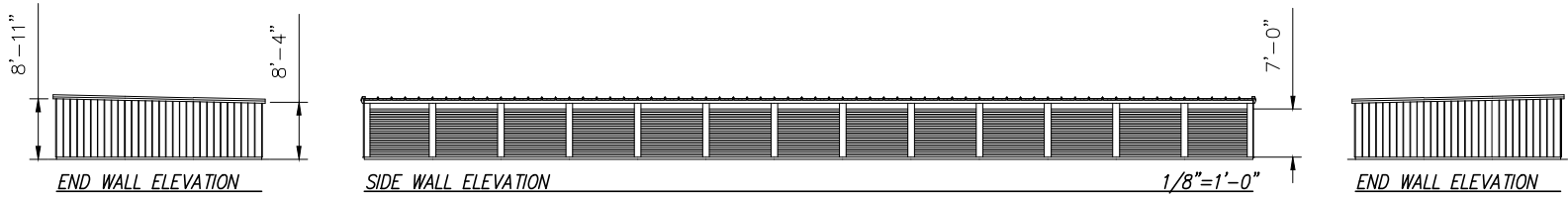
This drawing and all parts thereof is the exclusive property of Trachte Building Systems, Inc. 314 Wilburn Road, Sun Prairie, Wisconsin (800/356-5824) (Local 608/837-7899) and may not be reproduced in whole or part without written permission.



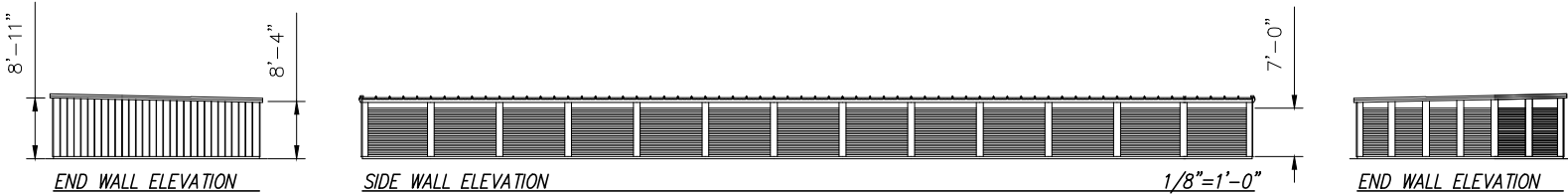
Revisions:		By:
4/9/24 revised to 1/4:12 lean to with firewalls		MJL
Name: KM		Scale: 1 = 30'
Date: 11/8/23		

Job Description:	PAGE 1 OF 1
Proposed Storage System for: TIM REED TIM REED CONSTRUCTION	
Georgia, VT 05478	
Sheet Title: FLOOR PLAN	Plan #: 59288

12



1, 2, 3, 4, 5 & 6 – 30'-0" x 130'-0" x 8'-4" 1/4:12 PITCH LEAN-TO BUILDING SYSTEM



7, 8, 9, & 10 – 30'-0" x 130'-0" x 8'-4" 1/4:12 PITCH LEAN-TO BUILDING SYSTEM

NOTICE

NO FABRICATION CAN BE SCHEDULED OR BEGUN UNTIL "APPROVED" OR "APPROVED AS NOTED" DOCUMENTS ARE RECEIVED BY TRACHTE BUILDING SYSTEMS. COMPLETE THE FOLLOWING:

___ APPROVED – RELEASE FOR FABRICATION

___ APPROVED AS NOTED – RELEASE FOR FABRICATION

___ REVISE & RESUBMIT

SIGNATURE _____

COMPANY _____

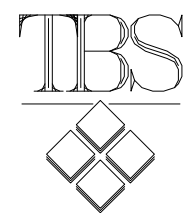
DATE _____

****** THE ABOVE PLAN MAY NOT REFLECT THE IMPLICATIONS OF SECTION 903.2.9 OF THE 2012 THROUGH 2021 IBC CODES WHICH MAY REQUIRE 3 HOUR FIREWALLS EVERY 2,500 SQFT OR MAY REQUIRE YOU TO SPRINKLE THE BUILDING.

******* TRACHTE RECOMMENDS (IN USA ONLY) THAT ALL PROJECTS REQUIRE A NUMBER OF UNITS BE ADA ACCESSIBLE, IF A CUSTOMER CHOOSES TO NOT CONFORM TRACHTE WILL NOT BE HELD ACCOUNTABLE.

TRACHTE BUILDING SYSTEMS, Inc.

This drawing and all parts thereof is the exclusive property of Trachte Building Systems, Inc. 314 Wilburn Road, Sun Prairie, Wisconsin (800/356-5824) (Local 608/837-7899) and may not be reproduced in whole or part without written permission.



<i>Revisions:</i>		<i>By:</i>	<i>Job Description:</i>
4/9/24 revised to 1/4:12 lean to with firewalls		MJL	
10/11/24 ADDED ELEVATIONS		KM	Proposed Storage System for: TIM REED TIM REED CONSTRUCTION Georgia, VT 05478
<i>Name:</i> KM	<i>Scale:</i> 1 = 30'	<i>Date:</i> 11/8/23	<i>Sheet Title</i>
			FLOOR PLAN

PAGE 1 OF 1

Plan # 59288

13

SALES ONLY

**Conditional Use (DRB-002-26)
 7 North Real Estate Holdings, LLC
 Proposed Mini-Storage Complex**

<p>Owners & Applicants: 7 North Real Estate Holdings, LLC [REDACTED]</p>	<p>Property Tax Parcel & Location: 1590 Ethan Allen Highway Parcel ID#117570000 Zoning District B Size: ± 70 acres</p>
<p>Engineer/Surveyor: Brad Ruderman Brad M. Ruderman & Associates, Inc. [REDACTED]</p>	

BACKGROUND

7 North Real Estate Holdings, LLC, hereafter referred to as Applicant, is requesting Conditional Use review for a proposed mini-storage complex. The parcel is located at 1590 Ethan Allen Highway and I-89, Parcel ID #117570000, within the Business Zoning district. The parcel is ±70 acres in size.

The property is a mix of open meadow, wetlands and forest; and has approximately ±960 feet of frontage along Route 7 and ±1,600 feet of frontage along Interstate-89. It abuts a mixed commercial/residential use development along its northerly boundary line and agricultural/forested lands along the west. There are Class II wetlands within the meadow and woods, which drain southerly towards a larger stream/wetland complex along the southern edge of the property.

Applicant proposes construction of twenty-three mini-storage buildings. One of the buildings will contain an office for three employees. A temporary construction trailer will also be placed on the lot during construction.

SECTION 6 - SITE PLAN REVIEW REQUIREMENTS

- 1. Dimensional Requirements.** The dimensional requirements for the proposed project dimensions are as follows:

	Business District:	Proposed Project:
Minimum lot size	1 acre for each use, mixed use building, or single household dwelling	±70 acres
Lot Frontage	120 ft	±960 feet
Front yard setback	75 ft	±75 ft

Side yard setbacks	20 ft	±20 ft
Rear yard setbacks	20 ft	±20 ft
Building size (max)	20,000 sf footprint for retail uses only	78,600 sq ft*
Building height (max)	35 ft	

2. ***Building Size and Type-** The buildings will be of metal construction. The proposed building sizes vary as follows:

- Eleven (11) 135’ x 30’ buildings,
- One (1) 120’ x 30’ building,
- Two (2) 110’ x 30’ buildings,
- Seven (7) 95’ x 30’ buildings,
- One (1) 80’ x 30’ building (includes a 15’ x 30’ office), and
- One (1) 50’ x 30’ building.

3. **Site Plans.** Applicant has submitted three site plans prepared by Brad M. Ruderman & Associates, Inc.:

- a. Sheet 1: Existing Conditions Plan, 7 North Real Estate Holdings LLC (12/5/24)
- b. Sheet 2: Proposed Site Plan, 7 North Real Estate Holdings LLC (1/6/25)
- c. Sheet 3: Proposed Grading Plan, 7 North Real Estate Holdings LLC (1/6/25)

Applicant has submitted two floor plans prepared by Trachte Building Systems, Inc. dated November 8, 2023, Floor Plan #59288.

The submitted site plans and floor plans indicates the following:

- a. Property lines,
- b. Zoning setbacks,
- c. Existing and proposed fencing
- d. Proposed buildings,
- e. Proposed drilled well,
- f. Proposed wastewater and septic locations,
- g. Proposed building lights
- h. Proposed streetlights
- i. Wetland Buffer Limits
- j. Wetland/Upland delineation line
- k. Wetlands vegetation
- l. Existing tree line,
- m. Existing centerline of stream, and
- n. Proposed gravel or paved driveway

4. **Lot layout.** See site plans.

5. **Suitability for development.** No portions of the property are within either a floodplain or a floodway. There are Class II wetlands on the property which were delineated by ADKE

Environmental in June 2023. A site visit was made with the State of Vermont’s District Wetlands Ecologist, who confirmed the delineation. The roadway and buried utility crossings were state permitted through the VT Wetlands Division on March 26, 2024 (permit #2022-0927).

A US Army Corps of Engineers permit was granted (NAE-2024-00492).

6. Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.

No proposed changes to existing features. The landowner proposes planting fifty (50) white pine saplings along the eastern edge of the wetland buffer as screening from the mini-storage complex and office building.

7. Open space and recreation. Not applicable.

8. Storm water & erosion control plan during construction. Stormwater runoff currently percolates into the ground or drains through the wetland complexes towards an unnamed tributary of the Stone Bridge Brook Complex. Aside from a small vernal pool located along the northern property line, no standing water exists through the meadow.

The proposed development will have grassed swales on either side of the mini-storage complex and roadway with culverts under the road. Stormwater runoff will be directed via grassed channels and culverts to an appropriately sized downslope gravel wetland retention basin. The applicant has engaged a qualified hydrogeologist to design and size the stormwater management system and to assist through the state’s stormwater permitting program. Level spreaders will be constructed downslope of the roadway at the areas isolated from the basin.

The area designated for Future Use will eventually have a separate gravel wetland retention basin. State of Vermont Permit #9746-9020 (Construction General Permit) was issued on March 25, 2024 for construction activities.

9. Conformance with Town Plan & Bylaws. The current regulations allow for mini-storage units in the Business District.

10. Water & air pollution. N/A

11. Compatibility with surroundings. The proposed project appears to be generally compatible with business properties in the surrounding area.

12. Density. N/A

13. Pedestrian traffic. A sidewalk has not been proposed.

14. Municipal services. The Applicants will need to obtain an ability to serve letter from the Fire Chief.

15. Water supply. A single mound system and pump station was designed to treat wastewater from the proposed office building and temporary construction trailer. The wastewater disposal system was designed for 990 gallons-per day to account for future use of the property. A single drilled

bedrock well will be developed to provide potable water to the office building and temporary construction trailer.

State permit #WW-6-4481 was issued on November 12, 2024 and approved the project for 45 gallons-per-day (three employees). At such time as the Future Use area is ever developed, a state permit amendment will be required.

- 16. Vehicular traffic.** The property is benefited by an existing farm access located along Route 7 at the northeasterly corner. This existing access will be upgraded to commercial access in accordance with State of Vermont Standard B-71b. A permit was obtained from VTrans on May 26, 2024 (permit #46121). A single access road will meander through the property to the office building and ministorage complex. State of Vermont Wetlands Permit #2022-0927 was issued for the road crossings through the wetlands and buffer zones. The permit included utilities to be buried alongside the road.

Mini-storage facilities have low anticipated impacts to highways. A permit was issued for upgrading the existing farm drive to a commercial drive on May 28, 2024 (permit #46121). Parking will be available outside of the office building.

- 17. State Permits.** The following permits have been issued or are required:
- a. VT WW-6-4481, issued November 12, 2024;
 - b. VTrans permit #46121, issued May 28, 2024;
 - c. VT Wetlands permit #2022-0927, issued March 26, 2024;
 - d. VT Construction General Permit #9746-9020, issued March 25, 2024;
 - e. US Army Corps of Engineer Permit #9746-9020, Issued March 25, 2024;
 - f. VT Stormwater Discharge Permit #3-9050, application to be processed shortly; and
 - g. Act 250 Permit, application to be processed shortly.
- 18. Utilities.** Utilities will be brought into the project underground along the proposed roadway from the existing pole along Route 7.
- 19. Exterior Lighting.** Exterior lighting will be placed on the storage and office building structures with three free-standing streetlights on poles near the turn-around outside of the office building. All lighting shall be down-facing and shielded.

SECTION 6.2: CONDITONAL USE GUIDELINES

Per Town of Georgia Development Regulations dated October 13, 2025

- 1. The proposed land development will not result in an undue adverse effect on the character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the Town Plan.** No adverse impacts are anticipated. The storage facility will be open seven (7) days per week, 24 hours a day. The facility will be gated to the general public.

This project is located within a business district, adjacent to a commercial development located to the North. There is an existing wooded buffer separating the subject property from the

northern and western neighboring lands. Trees will be planted as a buffer between the facility and Route 7. Natural wetlands buffers separate the site from the interstate.

2. **The proposed land development shall not result in an undue adverse effect on traffic on roads and highways in the vicinity. The DRB may require the applicant to provide a traffic study to demonstrate compliance with this standard.** VTrans has issued permit #46121. The project will upgrade the existing farm access to Standard B-71B, Detail A with a divisional island, remove a median island in Route 7, construct a northbound left turn lane in Route 7, plus install signage.
3. **The proposed land development shall not result in an undue adverse effect on bylaws and ordinances then in effect.** This is a low-impact project with no impacts to municipal infrastructure aside from fire protection. This property has historically been of little value to the owners with no enjoyment. No adverse impacts are anticipated. While visible from Route 7 and the interstate, the site is screened via vegetated buffers from neighbors to the north and west. No adverse impacts are anticipated.

Self-storage facilities are a Conditional Use with Site Plan in the Business zoning district. The project has been designed to be in conformance with the district’s minimum dimensional standards. Additional areas have been set aside on the tract for future commercial, residential or mixed uses.

4. **The proposed land development shall not result in an undue adverse effect on the utilization of existing renewable energy resources.** No adverse impacts are anticipated to the utilization of renewable energy resources, although none are planned for the project at this time.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk

WORKSPACE INFORMATION

Application number
DRB 003 2026

Category
Minor Subdivision

Workspace state
Application complete

Workspace created
01/13/2026, 7:07:28AM EST

Application submitted
01/13/2026, 7:28:11AM EST

Assignee
Doug Bergstrom

Package generation date
01/16/2026, 12:17:42 PM EST

LOCATION INFORMATION

Address
5659 GEORGIA SHORE RD, Town of Georgia,
VT

Property information
107310400,

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Joseph Gray		
GRAY JOSEPH H &		

Minor / Major Subdivision, PUD, Cottage Court Preliminary Application

A. Preliminary Plan/Plat Application.

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

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

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

1. Legal Documents.

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

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

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

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

E. Effect of Preliminary Plan/Plat Approval.

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

F. Final Plan/Plat Application.

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

1. Legal Documents.

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

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

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

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

Section 3. Item #B.

H. Action on Final Plan/Plat.

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

I. Effect of Final Approval.

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

Owner Sign

Property Information

Zoning District: LV	Size of Parcel: 4	Is this a PUD? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Deed Reference: Volume 279	Deed Reference: Page 141	

Previous subdivision of parcel (if applicable)

Subdivision Application #:	Permittee name:	Date:	Map #
----------------------------	-----------------	-------	-------

Previous Site Plan Approval (if applicable)

Site Plan Application #	Permittee name:	Date:	Map #
-------------------------	-----------------	-------	-------

PREVIOUS PRELIMINARY PLAN APPROVAL (If Applicable)

Preliminary Plan Application #	Permittee Name	Date	Map #
--------------------------------	----------------	------	-------

Engineer (if applicable)

Engineer Name Stephen Tetrault (TDH)	
---	--

Surveyor (if applicable)

Surveyor Name

Mark Day

Section 3. Item #B.

Project Information

Section 3. Item #B.

Project Description:

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

Project Description:

Current lot will be divided to be 3 lots. With lot 4 2 maintaining the right to the common land on the lake. All homes will be single family homes, I will be removing current Willow Hybrid on property line along my property and the Boissonault property line and planting cedar trees 10 feet apart. The cedar trees are highly rated for privacy, dust containment, light containment (Thuja 'Green Giant,' Leyland Cypress, Eastern Red Cedar). I will be relocating Hybrid Willow to the property line between lot 4 1 and Rileys. These are vey quick growing trees, they grown to the height of 30-40 feet and with being planted at intervals of 5 feet apart, This is an open area currently and will the planting of the tree's will greatly help with wind reduction, which there currently in nothing and privacy for the current homes (Riley and Moultons) and future homes in sub division.

Number and size of proposed lots

3 Lots Lot 4 (1.91 acres) Lot 4-1 (1.05 acres) Lot 4-2 (1.48 acres)

Section 3. Item #B.

Names and addresses of abutting property owners:



Existing and/or proposed means of access to the site

Access will be on the driveway withing the 30 foot Easement.

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

See Attached site plan

Location of parking and proposed number of spaces:

NA

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

Proposed Driveway will be 12 foot wide with inside the easement and meet state specifications

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

Proposed Easement of 30 feet will boarder the property line between Gray and Boissonault Property.

Proposed and/or existing wastewater disposal and water supply:

Waste Water Permit WW 6 3050 1 will be ammended

Proposed drainage/storm water runoff (if required):

No Storm Water Runoff Permit Needed (per engineer)

Proposed landscaping (if applicable):

Landscapping will be place along property line of the Gray and Boissonalut Property line. This will also a buffer between the properties. Landscapping Trees will also be placed off the property line in the back between Gray and Riley property line. This will protect the site line for Riley's and Moulton's. Please see attached plan of tree placement.

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

NA

Size and location of proposed and/or existing buildings:

See Attached Site Map. (Shows location of houses, septic and wells)

State permits required and/or obtained for this project:

Waste Water Permit WW-6-3050-1 will be ammended

Proposed lighting (if any)

None

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

Driver Waiver (See Attached)

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

None

Final Plat Requirements

6.8 Waivers

A. **Setback Waiver.** In conjunction with a subdivision and/or site plan application, the DRB may waive setback standards up to 50% in any district to allow for single story attached garages, decks, porches, and/or accessory structures if all of the following conditions are satisfied:

1. The property has circumstances or conditions which prevent the applicant from meeting the setback requirement. Such circumstances or conditions may include, but are not limited to, irregular lot size, poor soil conditions, existing vegetation or historic structures, and the location of pre existing structures.
2. Due to such circumstances or conditions, the property cannot reasonably be developed in conformance with the setback standard and the authorization of a waiver is necessary to enable the permitted use of the property. The applicant must show that other possible alternatives have been considered before the DRB will consider granting a waiver.
3. No waiver shall be granted which would have an undue adverse effect on adjacent property, the character of the area, or on public health and safety.
4. In the issuance of waivers, the DRB:
 - a. Shall consider and may require design features, screening, or some other remedy in order to mitigate anticipated impacts of any such waiver. The design feature should have a minimum height of five (5) feet above grade level and shall provide adequate privacy to the surrounding use(s). Options shall include but not be limited to a wall, a solid fence, a densely planted hedge or natural and/or man-made landforms.
 - b. May require that all outdoor storage of materials and equipment, including waste storage facilities, not be located within the reduced setback area.
 - c. Shall provide only the minimum waiver that is necessary.
5. Applications for waivers shall be considered by the DRB after a public hearing held in accordance with section 9.4.

B. **Lot Frontage Waiver.**

In conjunction with a proposed subdivision and/or subdivision application, the DRB may waive the minimum lot frontage standard up to 50% in any district to allow for flexibility in subdivision design if all of the following conditions apply:


1. The property has unique physical circumstances or conditions that were not created by the applicant, which prevent the applicant from meeting the frontage requirement. Such unique physical circumstances or conditions may include, but are not limited to, irregular existing lot shape or poor soil conditions.
2. Due to such physical circumstances or conditions, there is no possibility that the property can be developed in conformance with the frontage standard and the authorization of a waiver is necessary to enable the reasonable use of the property. The applicant must show that all other possible alternatives have been considered before the DRB will consider granting a waiver.
3. No waiver shall be granted which would have an undue adverse effect on adjacent property, the character of the area, or on public health and safety.
4. In the issuance of waivers, the DRB:
 - a. Shall consider and may require design features, screening, or other features to mitigate anticipated impacts of any such waiver;
 - b. Shall provide only the minimum waiver that will afford relief while representing the least deviation from these Regulations.
5. Applications for waivers shall be considered by the DRB after a public hearing held concurrently with a subdivision and/or site plan application in accordance with section 9.4.

Applicant Information

Applicant Name
Joseph Gray

Section 3. Item #B.

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

 Signed by **Joseph Gray** 01/13/2026, 11:08:53 AM EST

Property Information

E911 Address 5659 Georgia Shore Road	Parcel ID # 107310400	Zoning District LV	Parcel Size in Acres 4.44
---	--------------------------	-----------------------	------------------------------

Waiver Request

Waiver Request of the DRB #1 Road Frontage	Request for variance under Section(s) of the Town of Georgia Zoning Regulations. Looking to have 30 feet instead of the 60 feet
Waiver Request of the DRB #2	Request for variance under Section(s) of the Town of Georgia Zoning Regulations.
Waiver Request of the DRB #3	Request for variance under Section(s) of the Town of Georgia Zoning Regulations.



GEORGIA VERMONT

Waiver Request

E911 Address 5659 Georgia Shore Road Tax Parcel ID 107310400 Zoning District LV

Section 1: Owner/Applicant Information (complete all)

Owner(s) Joseph & Jaime Gray Applicant(s) _____

Address _____ Address _____

Saint Albans Vt _____

Zip Code _____ Telephone _____

Email _____

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: 12/21/2025

Signature of Applicant: Jaime Gray Date: 12/21/2025

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: 12/21/2025

Signature of Owner: Jaime Gray Date: 12/21/2025

1. Waiver requested of the DRB? Driveway Waiver for Subdivision lots 1-2, we are providing 30 feet of road frontage.

Request for variance under Section(s) _____ of the Town of Georgia Zoning Regulations.

2. Waiver requested of the DRB? _____

Request for variance under Section(s) _____ of the Town of Georgia Zoning Regulations.

3. Waiver requested of the DRB? _____

Request for variance under Section(s) _____ of the Town of Georgia Zoning Regulations.

Decision/Action Taken (FOR TOWN USE ONLY):

Date received: _____ Fee paid: _____ Meeting date: _____ 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.
All applications for variance must be heard by the Development Review Board (DRB) according to the criteria set forth in 24 V.S.A. Section 4469(a).



LOCUS MAP
NOT TO SCALE

TOWN OF GEORGIA, VERMONT
RECEIVED FOR RECORD
AT _____ O'CLOCK _____ M AND RECORDED ON _____ A.D. 20
SLIDE # _____ MAP # _____
ATTEST: _____ DAY OF _____ 20
SIGNED THIS _____ DAY OF _____ DRB CHAIR _____ BY _____

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 # _____ DAY OF _____ 20
SIGNED THIS _____ DAY OF _____ DRB CHAIR _____ BY _____

ZONING INFORMATION:
DISTRICT: LV LAKEVIEW 1 ACRES
MIN. LOT SIZE: 100 FEET
FRONT SETBACK: 50 FEET
SIDE/REAR SETBACK: 20 FEET

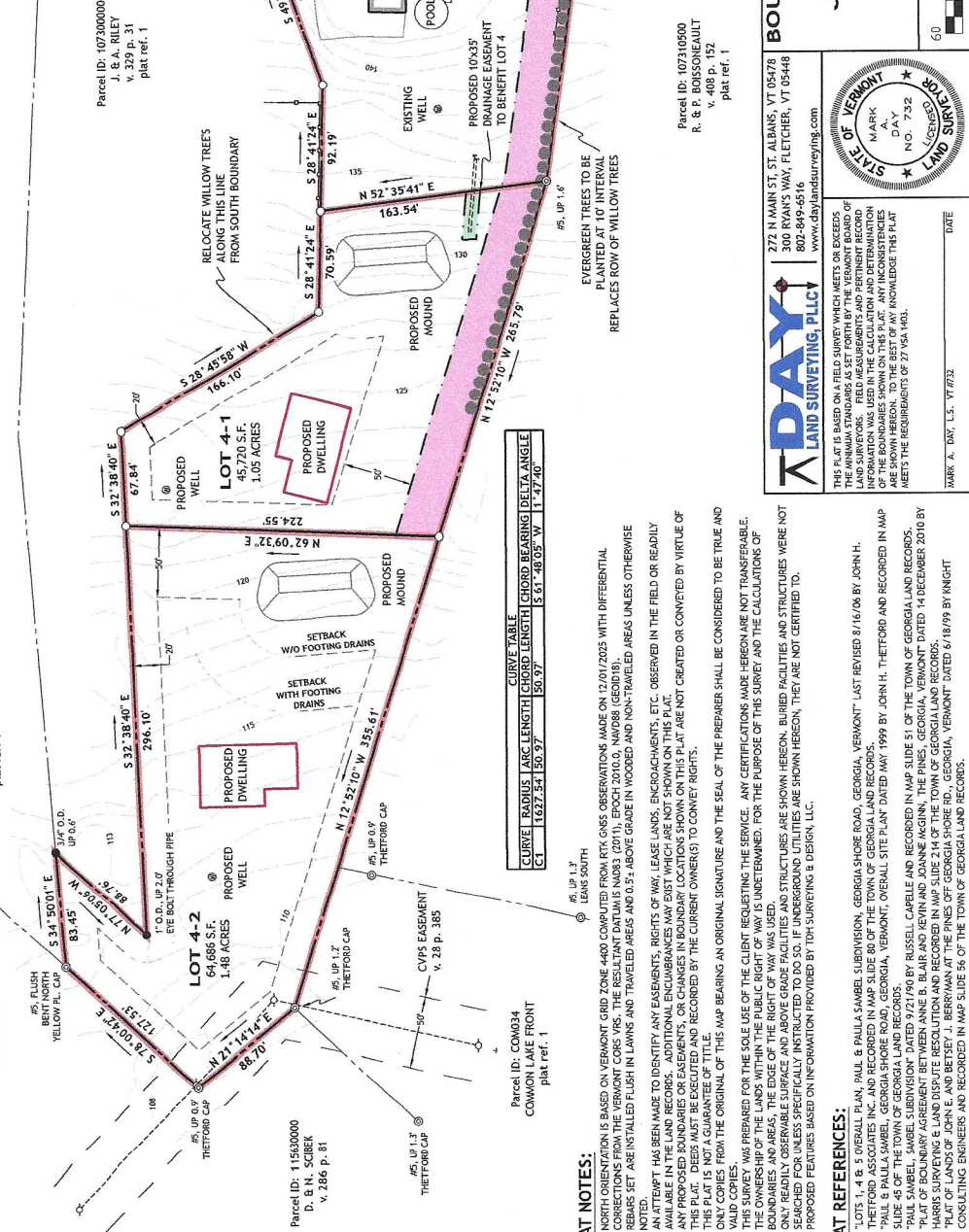
- LEGEND**
- IRON PIPE (FOUND)
 - REBAR (FOUND)
 - ⊗ STEEL FENCE POST (FOUND)
 - ⊖ 4x4 REBAR SET WITH DAY LAND SURVEYING ALUMINUM CAP
 - △ CALCULATED POINT
 - UTILITY POLE
 - EXISTING BOUNDARY LINE
 - PROPOSED BOUNDARY LINE
 - APPROXIMATE BOUNDARY LINE
 - EXISTING EASEMENT LINE
 - PROPOSED R.O.W./EASEMENT LINE
 - SURVEY THE LINE (NOT A BOUNDARY)
 - STOCKADE FENCE (W/TL)
 - UTILITY LINE
 - ZONING SETBACK
 - LIDAR ELEVATION CONTOUR

Parcel ID: 107310000
J. & S. MOULTON
v. 251 p. 183
plat ref. 1

Parcel ID: 107310400
JOSEPH H. & JAIME M. GRAY
VOLUME 279 PAGE 141
193,754 S.F.
4.45 ACRES

Parcel ID: 115830000
D. & N. SCIBEK
v. 286 p. 81

Parcel ID: COM034
COMMON LAKE FRONT
plat ref. 1



- PLAT NOTES:**
- NORTH ORIENTATION IS BASED ON VERMONT GRID ZONE 4400 COMPUTED FROM RTK GNSS OBSERVATIONS MADE ON 12/01/2023 WITH DIFFERENTIAL CORRECTIONS FROM THE VERMONT CORS VRS. THE RESULTING DATUM IS NAD83 (2011), EPOCH 2010.0, NAD83 (GEOID19).
 - WOODS SET ARE INSTALLED IN LUMBS AND TRIMMED AREAS AND 0.5' ABOVE GRADE IN WOODED AND HIGH-TRAFFIC AREAS UNLESS OTHERWISE NOTED.
 - 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.
 - 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 OWNERS TO CONVEY RIGHTS.
 - 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.
 - THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT REQUESTING THE SERVICE. ANY CERTIFICATION MADE HEREON ARE NOT TRANSFERABLE.
 - 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 USED FOR STRUCTURES ARE SHOWN HEREON. BURIED FACILITIES AND STRUCTURES WERE NOT SEARCHED FOR UNLESS SPECIFICALLY INSTRUCTED TO DO SO. IF UNDERGROUND UTILITIES ARE SHOWN HEREON, THEY ARE NOT CERTIFIED TO.
 - PROPOSED FEATURES BASED ON INFORMATION PROVIDED BY TDH SURVEYING & DESIGN, LLC.

- PLAT REFERENCES:**
- LOTS 1, 4 & 5 OVERALL PLAN, PAUL & PAULA SAMBEL SUBDIVISION, GEORGIA SHORE ROAD, GEORGIA, VERMONT, LAST REVISED 8/16/06 BY JOHN H. THETFORD ASSOCIATES INC. AND RECORDED IN MAP SLIDE 80 OF THE TOWN OF GEORGIA LAND RECORDS.
 - PAUL & PAULA SAMBEL, GEORGIA SHORE ROAD, GEORGIA, VERMONT, OVERALL SITE PLAN DATED MAY 1999 BY JOHN H. THETFORD AND RECORDED IN MAP SLIDE 45 OF THE TOWN OF GEORGIA LAND RECORDS.
 - PAUL & PAULA SAMBEL, GEORGIA SHORE ROAD, GEORGIA, VERMONT, OVERALL SITE PLAN DATED MAY 1999 BY JOHN H. THETFORD AND RECORDED IN MAP SLIDE 45 OF THE TOWN OF GEORGIA LAND RECORDS.
 - PAUL & PAULA SAMBEL, GEORGIA SHORE ROAD, GEORGIA, VERMONT, OVERALL SITE PLAN DATED MAY 1999 BY JOHN H. THETFORD AND RECORDED IN MAP SLIDE 51 OF THE TOWN OF GEORGIA LAND RECORDS.
 - PAUL & PAULA SAMBEL, GEORGIA SHORE ROAD, GEORGIA, VERMONT, OVERALL SITE PLAN DATED MAY 1999 BY JOHN H. THETFORD AND RECORDED IN MAP SLIDE 51 OF THE TOWN OF GEORGIA LAND RECORDS.
 - HARRIS SURVEYING & LAND DISPUTE RESOLUTION AND RECORDED IN MAP SLIDE 214 OF THE TOWN OF GEORGIA LAND RECORDS.
 - PLAT OF LANDS OF JOHN E. AND BETSEY J. BERRYMAN AT THE PINES OFF GEORGIA SHORE RD., GEORGIA, VERMONT DATED 6/18/99 BY KNIGHT CONSULTING ENGINEERS AND RECORDED IN MAP SLIDE 56 OF THE TOWN OF GEORGIA LAND RECORDS.

BOUNDARY RETRACEMENT SURVEY
PARCEL ID: 107310400
Prepared For
JOSEPH H. & JAIME M. GRAY
5659 GEORGIA SHORE ROAD
GEORGIA, VERMONT

Parcel ID: 107310500
R. & P. BOISSONNEAULT
v. 408 p. 152
plat ref. 1

272 N MAIN ST., ST. ALBANS, VT 05478
300 RYANS WAY, FLETCHER, VT 05448
802-569-8888
www.daylandsurveying.com

DAY LAND SURVEYING, PLLC
THIS PLAT IS BASED ON A FIELD SURVEY WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF VERMONT LAND SURVEYING FIELD MEASUREMENTS AND PRECISION RECORD INFORMATION WAS USED IN THE CALCULATION AND DETERMINATION OF THE BOUNDARIES SHOWN ON THIS PLAT. ANY INCONSISTENCIES BETWEEN THIS PLAT AND ANY KNOWLEDGE THE PREPARER HAS OF THE REQUIREMENTS OF 27 V.S.A. 403.




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

Section 3. Item #B.

SCALE: _____
DATE: _____
JOB NUMBER: _____
DRAWING: _____
CRD FILE: _____
SURVEY BY: _____
DRAWN BY: _____

60 0 30 60 120 240

**FINAL PLAT REVIEW
 Three-Lot Minor Subdivision
 DRB-003-26**

Owner/Applicant: Joseph and Jamie Gray 	Property Tax Parcel & Location: 5659 Georgia Shore Road Georgia, VT 05478 Parcel#107310400 Zone: Lakeview/LV (L-1)
Engineer: Stephen Tetreault LDBW 	Surveyor: Mark Day Day Land Surveying, PLLC 

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 ±4.45 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 ±4.45 acres into three (3) lots:

- Lot 4, ±1.91 acres, which includes the current residence,
- Lot 4-1, ±1.05 acres,
- Lot 4-2, ±1.48 acres, with ±1.5 acres of common land to the lake (COM34).

**SECTION 7 - GENERAL SUBDIVISION and SECTION 6 - SITE PLAN REVIEW
 REQUIREMENTS**

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

	LV	LOT 4	LOT 4-1	LOT 4-2
Minimum Lot Size	.5 acres	±1.91 acres	±1.05 acres	±1.48 acres
Lot Frontage	100 ft	±252 ft	0	0
Front Yard Setback	30 ft	±100 ft	N/A	N/A
Side Setbacks	10 ft	±50 ft	N/A	N/A
Rear Setbacks	10 ft	±200 ft	N/A	N/A

2. **Site plans.** Applicant has submitted one map titled, “Boundary Retracement Survey Plat” prepared by Day Land Surveying on 1/8/2026.

3. **Lot layout.** The proposed layout will divide the current lot into three lots, where Lot 4 will contain the existing dwelling and Lots 4-1 and 4-2 will be reserved for future development.
4. **Suitability for development.** The land meets the Development Regulation requirements for subdivision of property in the zoning district.
5. **The proposed development will not result in undue water or air pollution.** Not applicable.
6. **Legal language.** The DRB may require legal deed and HOA document review by the Town Attorney. Applicant is responsible for all attorney fees. An escrow amount will be held by the town for attorney reviews.
7. **Access permit.** Not applicable.
8. **State permits.** Wastewater permit WW-6-3050-1 will be amended and shall be submitted to the ZA, as well as any necessary town permits.
9. **Easements.** Proposed easement of 30 feet will border the property line between Gray and Boissonault property. All easements are shown on the Final Plat survey.
10. **Fire protection** – Applicant has submitted an Ability to Serve letter from the Town of Georgia Fire Chief.
11. **Financial surety** – Not applicable.
12. **Performance Standards** - This project meets the minimum dimensional requirements for the Lakeview (LV) zoning district.
13. **Road Name**- Not applicable.
14. **Driveway Standards** – Lot 4 will contain the existing dwelling and driveway. Lots 4-1 and 4-2 will share a driveway. A Driveway Agreement has been submitted.
15. **Waiver Request** – Driveway waiver for subdivision lots 4-1 and 4-2. There will be 30 feet of road frontage.

SECTION 5 - PLANNING and DESIGN STANDARDS:

Section 5.1 Energy Efficient Design – Developments are encouraged to incorporate energy-efficient siting of buildings.

Section 5.2 Exterior Storage of Materials or Equipment – In certain situations, the DRB may require that exterior storage of materials or equipment be excluded from the front yard and/or screened.

Section 5.3 Landscaping and Screening – Landscaping will be placed along the property line of the Gray and Boissonault property line in the back between Gray and Riley property line. This

will protect the site line for Riley’s and Moulton’s properties. Please see attached plan of tree placement.

Section 5.4 Outdoor Lighting – None proposed.

Section 5.5 Parking, Traffic Access, and Circulation – Access will be on the driveway with the 30-foot easement. Proposed driveway will be 12-feet wide with the easement and meet state specifications.

Section 5.6 Pedestrian Accessibility – Not applicable.

Section 5.7 Public and Private Road Standards – Not applicable.

Section 5.8 Site Design – See attached Site Plan.

Section 5.9 Site Preservation and Erosion Control – This site plan or subdivision plat will meet the following standards for erosion control.

Section 5.10 Stormwater – No stormwater runoff permit is needed, per the engineer.

Section 5.11 Street Signs – Not applicable.

Section 5.12 Utilities. Not applicable.

ARTICLE 6 - WAIVERS:

6 (B) Lot Frontage Waiver. In conjunction with a proposed subdivision and/or subdivision application, the DRB may waive the minimum lot frontage standard up to 50% in any district to allow for flexibility in subdivision design if all of the following conditions apply. According to 24 V.S.A. §4412(3), waivers are permissible for any permanent easement or right-of-way at least 20 feet in width.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Town of Georgia

cc: Applicant



GEORGIA VERMONT

DRB MEETING Tuesday, January 20, 2026 at 7:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/7852587431?pwd=PBv40gFdgVnMmCTlaw2gLkbXfbpeH4.1&omn=87114687124>

Meeting ID: 785 258 7431 | **Passcode:** 5243524

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

1. CALL TO ORDER - 7:02PM

DRB PRESENT

Chair Charles Cross, Vice Chair James Powell, Leigh Horton, Gilles Rainville, Jared Waite, Alternate Chris Caspers

DRB ABSENT

Lisa Faure, Tony Gabel, Alternate Glenn Sjoblom

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PUBLIC PRESENT FOR CU-005-25

Nick Smith, Laura Handy, Kim Asch, Phil Foerster, Ben & Julie Chiappinelli, E.Q. Chiappinelli, Mary Chiapinelli, Sara Nye Vester, Joan Handy and Cheryl Letourneau

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. CU-005-25 Conditional Use Amendment for Lora's Farm Georgia LLC, Continued from 1/16/25

- Chair Cross reconvened the continued Conditional Use Amendment application hearing from December 2025 meeting. Applicant Laura Handy and engineer Nicholas Smith were present to answer questions on the application.
- See above for abutters and other interested parties present.
- Vice Chair Powell asked if there were any events that have occurred at the venue to date. No, no events have occurred at the venue to date.

- Kim Ashe asked that the letter from the homeowners who were present at the hearing be read to the public. DRB Members Chair Cross and Leigh Horton read the letter aloud for the record. In summary, the letter was a follow-up to the 12/16/25 DRB meeting and requested that the existing Conditional Use permit conditions approved on 9/6/22 should remain unchanged until the impacts of those conditions can be assessed through actual operation. (Please see video of the meeting for exact wording.)
- The DRB asked questions about the proposed changes to the Conditional Use Amendment application. Both Nick Smith and Laura Handy answered questions.
- Applicant is currently asking for outdoor events to be separate from the 28 allowed Barn events per month. The September 2022 CU decision letter included Farmers Markets in the 28 allowed events per year.
- ZA Doug Bergstrom explained Lora's Farm has received State of Vermont Farm Determination since the 2022 Conditional Use decision, and what falls outside the purview of the DRB with this status.
- Area residents asking for all conditions from the 2022 Conditional Use decision letter to be followed and Farmers Market to be included in the 28 events allowed per year.
- Laura Handy is also asking for an extra hour (music to stop at 10pm and all visitors exit by 1pm) in the evenings on weekends.

Motion to close the hearing at 7:52PM

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

Voting Yea: Chair Cross, Vice Chair Powell, L. Horton, J. Waite, C. Caspers

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: December 16, 2025

Motion to approve minutes with no changes.

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

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

Voting Abstaining: Vice Chair Powell, C. Caspers

5. OTHER BUSINESS

6. PLAN NEXT MEETING AGENDA

A. February 3, 2026

- Two hearings and Lora's Farm Decision letter.

7. DELIBERATIONS

Motion to enter into deliberative session at 7:58PM

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

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

G. Rainville recused himself and left the meeting at 8:33PM

Motion to exit out of deliberative session at 8:42PM

Motion made by J. Waite, Seconded by C. Caspers

Voting Yea: Chair Cross, Vice Chair Powell, L. Horton, J. Waite, C. Caspers

A. CU-004-25, Conditional Use for McCullough Crushing Decision Letter

- McCullough Crushing Decision Letter & Coolbeth BLA mylar were signed by Chair Cross

8. ADJOURN

Motion to adjourn at 8:43PM

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

Voting Yea: Chair Cross, Vice Chair Powell, L. Horton, J. Waite, C. Caspers

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

DRAFT

**TOWN OF GEORGIA
ZONING ADMINISTRATOR
FINDINGS OF FACT, CONCLUSIONS & ORDER**

**NOTICE OF DECISION
DRB-005-2026**

Two-Lot Subdivision

This matter came before the Zoning Administrator (ZA) on the application of Brady Harvey, hereinafter referred to as the Applicant, seeking ZA approval for a Two-Lot Subdivision of their property located at 105 Sandy Birch Road, parcel number 112530000. The subject parcel is located within the Residential Neighborhood (RN) zoning district. A Draft Decision was sent to all adjoining property owners on February 2, 2026, and presented to the Development Review Board (DRB) at its meeting on February 3, 2026.

Applicant submitted a subdivision plat titled "Brady & Julia Harvey" showing the parcel of 2.31 acres being subdivided into two new lots. The new lots consist of Lot 105-1 at 1.31 acres, and Lot 105 at 1 acre.

Based on the aforementioned plans submitted and the additional documents in the planning file for this proposal, the ZA enters the following Findings of Fact, Conclusion, and Order.

FINDINGS OF FACT

NOTE: The application, any and all relevant evidence presented to the ZA, shall be considered part of the Findings of Fact and kept as part of the permanent record of the Applicants. This official record shall provide additional basis for the ZA's decision.

1. Applicant is requesting ZA approval for a Two-lot subdivision consisting of 2.31 acres.
2. Applicant is proposing a subdivision of the 2.31 acres into two lots, Lot 105-1 will be 1.31 acres, and Lot 105 will be 1 acre and located entirely in the RN zoning district on Sandy Birch Road.
3. A subdivision plat presented by Day Land Surveying, dated December 19, 2025, shows the two new lots, and easements for an existing well line, and a new 50' easement in favor of lot 107. Lot 105-1 is shown as a parcel of land only and does not include a building envelope or plans for wastewater and potable water.
4. The regulations in effect at the time of the application and decision: **Municipal Town Plan**, last amended January 6, 2025; **Town of Georgia Development Regulations**, effective October 13, 2025.

CONCLUSIONS

1. The Applicant has submitted all the application materials required by the Georgia Development Regulations.
2. This application was reviewed as a Two Lot Minor Subdivision pursuant to the requirements and standards outlined in Section 7.3.2 of the Town of Georgia Development Regulations. The application was deemed consistent with the above-mentioned standards and requirements.
3. The approval of the Two Lot Subdivision is based on all information and documents in the ZA file.
4. Any abutter or interested party(s) may request a public hearing on the application within 15 days of the issuance of the draft written decision. If no interested parties request a public hearing within the 15-day notice period, the Zoning Administrator shall approve of the written decision.

ORDER

1. The submitted plans shall indicate the following 27 V.S.A. § 341(b)(2):
 - A. Address of the subject properties.
 - B. Name and address of the owners of record of the subject properties.
 - C. Name and address of the owners of record of adjoining lands.
 - D. Name and address of person or firm preparing the map
 - E. Scale of map, north point, date of map/revisions, and legend
 - F. Current lot lines (labeled as such), proposed lot lines (labeled as such)
 - G. Current acreage of each lot and proposed acreage of each lot
 - H. Means of accessing each lot
 - I. Existing sewage disposal area for each lot, and existing water source for each lot.
 - J. A site location map showing the location of the project in relation to nearby town/state highways and developed areas at a scale of one-inch equals one thousand feet.
 - K. ZA and Town Clerk signature blocks. (<https://www.townofgeorgia.com/zoning-information-permits/page/resources>)
2. The Two Lot Subdivision Plat shall be accompanied by a vicinity map drawn at a scale of not over four hundred (400) feet to the inch to show the relation of the proposed boundary line adjustment to the adjacent properties and to the general surrounding area.
3. The Final Plat of the Two Lot Subdivision submitted on Mylar measuring 18” by 24” with signature, shall be filed by the subdivider with the Town Clerk within 180 days of the ZA’s signed written decision. The subdivision approval shall expire if the Applicants do not file the survey plat within 180 days. The Zoning Administrator, upon written request made

before the expiration date, shall extend the filing date for the survey plat by an additional 90 days if final local or state permits or approvals are still pending.

- a. **Public hearing request deadline is Tuesday, February 17, 2026**
- b. **If no public hearing is requested, the decision will automatically be approved on Wednesday, February 18, 2026.**
- c. **Mylar is due to be recorded in the clerk's office on August 18, 2026**

Dated at Georgia, Vermont, this 2nd day of February 2026.

CERTIFICATE OF SERVICE

I hereby certify that I, Douglas Bergstrom, Zoning Administrator, Planning & DRB Coordinator, sent a copy of the foregoing **Two Lot Subdivision DRB-005-2026**, by U.S. Mail, postage prepaid, on February 2, 2026, to the following individuals without email addresses and by electronic mail to the following individuals with email addresses:

Note: Any recipient may change their preferred method of receiving notices and other documents by contacting the Town Office staff at the email listed below. If you have chosen to receive notices and other documents by email, it is your responsibility to notify our office of any changes to your email address.

1. DEVELOPMENT REVIEW BOARD

- 2. **APPLICANT:** Brady Harvey
107 Sandy Birch Road
Georgia, VT 05468
brady.and.julia@gmail.com

3. ABUTTERS:

Jeremy & Laurie Bachand
53 Sandy Birch Road
Georgia, VT 05468

Tessa Collette
106 Sandy Birch Road
Milton, VT 05468

Jared & Erica Gambino
937 Ballard Road
Georgia, VT 05468

Eric & Mary Larson
155 Waller Road
Milton, VT 05468

REQUEST FOR PUBLIC HEARING

At the request of the Applicant or interested parties, or on its own motion, the ZA may refer this application to the DRB for a public hearing of findings, conclusions, or conditions of the decision. A request by the Applicant or interested parties must be submitted to the ZA Office within the 15-day appeal period in accordance with Section 7.3.1 of the Town of Georgia Development Regulations approved October 13, 2025.

By _____

Douglas Bergstrom
Zoning Administrator
zoning@townofgeorgia.com

DRAFT