



GEORGIA VERMONT

DRB MEETING

Tuesday, June 02, 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.** CU-001-26, Town of Georgia- Conditional Use for Impound Kennel
 - B.** SUB-0013-26, RenoVermont LLC - Conditional Use & Site Plan Review for 3 Lot Subdivision
 - C.** DRB-017-26, Newton/Dixon - Final Plat Review for 3 Lot Subdivision
 - D.** SUB-014-26, 17 Black Walnut, LLC - Preliminary Plat Review for 18 Lot Subdivision
4. **APPROVAL OF MINUTES**
 - A.** DRB Meeting Minutes May 19, 2026
5. **OTHER BUSINESS**
 - A.** BLA-010-26, Cadieux/Wilson Administrative Boundary Line Adjustment
6. **PLAN NEXT MEETING AGENDA**
 - A.** June 16, 2026
7. **DELIBERATIONS**
 - A.** SUB-0013-26, RenoVermont LLC Sketch Decision Letter
 - B.** SUB-011-26 Cline Road 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: Kollene Caspers, Zoning Clerk, DRB Clerk | Website: townofgeorgia.com

CONDITIONAL USE REVIEW
Conditional Use for Impound Kennel
CU-001-26

Owner/Applicant: Town of Georgia Selectboard/Public Works Director	Property Tax Parcel & Location: 65 Plains Road Parcel# 118300000 Zoning District: Business Hamlet (BH)
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BACKGROUND

The Town of Georgia Selectboard and Public Works Director, hereafter referred to as Applicants, are requesting Conditional Use approval for a portion of the old Town Garage to be used as an impound kennel for use by the Animal Control Officer. This property is located at 65 Plains Road, within the Business Hamlet (BH) zoning district. The parcel (118300000) is ±0.98 acres in size.

In accordance with the Town of Georgia Development Regulations (October 13, 2025) Table 3.1, a kennel is an allowable land use in the BH zoning district with conditional use and site plan. No land development or change to the building is requested by the Town of Georgia, so no site plan is required.

This kennel is intended for use only by the Town of Georgia Animal Control Officer on an as-needed basis for short-term (up to 10 days) impound of dogs.

CONDITIONAL USE REVIEW GUIDELINES

Applicant answers to Conditional Use Amendment Application questions, using section 6.2 Conditional Use, 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.** The building is the former town garage and fire station and is currently in use as a municipal storage area.
- 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.** There will be no change to existing traffic. The use as a kennel by the Animal Control Officer (ACO) will be limited use, only when necessary to impound a dog.
- 3. The proposed land development shall not result in an undue adverse effect on bylaws and ordinances then in effect.** The proposed use is consistent with the Business Hamlet Zoning District in the Georgia Development Regulations and the Business Hamlet future land use in the Town Plan.

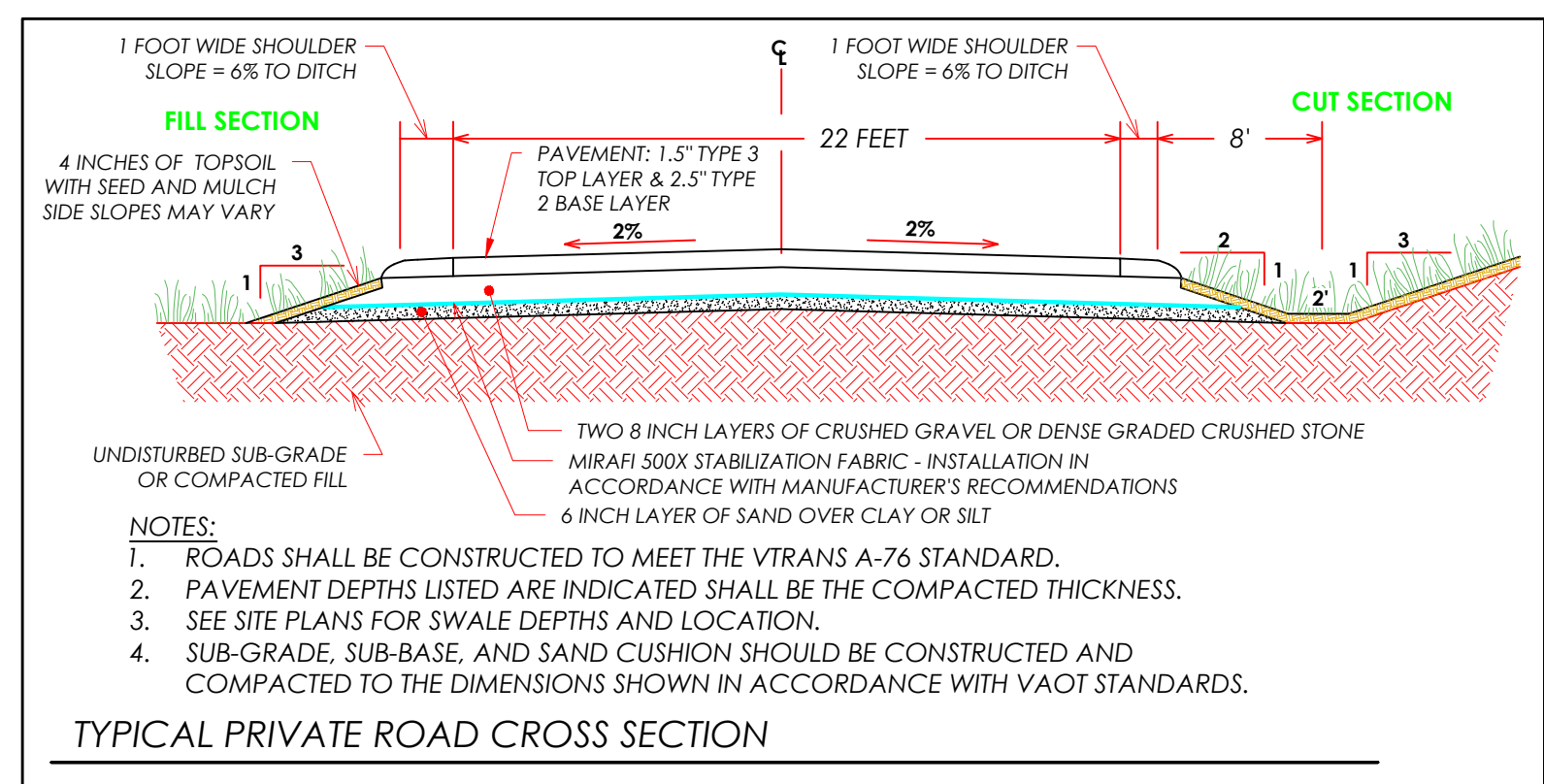
4. **The proposed land development shall not result in an undue adverse effect on the utilization of existing renewable energy resources.** There is no impact to the utilization of renewable energy resources proposed by this project.

PLANNING & ZONING COMMENTS

1. **Development Regulations 6.2.2 (A)(1)** – The area where the proposed impound kennel is located is within the Business Hamlet (BH) zoning district. The Business Hamlet district is intended to promote a mix of smaller-scale commercial development together with residential living that is appropriately scaled and patterned to match the older historic hamlet development patterns. The allowable uses in this area are focused more on smaller local business, shops, services and residential living, while avoiding larger auto-centric uses such as shopping plazas, car washes, drive-thrus, sales lots, and vehicle or heavy equipment sales.
2. **Development Regulations 6.2.2 (A)(2)** – The facility is located near Ethan Allen Highway (Route 7) and Plains Road. The current Town Garage, sand shed and other businesses surround the property. The kennel will be located within the existing structure, inside an office.
3. **Development Regulations 6.2.2 (A)(3)** – The interior, as-needed, impound kennel fits within the bylaws for use by the Georgia Animal Control Officer.

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator
Planning & DRB Coordinator



PROJECT INFORMATION:

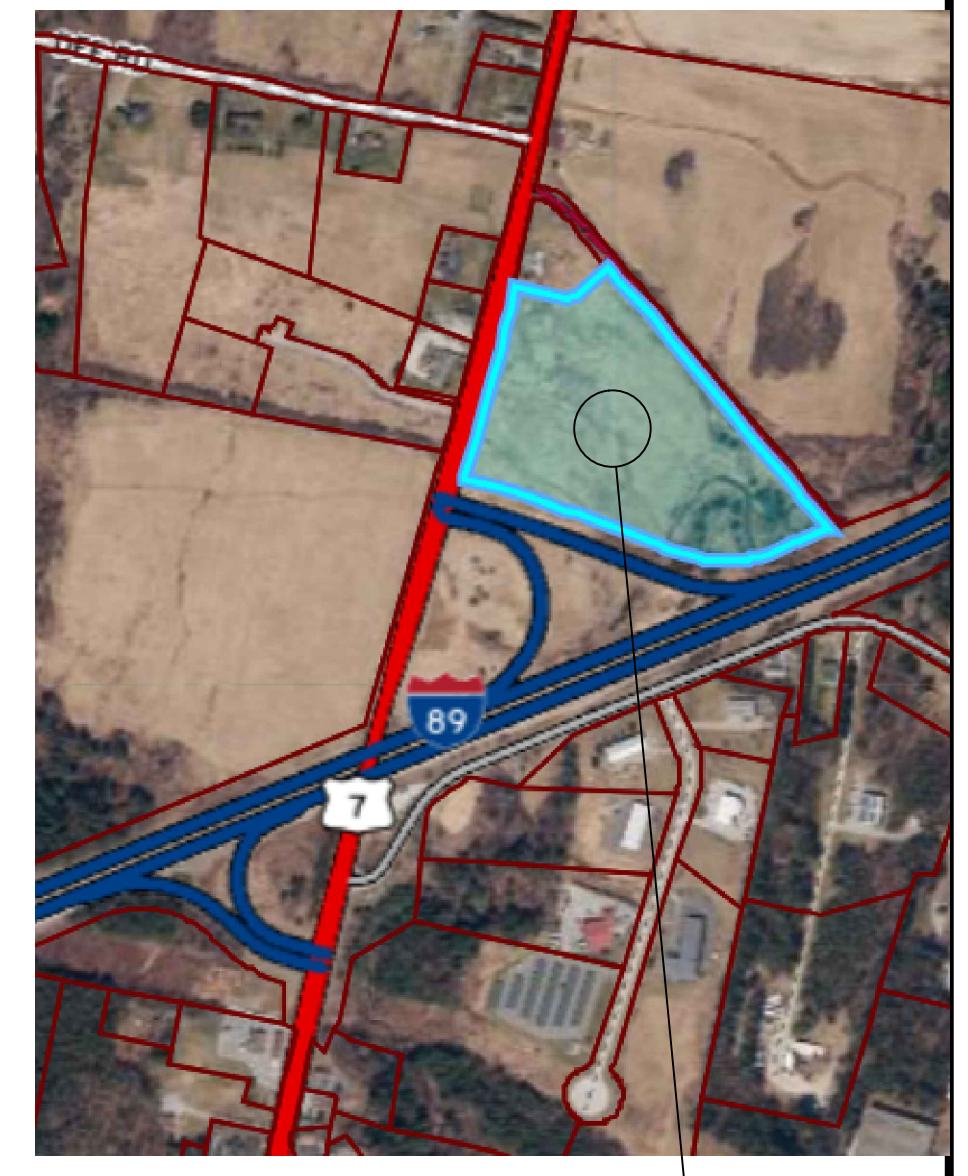
OWNER OF RECORD: RENOVERMONT LLC
111 LAKESIDE AVE.
MILTON, VT 05468

PHYSICAL ADDRESS: ETHAN ALLEN HWY
GEORGIA, VT 05478

PARCEL ID: 117610100

SPAN: 237-076-12625

LOT SIZE: 17.6 ACRES



- EXISTING CONDITIONS NOTES:**
- THIS PLAN DEPICTS THE PERTINENT EXISTING CONDITIONS AS OF SEPTEMBER, 2025.
 - VERTICAL DATUM IS BASED ON NAVD88 (GEOID 12).
 - COORDINATE SYSTEM IS BASED ON VERMONT STATE PLANE (U.S. SURVEY FEET).
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE ENCOUNTERED AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. ENGINEER SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE ENCOUNTERED. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY. DIGSAFE MUST BE CONTACTED PRIOR TO ANY EXCAVATION. CALL 1-888-DIG SAFE (344-7233).

ZONING DISTRICTS:

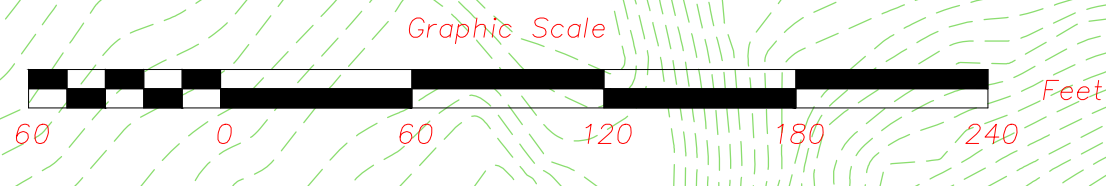
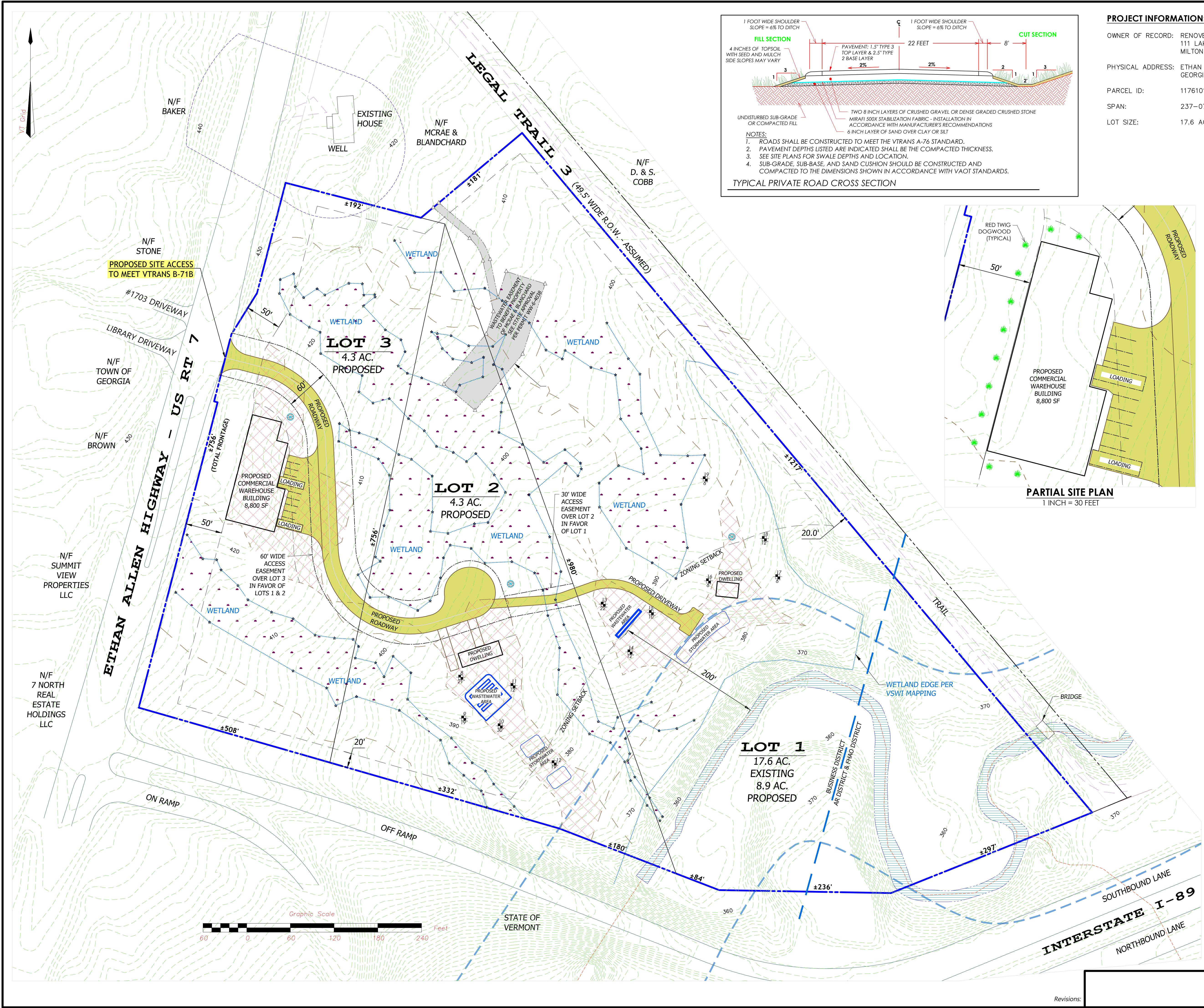
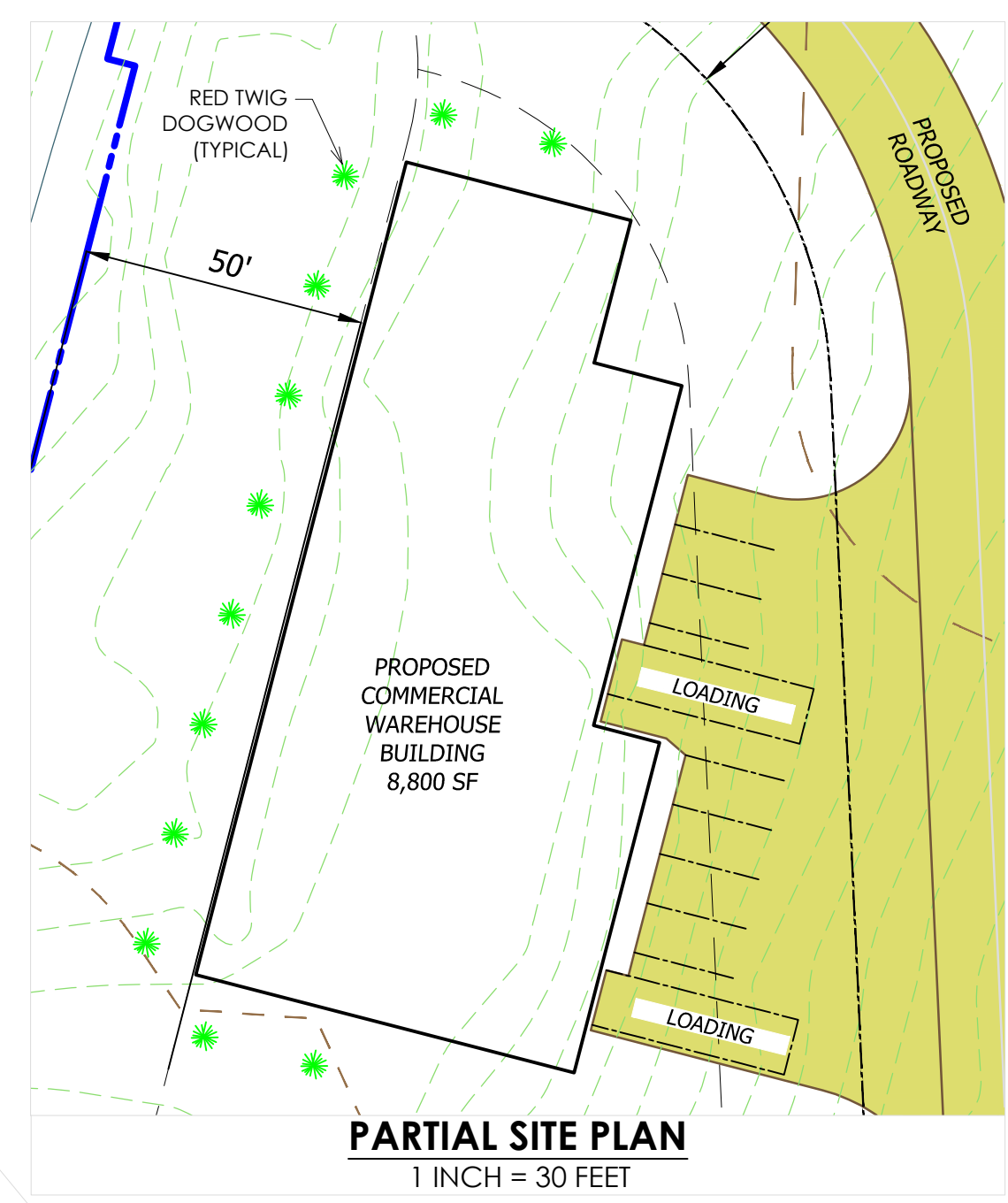
B - BUSINESS (1000 FEET FROM U.S. ROUTE 7)
MINIMUM LOT SIZE: 1 ACRES
LOT FRONTAGE: 100 FEET
MINIMUM SETBACKS: FRONT 50 FEET, SIDE 20 FEET, REAR 20 FEET
LOT COVERAGE: 50%

AR - AGRICULTURAL/RURAL RESIDENTIAL
MINIMUM LOT SIZE: 2 ACRES
LOT FRONTAGE: 150 FEET
MINIMUM SETBACKS: FRONT 50 FEET, SIDE 20 FEET, REAR 20 FEET

FHAO - FLOOD HAZARD AREA OVERLAY
DIMENSIONAL STANDARDS WITHIN THE FLOOD HAZARD AREA OVERLAY ARE DETERMINED BY THE UNDERLYING ZONING DISTRICTS.

PARKING REQUIREMENT:
DWELLING (SINGLE, TWO AND MULTI-HOUSEHOLD): 1.5 PER DWELLING UNIT

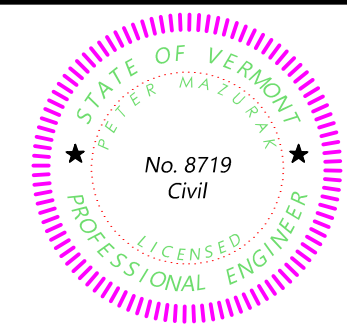
WAREHOUSE: 1 PER EMPLOYEE ON THE LARGEST WORKING SHIFT PLUS 1 PER 2000 SF OF GROSS FLOOR AREA.



LEGEND

RIVER CORRIDOR	Blue dashed line
PARCEL LINE	Red dashed line
ADJOINER PARCEL	Blue solid line
SETBACK	Black dashed line
OVERHEAD UTILITY	Green dashed line
EASEMENT / R.O.W.	Black dashed line
STORM DRAIN	Blue dashed line
CONTOUR	Green dashed line
DRILLED WELL	Blue circle with cross
SOIL TEST PIT	Black square with cross
MONITOR WELL	Black circle

Project Name: RENOVERMONT LLC ETHAN ALLEN HWY. GEORGIA, VT	Sheet Title: SITE PLAN
Project #: 25-042	Date: 4/30/2026
Drawn By: PM	Scale: 1" = 60'
Apex Engineering, LLC p. (802) 752-7328 e. aevermont@gmail.com	Sheet #: C2-01



Revisions:

Seven at warehouse and at least 1.5 per dwelling unit.

New roadway to extend off Route 7.

Driveways for tri-plex and single family dwellings.

Access easement for use by all lots. Access easement over Lot 2 in favor of Lot 1.

Existing Wastewater easement over Lots 1 & 2 in favor of dwelling to the north.

Wastewater system on Lot 2 to serve lots 2 & 3, wastewater system on Lot 1 to serve Lot 1.

Grass lined swales and two gravel wetlands.

No impediment of the use of other properties due to this project is anticipated.

No adverse impact on the use of renewable energy sources is anticipated.

The project has received the state access approval.

Project Narrative

May 2026

Apex Project Number: 25-042

Project Name: Lot 3 Renovermont

Project Location: Ethan Allen Hwy. (Route 7), Georgia, VT

Property Owner / Applicant: Renovermont, LLC

Construct a warehouse with parking and loading areas on a recently subdivided lot. The project will be accessed from a new access road off Ethan Allen Hwy.

State permits to be applied for include Wastewater System & Potable Water Supply, Wetland Conditional Use, Stormwater Operational, and Stormwater Construction General (erosion).

Traffic & Roadway:

The proposed project is located along the east side of Ethan Allen Hwy. (Route 7), to the north of the I89 southbound off-ramp.

To predict the proposed traffic conditions, data from mile marker 1.588 to mile marker 2.486, located along Ethan Allen Hwy. between the off-ramp and Oakland Station Road as published by the Vermont Agency of Transportation was used. The latest actual AADT (Annual Average Daily Traffic) available was from 2024, with a value of 5222.

The Institute of Transportation Engineers Trip Generation manual was used to predict the traffic generated from the proposed residential units and warehouse space. The project trip generation for the proposed project is as follows:

Estimated Vehicular Trip Generation – AM Peak Hour			
ITE-Land Use Category	# of Units	Factor	PM Peak
Single-Family Detached (210)	1	0.75	0.8
Multi-Family (220)	3	0.47	1.4
Warehousing (150) – 9,000 SF	1	0.42/1K SF	3.8
Total:			6.0

Estimated Vehicular Trip Generation – PM Peak Hour			
ITE-Land Use Category	# of Units	Factor	PM Peak
Single-Family Detached (210)	1	0.99	1
Multi-Family (220)	3	0.57	1.8
Warehousing (150) – 9,000 SF	1	0.45/1K SF	4.1
Total:			6.9

Estimated Daily Vehicle Trip Generation			
ITE-Land Use Category	# of Units	Factor	ADT
Single-Family Detached (210)	1	9.4	9.4
Multi-Family	3	6.7	20.1
Warehousing (150) – 9,000 SF	1	3.56/1K SF	32.1
Total:			61.6

Therefore, this project would increase the AADT by approximately 1 %.

The safety conditions at the proposed roadway intersection were also examined. The proposed roadway access point was selected due to it having the best "sight distance" for vehicles entering and leaving the site. For safety reasons, in no case should the available intersection sight distance be less than the minimum intersection sight distance as outlined within Standard B-71 of the Vermont Agency of Transportation, which at 40 mph equals 445 feet. The available sight distances at the Ethan Allen Hwy. / Route 7 project entrance intersection are approximately 700 feet to the south and north.

The proposed speed limit within the project roadway will be set at 25 mph.

Signage:

The only signage for this project will be standard-sized street signs, a stop sign, and a building mounted sign (or signs – if more than one tenant) at the warehouse in conformance with the Town sign regulations.

Lighting:

Building mounted downcast LED lighting is proposed.

Utilities:

General utilities such as electric, cable and telephone will all be underground.

Landscaping:

The land that is to be disturbed to construct the project is an open field. The current tree line on the easterly side of the parcel will be left undisturbed. Landscaping has been designed to enhance the look of the site and help minimize any possible visual impacts. Red-twig dogwood for the north, west and south sides of the warehouse, with other areas being mowed lawns.

Hours of Operation (Warehouse):

Monday through Friday 7AM to 6 PM.

PLAT REFERENCES:

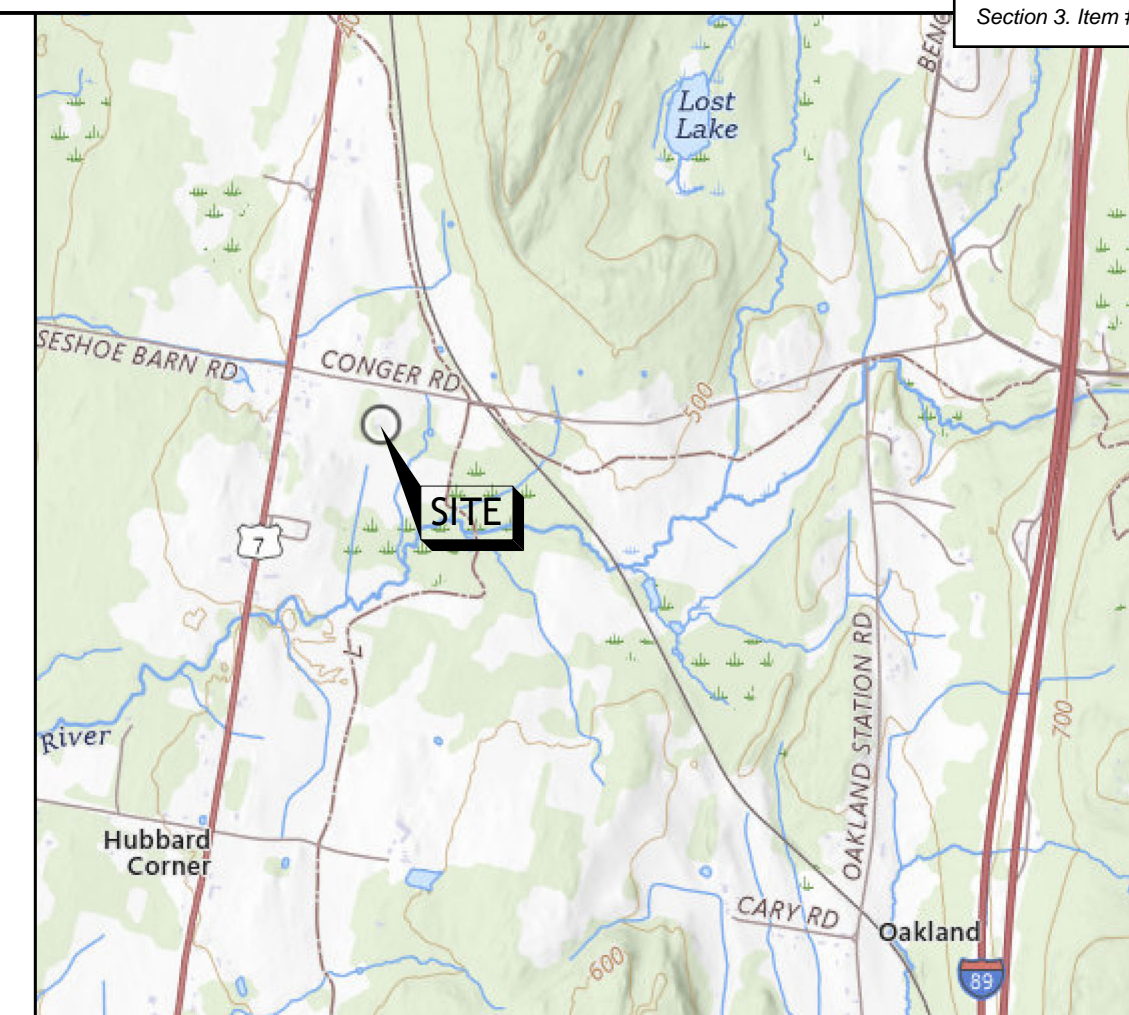
- 1. "MAP OF BOUNDARY SURVEY - HAROLD & FAITH NEWTON - GEORGIA, VERMONT", DATED FEB 10, 1986, PREPARED BY STEVEN BROOKS AND RECORDED IN THE GEORGIA LAND RECORDS MAP SLIDE 194 (MAP 404).

PURPOSE OF PLAT:

- 1. ADJUST THE BOUNDARY BETWEEN NEWTON AND DIXON BY ANNEXING AREA A FROM NEWTON TO DIXON

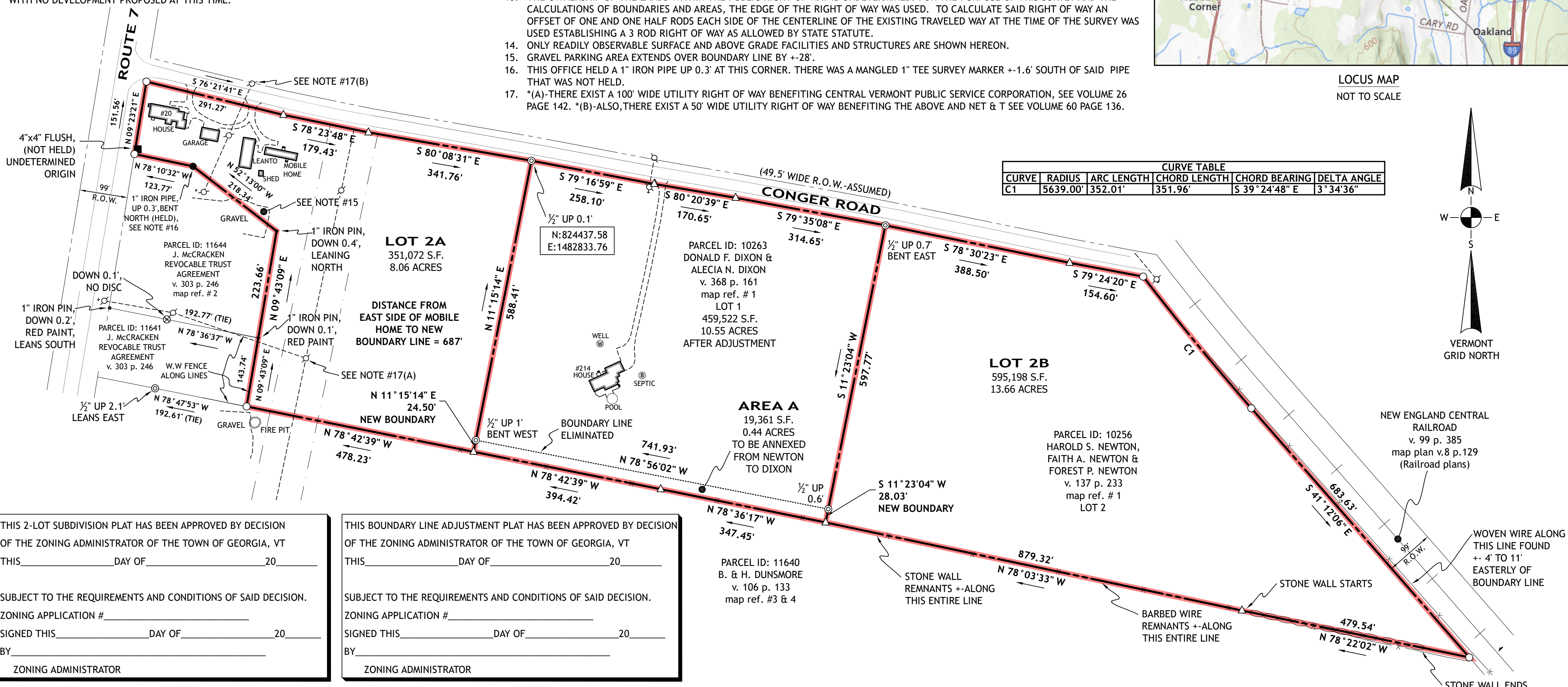
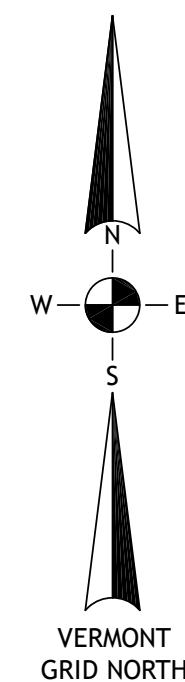
PLAT NOTES:

- 1. OWNERS OF RECORD: PARCEL # 10256: HAROLD S. & FAITH G. NEWTON



LOCUS MAP NOT TO SCALE

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE

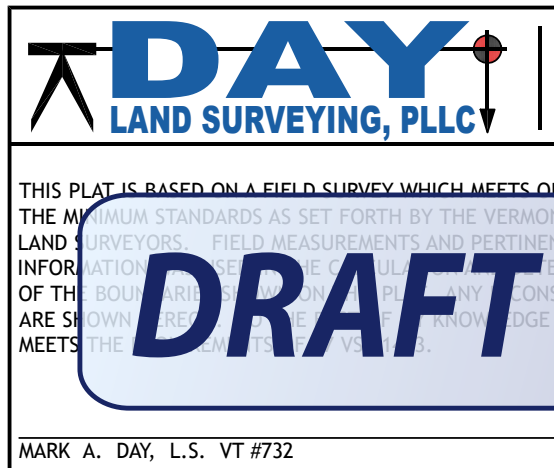


THIS 2-LOT SUBDIVISION PLAT HAS BEEN APPROVED BY DECISION OF THE ZONING ADMINISTRATOR OF THE TOWN OF GEORGIA, VT THIS ___ DAY OF ___ 20

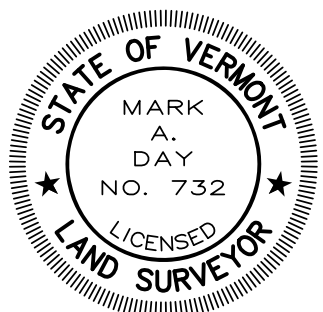
THIS BOUNDARY LINE ADJUSTMENT PLAT HAS BEEN APPROVED BY DECISION OF THE ZONING ADMINISTRATOR OF THE TOWN OF GEORGIA, VT THIS ___ DAY OF ___ 20

- LEGEND: IRON PIPE (FOUND), IRON PIN (FOUND), SURVEY MARKER, 1" TEE (FOUND), REBAR (FOUND), CONCRETE MONUMENT (FOUND), #6 REBAR SET WITH DAY LAND SURVEYING ALUMINUM CAP, CALCULATED POINT, UTILITY POLE, EXISTING BOUNDARY LINE, PROPOSED BOUNDARY LINE, APPROXIMATE BOUNDARY LINE, EXISTING EASEMENT LINE

TOWN OF GEORGIA, VERMONT RECEIVED FOR RECORD AT ___ O'CLOCK ___ MINUTES ___ M. AND RECORDED IN MAP SLIDE ___ ATTEST: ___



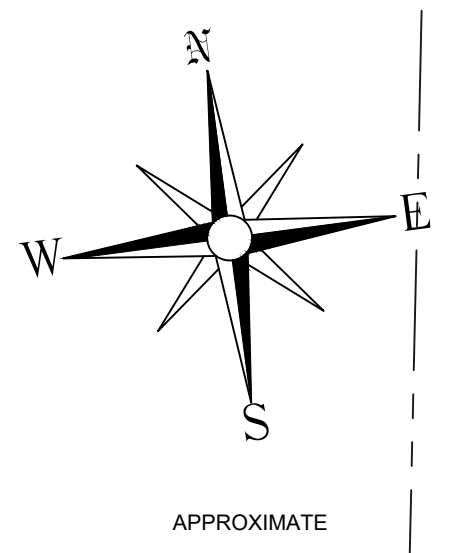
272 N MAIN ST, ST. ALBANS, VT 05478 300 RYAN'S WAY, FLETCHER, VT 05448 802-849-6516 www.daylandsurveying.com



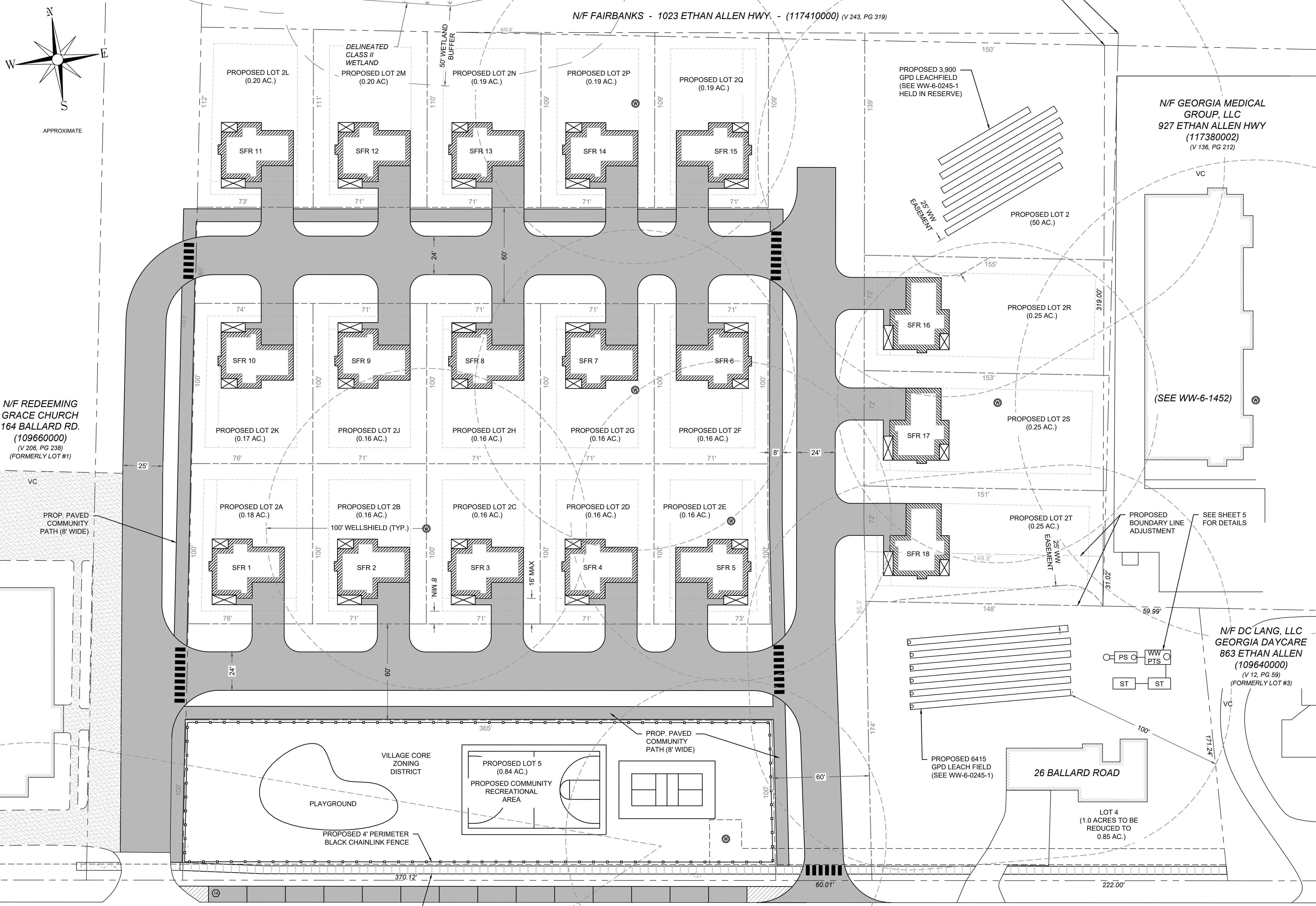
BOUNDARY LINE ADJUSTMENT & SUBDIVISION PLAT PARCEL ID: 10256 & 10263 Prepared For NEWTON & DIXON #20 & #214 CONGER ROAD GEORGIA, VERMONT

Scale: 1"=150', Date: 10/13/2025, Job Number: 25061, Drawing: 25061 SPLAT, Crd File: 25061, Survey By: BP, Drawn By: GP

THIS IS AN ORIGINAL PIGMENT INK ON STABLE BASE POLYESTER FILM



SITE LOCATION MAP
SOURCE: USGS 7.5 Minute Topographic Map Series Milton, Vermont Quadrangle
APPROXIMATE SCALE: 1" = 2,000'



- GENERAL NOTES:**
- OWNER/APPLICANT: 17 BLACK WALNUT, LLC
c/o KEVIN CAMISA
85 SOUTH BAY CIRCLE
COLCHESTER, VT 05446
 - SUBJECT PROPERTY: 104 BALLARD RD
(REDESIGN OF LOTS 2, 5 & 6)
GEORGIA, VT (DEED VOLUME 279, PAGE 277)
 - THIS PLAN IS INTENDED TO DEPICT THE PROPOSED DEVELOPMENT OF THE SUBJECT PARCELS WITH 18 TWO-STORY SINGLE-FAMILY HOMES AND AN OFFSETTING COMMUNITY RECREATION AREA IN ACCORDANCE WITH SECTION 6.7.D.2 TO SATISFY SECTION 3.3.18.C.3 OF THE CURRENT GEORGIA DEVELOPMENT REGULATIONS.
 - ZONING REQUIREMENTS:
VC - VILLAGE CORE ZONING DISTRICT

CRITERIA	MINIMUM	PROPOSED
LOT SIZE	3,000 SF (0.07 AC.)	0.16 TO 0.25 AC
FRONTAGE	30 FT	71 TO 78 FT
FRONT YARD	8 FT (16' MAX)	10 TO 16 FT
SIDE YARD	10 FT	> 10 FT (VARIES)
REAR YARD	10 FT	> 10 FT (VARIES)
BUILDING HEIGHT	2 STORIES	2 STORIES
 - THIS LAYOUT DEPICTS SINGLE-FAMILY HOMES WITH A GARAGE. TWO PARKING SPACES ARE PROVIDED IN FRONT OF THE GARAGE AND OUTSIDE THE RIGHT-OF-WAY. THE DRIVEWAY AND PARKING SPACES ARE TO THE SIDE OF THE BUILDING PRIMARY ENTRANCE IN ACCORDANCE WITH SECTION 2.10.A.5. A WAIVER IS REQUESTED IN ACCORDANCE WITH SECTION 5.7.2.D.4 TO ALLOW BACKING INTO THE PRIVATE STREET. HOUSES ARE TO BE LIMITED TO LESS THAN 1,500 SF OF GROSS HABITABLE AREA.

N/F REDEEMING GRACE CHURCH
164 BALLARD RD.
(109660000)
(V 206, PG 238)
(FORMERLY LOT #1)

N/F GEORGIA MEDICAL GROUP, LLC
927 ETHAN ALLEN HWY
(117380002)
(V 136, PG 212)

N/F DC LANG, LLC
GEORGIA DAYCARE
863 ETHAN ALLEN
(109640000)
(V 12, PG 59)
(FORMERLY LOT #3)

N/F CROSS
185 BALLARD RD.
(109710000)
(V 108, PG 174)

N/F WINEGAR
151 BALLARD RD.
(109700000)
(V 196, PG 107)

N/F LESAGE
117 BALLARD RD.
(109690000)
(V 123, PG 438)

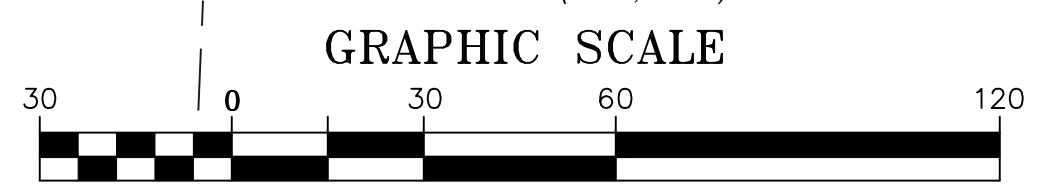
N/F FRANCIS
97 BALLARD RD.
(109680000)
(V 293, PG 17)

N/F BROWN
75 BALLARD RD.
(109670000)
(V 321, PG 32)

N/F MYERS
789 ETHAN ALLEN HWY.
(117190000)
(V 122, PG 523)

BALLARD ROAD

3 ROD R.O.W. WIDTH



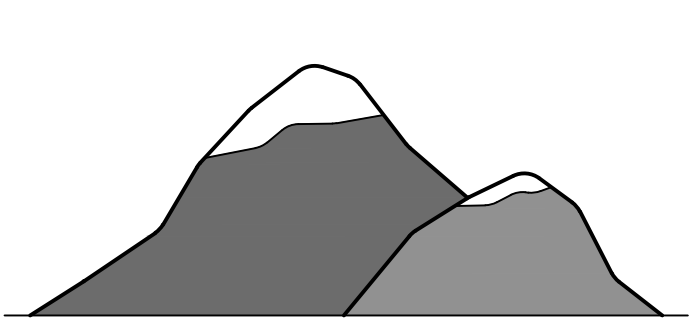
NOTE:
The property line, easements and other real property descriptions provided on this permit application are for the use of ANR only. They do not define legal rights or meet legal requirements for a land survey described in 26 V.S.A. § 2502(4), and shall not be used in lieu of a survey for the basis of any land transfer or establishment of property right.

- REFERENCES:**
THESE PLANS REFERENCES THE FOLLOWING:
- BOUNDARY SURVEY PLAT PREPARED BY WARREN ROBENSTIEN, L.S. DATED SEPTEMBER 15, 2020, SLIDE 281, MAP 591 OF THE GEORGIA LAND RECORDS.
 - A RECORD DRAWING PREPARED BY DUFRESNE-HENRY, INC. FOR RICHARD & DANIELLE JACKSON ENTITLED BUMPER BOATS SITE PLAN DATED DECEMBER, 1997, PROJECT #6179001, DRAWING #6179001-01 & 02.
 - A TOPOGRAPHIC FIELD SURVEY PERFORMED BY PINNACLE ENGINEERING, PLC ON 11/22/15 & 11/25/15.
 - THE VERMONT NATURAL RESOURCES ATLAS.

REV.	DATE	DESCRIPTION	BY

17 BLACK WALNUT, LLC
PROPOSED DEVELOPMENT
BALLARD ROAD, GEORGIA, VERMONT

PRELIMINARY SITE PLAN



PINNACLE ENGINEERING, PLC

189 Maple Drive
Georgia, VT 05478
(802) 782-5980

DATE: 4/28/26
SHEET 1 OF 8

17 BLACK WALNUT, LLC
26 – 104 BALLARD ROAD, GEORGIA, VT

PROPOSED MAJOR SUBDIVISION
PROJECT NARRATIVE

Revised 5/1/26

17 Black Walnut, LLC proposes a major subdivision on the property located at 26 through 104 Ballard Road within Georgia’s Village Core Zoning District (formerly South Village). The subject property was once the site of the Georgia Farm House development of Richard and Danielle Jackson that included a go-kart track, a miniature golf course, bumper boats and a driving range.

The property is located on the northerly side of Ballard Road and is currently comprised of Lots 2, 4, 5 and 6 (see PC-005-19) totaling 7.22 acres. The property is currently subject to SP-001-21, SP-002-21, SP-003-21, CU-002-21 and SA-001-23. The current proposal will supersede prior approvals. The property is bordered by the Redeeming Grace Church to the west, the Fairbanks property (formerly Cloverleaf Farm) to the north, Georgia Medical Center and KC’s Closet (formerly Georgia Restaurant) to the east and single-family residences to the south across Ballard Road. The property is shown within a Designated Neighborhood on the current Future Land Use Map adopted by the Northwest Regional Planning Commission

Under the current proposal, subdivision is planned to allow 18 two-story single-family residences with a grid of private streets and adjacent multi-use paths. Single-family dwellings are permitted with a maximum size of 1,500 s.f. of habitable area and a commercial offset of 25%. Section 6.7.D.2 of the Development Regulations allows for the donation of a Community Recreation Area parcel as a replacement for the commercial offset within the VC District. Within the Sketch letter, the DRB indicated the 0.42 acres proposal in the application would count as 3,500 s.f. of commercial offset. This proposal doubles the size of the proposed Community Recreation Area parcel to 0.84 acres which would offset 7,000 s.f. of required commercial space. Eighteen dwellings with a maximum area of 1,500 s.f. results in a commercial requirement of 6,750 s.f., therefore, the commercial requirement is met. The details of the amenities included in the Community Recreation Area remain to be finalized. We are currently showing a playground, basketball court, benches, landscaping and contemplating a pickleball ball court. Final details will be presented once we have confirmation from the DRB that the proposal meets the commercial requirement.

Access to the development is proposed with a private street off Ballard running north/south to the Fairbanks property and the public road within the Town right-of-way at the eastern edge of the Redeeming Grace Church property. There are two private cross streets connecting the two. Residences will be accessed by separate driveways off the private streets. At Sketch we presented an alternative that included shared driveways with parking behind the residences, but it was the general consensus that the current layout was preferable. It is planned that each residence will include a 2-car garage with room for two parking spaces outside the right-of-way. House footprints are to be chosen that provide a primary entrance close to the street right-of-way with the garage and parking to the side of that entrance in accordance with Section 2.10.4.D.5. A waiver is requested to allow backing into the street in accordance with Section 5.7.2.D.4. Pedestrian access is provided by a concrete sidewalk within a 10’ wide pedestrian easement along Ballard Road and multi-use paths throughout the development. An effort was made to place the multi-use paths opposite residences to limit potential conflicts with backing vehicles. Fourteen parking spaces are proposed along Ballard Road to accommodate traffic to the Community Recreation Area, though it is anticipated many users will walk to the facility.

The existing building on Lot 4 includes a residence and 1-bedroom apartment, which will remain unchanged. The existing residence is two stories. A previously approved in-ground 6,415 GPD community wastewater disposal system with pretreatment located on Lot 4 will accept effluent from all proposed uses. The 3,900 gpd wastewater disposal mound on Lot 2 will be held in reserve at this time. Lot 6 and the previously approved 6,400 gpd wastewater disposal mound are no longer proposed. Permit WW-6-0245-1 will be amended to allow these modifications though no changes to final disposal are proposed. Potable water supply is proposed by multiple wells that will each serve up to 24 residents. The well previously approved as WSID #VT0021588 will serve just 4 houses. As previously planned, a well on Lot 4 will be abandoned, and the existing well utilized by DC Lang, LLC will remain in use with a new water line and easement location.

Stormwater treatment is proposed in accordance with the Vermont Stormwater Management Manual as the proposed impervious area exceeds 0.5 acres necessitating an operational stormwater permit. The site is very flat which limits options for collection and impoundment of stormwater. The exact size and location of stormwater treatment facilities remain to be determined. Erosion control will be provided in accordance with the Low Risk Site Handbook. Stormwater and wastewater disposal permits will require a homeowner association or other legal mechanism. HOA declarations will be developed to address sharing of access, utilities, maintenance, etc. As currently comprised, the Community Recreation Area parcel (Lot 5) would not be included in an HOA.

Access to each lot was described previously. Based on the latest edition of the Institute of Transportation Engineers Trip Generation Manual, the proposed single-family residences will result in a total of approximately 18 peak PM hour trips. A Traffic Impact Study was prepared by VHB in 2019 for the previous proposal. That study concluded that the proposal resulting in 76 net new and 85 total peak PM hour trips “is not anticipated to generate unreasonable congestion or unsafe conditions on the adjacent roadway network.” The current proposal results in only 18 peak PM hour trips which is a reduction of approximately 75%. This study can be updated if deemed necessary by the DRB.

Currently, no lighting is proposed within the Community Recreation Area as it is only open to the public during daylight hours in accordance with Section 6.7.D.2. Only minor lighting fixtures customary for single-family residences are proposed. No lighting will be installed that causes glare on neighboring properties. Since there are no parking areas, no pole lighting is proposed. Street and pedestrian lighting can be provided if deemed necessary by the DRB. Street trees are provided throughout the development. Existing trees and hedges are to remain where practical.

An off-site Class 2 wetland was recently delineated on the Fairbanks property. The 50’ wetland buffer extends southward across the northern property line of the subject parcel. As part of Act 181 once designation is finalized, this wetland may be disregarded as it is not included in the current Vermont Significant Wetlands Inventory Map. Regardless, no disturbance of the wetland buffer is proposed. There are no other on-site or immediately adjacent environmentally sensitive features.

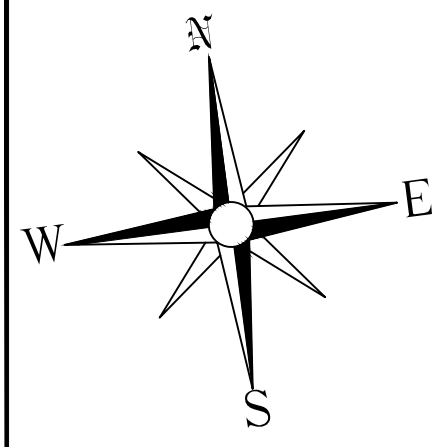
17 BLACK WALNUT, LLC
 Vehicle Trip Generation - Lots 2A - 2T
 Ballard Road
 Georgia, Vermont

ITE Code	Description	Lots	Units	ITE Trip Generation Rates *			Proposed # of Units	Total Generated Trips		
				Daily	AM Hour	PM Hour		Daily	AM Hour	PM Hour
210	Single-Family Detached Housing	2A - 2T	DU	9.43	0.75	0.99	18	169.7	13.5	17.8
							Total Proposed Trips =	170	14	18

* - Based on ITE Trip Generation Manual, 11th Edition

NOTE: The Traffic Impact Study prepared by VHB in 2019 for uses approved under SP-001-21, SP-002-21, SP-003-21, CU-002-21 and SA-001-23 resulted in a total of 76 net new and 85 total peak PM hour trips. The study concluded that "the proposed project is not anticipated to generate unreasonable congestion or unsafe conditions on the adjacent roadway network." The current proposal results in only 18 peak PM hour trips which is a reduction of approximately 75%.

N/F FAIRBANKS - 1023 ETHAN ALLEN HWY. - (117410000) (V 243, PG 319)



APPROXIMATE

(5) QB

N/F REDEEMING GRACE CHURCH
164 BALLARD RD.
(109660000)
(V 206, PG 238)
(FORMERLY LOT #1)

N/F GEORGIA MEDICAL GROUP, LLC
927 ETHAN ALLEN HWY
(117380002)
(V 136, PG 212)

GENERAL NOTES:

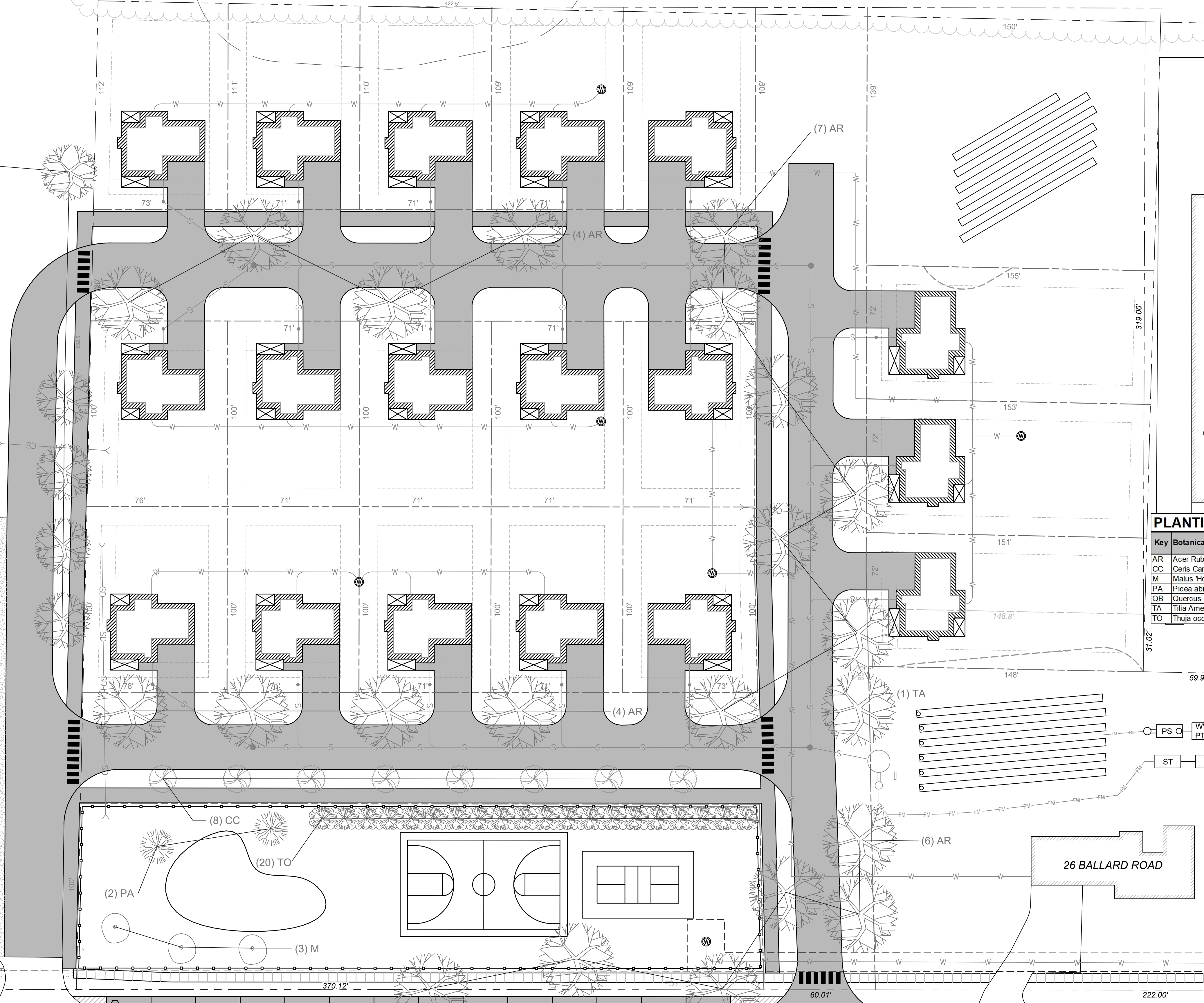
- OWNER/APPLICANT: 17 BLACK WALNUT, LLC
c/o KEVIN CAMISA
85 SOUTH BAY CIRCLE
COLCHESTER, VT 05446
- SUBJECT PROPERTY: 104 BALLARD RD
(REDESIGN OF LOTS 2, 5 & 6)
GEORGIA, VT (DEED VOLUME 279, PAGE 277)
- THIS PLAN IS INTENDED AS A PRELIMINARY LANDSCAPING PLAN SHOWING STREET TREES AND OTHER PLANTINGS. ONCE COMMUNITY RECREATIONAL AREA RECEIVES PRELIMINARY APPROVAL, GREATER DETAIL OF LOT 5 WILL BE PROVIDED WITH THE FINAL APPLICATION INCLUDING SPECIFICATIONS OF PARK AND PLAYGROUND AMENITIES.
- INDIVIDUAL BUILDING LOTS WILL EACH INCLUDE AESTHETIC LANDSCAPE PLANTINGS.

(SEE WW-6-1452)

PLANTING SCHEDULE UPDATED 4/28/26

Key	Botanical Name / Common Name	Characteristics	Size	Qty.
AR	Acer Rubrum / Red Maple	Spring Red Blooms, Red Fall Foliage	2-2.5" CAL	21
CC	Ceris Canadensis / Eastern Redbud	Vibrant Spring Blooms, Yellow Fall Foliage	1.5-2" CAL	8
M	Malus 'Honeycrisp' / Cortland, 'Empire' / Apples	Spring Bloom, Late summer fruit	2-2.5" CAL	3
PA	Picea abies / Norway Spruce	Evergreen	4-6' HT	2
QB	Quercus bicolor / Swamp White Oak	Deciduous tree, Red fall foliage	2-2.5" CAL	5
TA	Tilia Americana 'Redmond' / American Basswood	Spring Yellow Blooms, Yellow Fall Foliage	2-2.5" CAL	1
TO	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	Narrow Evergreen	4-6'	20

N/F DC LANG, LLC
GEORGIA DAYCARE
863 ETHAN ALLEN
(109640000)
(V 12, PG 59)
(FORMERLY LOT #3)



BALLARD ROAD

3 ROD R.O.W. WIDTH

EXISTING SPRING
N/F CROSS
185 BALLARD RD.
(109710000)
(V 108, PG 174)

MANOR DRIVE

N/F WINEGAR
151 BALLARD RD.
(109700000)
(V 196, PG 107)

N/F LESAGE
97 BALLARD RD.
(109690000)
(V 123, PG 438)

N/F FRANCIS
97 BALLARD RD.
(109680000)
(V 293, PG 17)

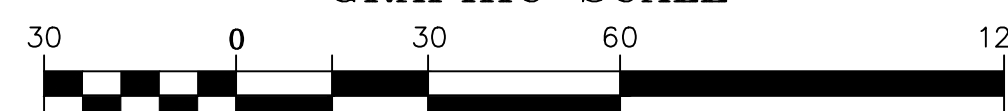
N/F BROWN
75 BALLARD RD.
(109670000)
(V 321, PG 32)

N/F MYERS
789 ETHAN ALLEN HWY.
(117190000)
(V 122, PG 523)

REFERENCES:

- THESE PLANS REFERENCES THE FOLLOWING:
- BOUNDARY SURVEY PLAT PREPARED BY WARREN ROBSTENIEN, L.S. DATED SEPTEMBER 15, 2020, SLIDE 281, MAP 591 OF THE GEORGIA LAND RECORDS.
 - A RECORD DRAWING PREPARED BY DUFRESNE-HENRY, INC. FOR RICHARD & DANIELLE JACKSON ENTITLED BUMPER BOATS SITE PLAN DATED DECEMBER, 1997. PROJECT #6179001, DRAWING #6179001-01 & 02.
 - A TOPOGRAPHIC FIELD SURVEY PERFORMED BY PINNACLE ENGINEERING, PLC ON 11/22/15 & 11/25/15.
 - THE VERMONT NATURAL RESOURCES ATLAS.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

REV.	DATE	DESCRIPTION	BY
1	6/1/26	REVISED TO CORRECT VISIBLE LAYERS	JTH

17 BLACK WALNUT, LLC
PROPOSED DEVELOPMENT
BALLARD ROAD, GEORGIA, VERMONT

PRELIMINARY LANDSCAPING PLAN

PINNACLE
ENGINEERING, PLC

189 Maple Drive
Georgia, VT 05478
(802) 782-5980

DATE: 4/28/26
SHEET 5 OF 8



GEORGIA VERMONT

DRB MEETING Tuesday, May 19, 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 - 7:05 PM

DRB PRESENT

Chair Charles Cross, Vice Chair James Powell, Lisa Faure, Gilles Rainville, Jared Waite, Alternate Glenn Sjoblom

DRB ABSENT

Tony Gabel, Leigh Horton, Alternate Chris Caspers

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PUBLIC PRESENT FOR DRB-013-26 RenoVermont LLC

Peter Mazurak

PUBLIC PRESENT FOR SUB-011-26 Cline Road LLC

Jake Smith, Luke Willey (via Zoom), M. Bovat, Ken Minck, Brendan West, Wade Matot, Christina Beck, Annette Villani, Scott MacArt, Doug Buckley, Brian Kiniry, Heather Grimm, Fred Grimm

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. DRB-0013-26, RenoVermont LLC, Sketch Plan Review

- Chair Cross introduced the hearing and swore in the parties.
- Peter Mazurak, engineer with Apex Engineering, was present for the applicant and explained the updated project to the DRB.

- Changes to the project since the last Sketch application include a single-family residence on Lot 1 and a multifamily dwelling on Lot 2, either a duplex or triplex; and a proposed commercial building on Lot 3. The same road network with cul-de-sac and driveway serving Lot 1 for the single-family residence.
- The project has received access approval from VTrans.
- The wastewater permit number was added to the Site Plan.
- The Lot 3 commercial space will be for warehouse purposes, not retail. The plans include a small parking lot and plantings along the building. The Conditional Use and Site Plan for the Lot 3 commercial building will go before the DRB on 6/2/2026.

Motion to close the hearing at 7:13PM

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

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, G. Rainville, J. Waite, G. Sjoblom

B. Cline Road LLC, Preliminary Plat for 32- Lot/30-Unit PUD Subdivision

- Chair Cross introduced the hearing and swore in the parties.
- Luke Willey with Mumley Engineering and Jake Smith with Cline Road, LLC were present to explain the updated project to the DRB.
- There were changes to the project after the decision from sketch approval. These changes include redesigning the entrance/exit so the road no longer aligns with the windows of the residence across the street.
- Additional screening and landscaping have been added for neighbors in the front, primarily screening in front of the 3 houses. They did not include the screening as recommended by the DRB, as it was screening open space.
- The Ability to Serve letter was provided by Georgia Fire Chief, who has no concerns with emergency access.
- The double cul-de-sac was eliminated, and the road was redesigned, simplified and makes the grading much nicer. The change still retains the number of lots and general layout.
- Lot 32 will be retained by the applicant.
- Lot 31 includes the open space easement, wastewater disposal area and the remaining lots with community mounds and entryway into the subdivision.
- DRB members had questions about the easement near Lots 28-30 for entry into the Open Space Easement.
- DRB also questioned the landscaping for coverage near Cline Road residences.
- Open Space will be owned by the HOA, or the Applicants will retain Lot 31. Both are acceptable under the Town's Development Regulations.

The DRB opened questions to the public:

- Fred Grimm asked about wetland delineations and if there will be future development on Lot 32.
- Ken Minck said Lot 32 should not be part of the PUD.
- Discussion on the PUD's obligation to maintain the private road, which will be addressed in the draft HOA documents and draft deeds in accordance with state laws by applicants' attorneys.
- K. Minck read from Georgia's Town Plan on the Ag/Res zoning district. He interprets the plan and state statute to disagree with development in this zone.
- Wade Matot from Kirker Drive requested a traffic study. He is concerned with additional cars/traffic this PUD will bring to Cline Road.

- F. Grimm opined this project is uncharacteristic of the area.
- Annette Villani, an abutter of the property, voiced concerns with wetlands the area being a large wildlife corridor.
- Brendan West said the residents in that area want the rural characteristics of the Town of Georgia to be protected.
- Doug Buckley said he moved to Georgia to get away from the high density, and this project is high density growth.
- Micheline Bovat wished the Town had mailed maps and plans with the abutter notice.
- Heather Grimm asked for site plans to be included with the mailings.
- B. West and C. Beck requested additional landscaping near Cline Road for cars/traffic while waiting for children off the bus.
- D. Bergstrom and L. Willey showed the retention areas on the maps.
- L. Willey explained there will be State Permits required of this project, including a State Stormwater permit, Water and Wastewater from the State, clear and strict rules for how this is designed and permitted. This will also be subject to an Act 250 permit.
- Jake Smith answered questions on how long the development will take to build. He explained it would all depend on the market, availability, and if he will sell the lots off.
- K. Minck requested the DRB entertain a motion to look at the Town Plan in depth before making any decisions. D. Bergstrom explained to K. Minck this is a quasi-judicial hearing for a specific property; this request cannot be accommodated in this forum.
- H. Grimm requested a traffic study be completed before Final Plat.

Motion to close the hearing at 8:32PM

Motion made by G. Rainville, Seconded by J. Waite

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, G. Rainville, J. Waite, G. Sjoblom

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes, April 21, 2026

Motion to approve the minutes as written.

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

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, G. Rainville, J. Waite

Voting Abstaining: G. Sjoblom

5. OTHER BUSINESS

A. SUB-012-2026, Dunsmore Two-Lot Administrative Subdivision

- Two-lot administrative subdivision SUB-012-26 for Bette Dunsmore. This subdivision is located east of Rt 7 and north of Conger Road in the Business zoning district. No proposed building is proposed.
- This is an administrative subdivision, which will be approved after May 20th if there are no appeals for a public meeting with the DRB.

6. PLAN NEXT MEETING AGENDA

A. June 2, 2026

- There will be four hearings at this meeting, including 17 Black Walnut subdivision Preliminary Plat, RenoVermont CU/SP, Newton/Dixon Final Plat, and the Town of Georgia Conditional Use for ACO impoundment kennel.

7. DELIBERATIONS

Motion to enter into Deliberative Session at 8:38PM

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

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, G. Rainville, J. Waite, G. Sjoblom

Motion to exit out of Deliberative Session at 9:21PM

Motion made by J. Waite, Seconded by G. Sjoblom

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, G. Rainville, J. Waite, G. Sjoblom

A. DRB-009-2026 Decision Letter, RenoVermont LLC Three-Lot Subdivision

- Chair Cross signed the Sketch Plan Review decision letter.

8. ADJOURN

Motion to adjourn at 9:22PM

Motion made by G. Rainville, Seconded by J. Waite

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, G. Rainville, J. Waite, G. Sjoblom

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
ZONING ADMINISTRATOR
FINDINGS OF FACT, CONCLUSIONS & ORDER**

**NOTICE OF DECISION
BLA-0101-2026**

Boundary Line Adjustment

This matter came before the Zoning Administrator (ZA) on the application of Randall Cadieux, hereinafter referred to as Applicant #1, and Eugene Wilson, hereinafter referred to as Applicant #2, seeking ZA approval for a Two-Lot Boundary Line Adjustment located at 4422 Carpenter Hill Road (parcel number 115830300) and 350 Carpenter Hill Road (parcel number 102420000). These parcels are located within the Agricultural/Rural Residential (AR) zoning district. A Draft Decision was sent to all adjoining property owners on May 29, 2026, and presented to the Development Review Board (DRB) at its meeting on June 2, 2026.

Applicant submitted a boundary line adjustment plat titled "Boundary Line Adjustment Plat" prepared by Day Land Surveying and dated 4/27/2026. This shows 1.02 acres from 442 Carpenter Hill Road to 350 Carpenter Hill Road, which will change 350 Carpenter Hill Road from 1.64 acres to 2.66.

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 #1 is requesting ZA approval for a Two-lot boundary line adjustment consisting of 1.02 acres.
2. Applicant #1 is proposing his existing area of 1.64 acres will be a proposed area of 2.66 acres after moving 1.02 acres from Applicant #2’s property. These parcels are located entirely in the AR zoning district on Carpenter Hill Road.
3. A boundary line adjustment plat presented by Day Land Surveying, dated April 27, 2026, shows the adjustment.
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 boundary line adjustment pursuant to the requirements and standards outlined in Section 7.3.1 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 boundary line adjustment is based on all information and documents in the ZA file.
4. There is a 60-foot-wide right-of-way benefitting drivers and fields to the northwest of Applicant #1's property shown on the Boundary Line Adjustment Plat.
5. 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 Boundary Line Adjustment 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. New deeds for the two parcels will be recorded with the Town Clerk with the mylar. A copy of the deeds shall be provided to the Zoning Administrator for inclusion in the records.
4. The Final Plat of the Boundary Line adjustment 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 boundary line adjustment 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 Friday, June 12, 2026**
 - b. **If no public hearing is requested, the decision will automatically be approved on Monday, June 15, 2026.**
 - c. **Mylar is due to be recorded in the clerk's office on December 15, 2026**

Dated at Georgia, Vermont, this 29th day of May 2026.

CERTIFICATE OF SERVICE

I hereby certify that I, Douglas Bergstrom, Zoning Administrator, Planning & DRB Coordinator, sent a copy of the foregoing **Boundary Line Adjustment BLA-010-2026**, by U.S. Mail, postage prepaid, on May 29, 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 #1: Randall Cadieux
350 Carpenter Hill Road
Georgia, VT 05478

3. APPLICANT #2: Eugene Wilson
442 Carpenter Hill Road
Georgia, VT 05478

4. ABUTTERS:

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