



GEORGIA VERMONT

DRB MEETING

Tuesday, February 04, 2025 at 7:00 PM
Chris Letourneau Meeting Room and via Zoom
Agenda

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWVadz09>

Meeting ID: 616 584 3896 | **Passcode:** 5243524

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

1. **CALL TO ORDER - 7:00 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **PUBLIC HEARINGS**
 - A.** FP-001-25 Rooney, 2 Lot Minor Subdivision
 - B.** SK-001-25 Favreau, 2 Lot Minor Subdivision
 - C.** SP-001-25 & CU-001-25, Harrison, Earth Extraction
4. **APPROVAL OF MINUTES**
 - A.** DRB Meeting Minutes: January 7, 2025
5. **OTHER BUSINESS**
 - A.** DRB Positions
6. **PLAN NEXT MEETING AGENDA**
 - A.** February 18, 2025
7. **DELIBERATIONS**
 - A.** Decision Letter for SP-006-24 & CU-004-24, 7 North Real Estate Holdings, LLC
8. **ADJOURN**

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

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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



Town of Georgia

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

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

Final Plat Application

Application # FP -001-25

Submission Requirements: Within six months of Preliminary Plat approval for a major subdivision, or classification at Sketch Plan review as a minor subdivision, submit this application with all required elements from the attached outline & fees. Submit one set 11"x17" site plan maps plus a digital file in *.pdf format which includes scale, north arrow, legend, abutters, title block and following the approved layout as shown on the preliminary plat, incorporating any recommendations made by the DRB in their preliminary plat approval decision. The application will not be deemed complete until all required materials have been submitted. Failure to submit a complete application, as defined herein, shall be grounds for denial of the application by the DRB.. Applicant must also submit a list for all abutters, including those across a public or private right of way. **Incomplete applications will be returned and will delay scheduling your hearing.**

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): Robert Rooney
Address: & Terry Rooney
138 Swanton Road. St. Albans. VT
Zip Code 05478 Telephone 802-752-7463
Email lindalee818@comcast.net

Applicant(s): Same as owners
Address: _____
Zip Code _____ Telephone _____
Email _____

Tax Parcel ID: 116080000 Zoning District: AR-2 & AR-1 PUD ☐ Yes ☒ No

CERTIFICATION OF APPLICANT(S)

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

Signature of Applicant: Robert Rooney Date: 1-1-25

Signature of Applicant: Terry Rooney Date: 1-1-25

PROPERTY OWNERS' AUTHORIZATION

The undersigned property owner(s) hereby certify that the information submitted in this application regarding this property is true, accurate and complete and that the Applicant(s) have full authority to request approval for the proposed use of the property and any proposed structure(s).

Signature of Owner: Robert Rooney Date: 1-1-25

Signature of Owner: Terry Rooney Date: 1-1-25

\$550.00
"TOWN OF
GEORGIA"

Location of Property: 4451 Ethan Alleb Highway, Georgia VT
Parcel ID No.: 116080000 Zoning District: AR-1 & AR-2 Is this a PUD? Yes ☒ No ☐
Deed Reference: Volume _____ Page _____ Size of Parcel: 50.5 acres

Previous subdivision of parcel (if applicable)
Permittee name: Stuart & Ester Newton
Date: 5/19/1985 Map # 4/26

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

If applicable:
Engineer: Peter Mazurak, P.E. Surveyor: Harvey W. Chaffee, L.S.
Phone: 802-752-7328 Phone: 802-393-2289
Email: aevermont@gmail.com Email: harvey@chaffeesurveying.com

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

Number and size of proposed lots:
Two lot subdivision, with one lot to contain the existing dwelling and the second lot to remain vacant.

Names and addresses of abutting property owners:
ELIZABETH M GAGNE 4549 ETHAN ALLEN HWY, GUNNER BEVILACQUA 24 REYNOLDS RD / GEMS
NATHAN & RACHEL VAL YOU 4311 ETHAN ALLEN HWY, PAUL & SUZANNE A BERLIAND 4394 ETHAN ALLEN HWY
DELNIQUO HUE-NUNEZ 331 REYNOLDS RD, NORI NE DAUGHERTY 222 REYNOLDS RD, ARILYN WEBSTER 4376 ETHAN ALLEN HWY

Existing and/or proposed means of access to the site:
Existing driveway off Ethan Allen Highway

List of plans, sketches, or other information submitted with this application:
Overall Site Plan by Apex Engineering, LLC dated 9/23/2024

Location of parking and proposed number of spaces:
N/A

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

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

Proposed and/or existing wastewater disposal and water supply:

Proposed drainage/storm water runoff (if required):

Proposed landscaping (if applicable):

Size and location of proposed and/or existing buildings:

State permits required and/or obtained for this project:

Amendment to WW-6-3753 is likely needed.

Proposed lighting (if any):

Notes

- 1) * Per Sec. 3.5.B.2, major subdivisions in the AR-1, AR-2, AR-3, and L-2 districts must be submitted under Planned Unit Development (PUD) rules. PUDs optional in other districts.
- 2) Application standards for subdivision approval appear in the Georgia Development Regulations as Article 4. Site Plan Review and Approval standards appear in Article 3.

Application Submission Requirements
Final Plat for Major and Minor Subdivisions

The Final Subdivision Plat shall consist of one or more sheets of drawings which conform to the following requirements: It shall be on Mylar paper clearly and legibly drawn, and the size of the sheets shall be 18 inches x 24 inches. Such sheets shall have a margin of two (2) inches outside of the border lines on the left side for binding and a one (1) inch margin outside the border along the remaining sides. Space shall be reserved thereon for endorsement by all appropriate agencies. The final plat for a major subdivision shall conform in all respects to the preliminary plat as approved by the Commission. The Subdivision Plat shall indicate the following as applicable:

- (5) Proposed subdivision name or identifying title, the name of the municipality, the name and address of the record owner and subdivider, the name, license number and seal of the licensed land surveyor, the boundaries of the subdivision and its general location in relation to existing streets or other landmarks and scale, date and true north point.
- (2) Street names, lines, pedestrian ways, lots, reservations, easements and area to be dedicated to public use as approved by the Commission.
- (3) Sufficient data acceptable to the Commission to determine readily the location, bearing and length of every street line, lot line, boundary line and to reproduce such lines upon the ground. When practicable these should be tied to reference points previously established by a public authority.
- (4) The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distances and tangent bearings for each street.
- (5) By proper designation on such Plat, all public open space for which offers of cession are made by the subdivider and those spaces title to which is reserved by the subdivider.
- (6) Lots within the subdivision numbered in alternating order within the blocks.
- (7) The location of all of the improvements referred to in Article VIII and, in addition thereto, the location of all fire protection devices, utility poles, sewage disposal systems, and rough grading and other devices and methods of draining the area within the subdivision.
- (8) Permanent reference monuments and lot corner markers shall be clearly indicated.
- (9) Monuments shall be set at all corners and angle points of the boundaries of the subdivision, and for new roads at all street intersections, angle points in street lines, points of curve and such intermediate points as shall be required by the Commission.
- (10) Deed reference, tax map reference.

If required by Preliminary Plat Approval, Applicant shall also provide the following documents:

- (5) Copies of proposed deeds, agreements or other documents showing the manner in which streets, open space, including park and recreational areas served and maintained, and a certificate from the Legislative Body or town attorney that these documents are satisfactory. Such certificate shall not be construed, however, as acceptance by the Town of Georgia of any areas proposed to be dedicated to the Town.

(Continued on Next Page)

- (2) A certificate from a Town consulting engineer as to the satisfactory completion of all improvements may be required by the Commission, or in lieu thereof, a performance bond to secure completion of such improvements and their maintenance for a period of two (2) years, with a certificate from the Legislative Body that it is satisfied either with the bonding or surety company, or with security furnished by the subdivider.
- (3) Any other documents required by the Commission as a result of preliminary plat approval.
- (4) The final plan application for a minor or major subdivision shall be accompanied by a Certificate of Title showing the ownership of all property and easements to be dedicated or acquired by the Town, or reserved, and said Certificate of Title shall be approved by the town attorney. Copies of all proposed Offers of Dedication, deeds, easements, or other instruments conveying property or easements to the Town shall also accompany the final application and be approved by the town attorney.
- (5) Bonding shall be required sufficient to cover the completion of required improvements and maintenance of such improvements for a period of two years after completion. The amount of bond shall be established by the Planning Commission based upon the subdivider's estimate, bids or other information deemed necessary by the Planning Commission but shall not exceed 150% of the projected improvement and maintenance costs.

Please include all fees according to the Permit Fee Schedule on the website at: [Fee Schedule](#)

Decisions

The DRB shall act to approve or disapprove Final Plat applications in writing within forty-five (45) days after closure of the public hearing. Failure to act within the 45-day period shall constitute deemed approval on the 46th day. The DRB shall prepare written findings-of-fact and conclusions setting forth background and rationale for their decision. The DRB may attach conditions of approval to ensure the intent of applicable bylaws and the municipal plan are met.

Decisions shall be distributed per requirements in Title 24, Chapter 117, Section 4464, Vermont Statutes Annotated.

(FOR TOWN USE ONLY):

Date received: 1/2/25 Fee paid: 550.00 Check # 3349

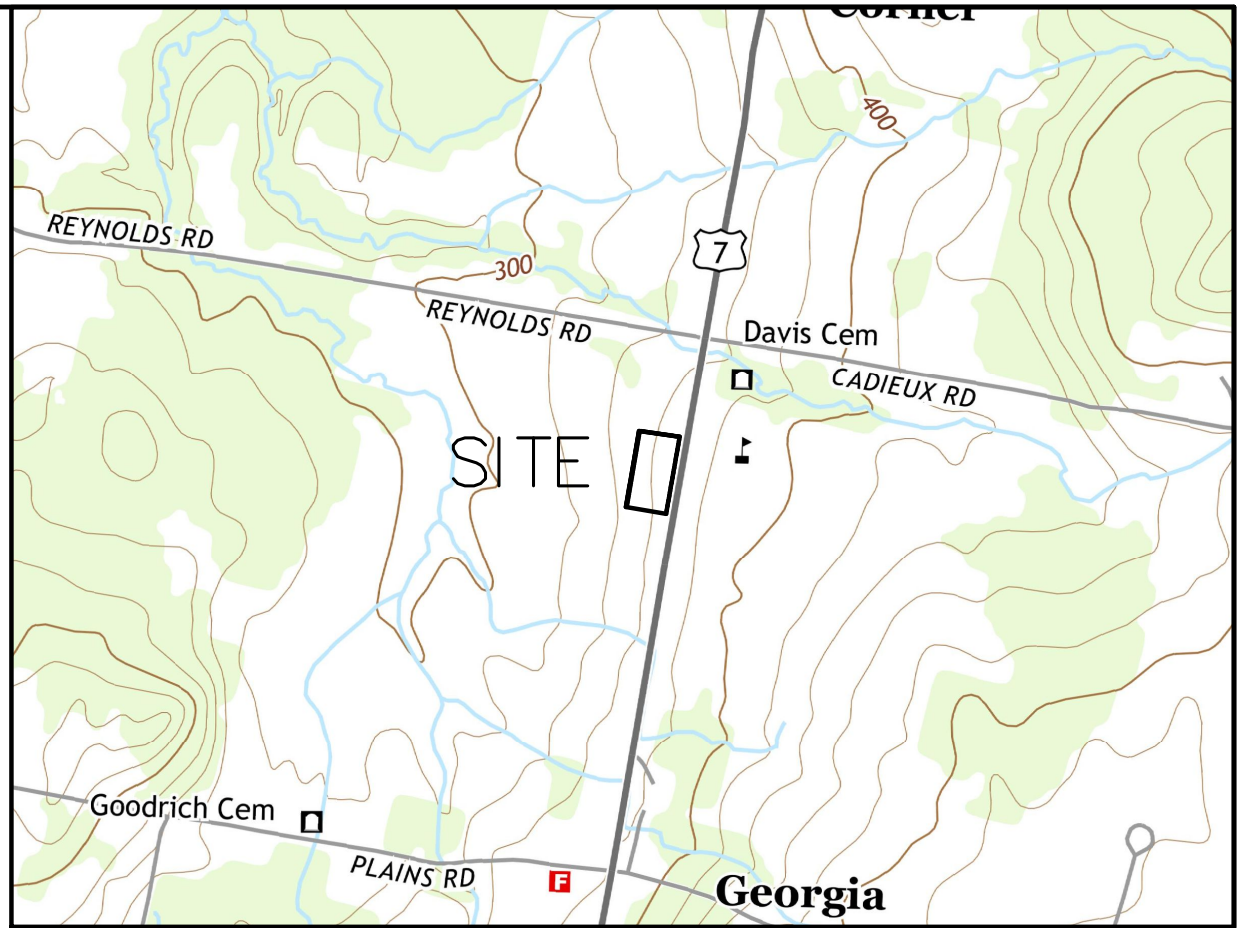
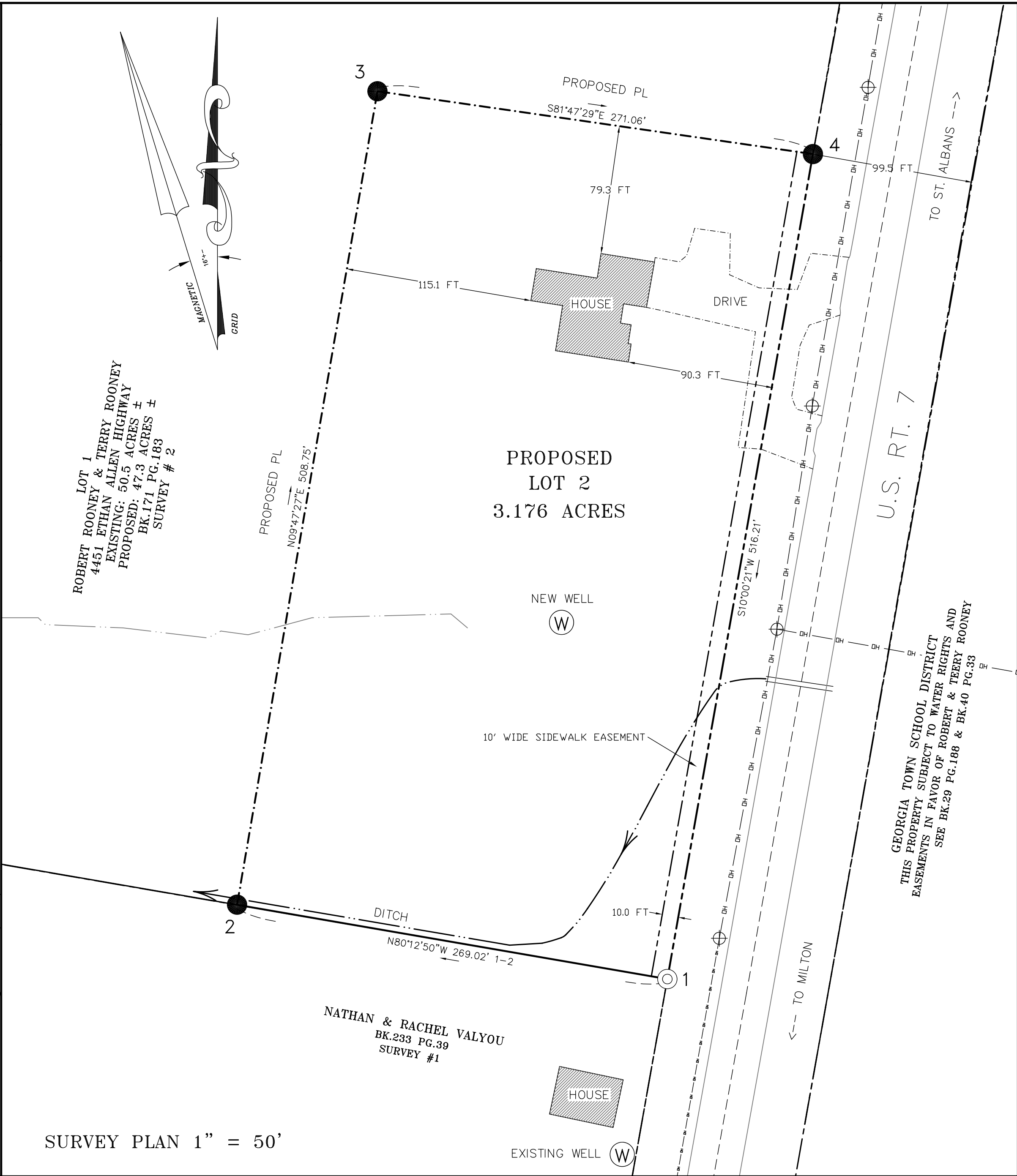
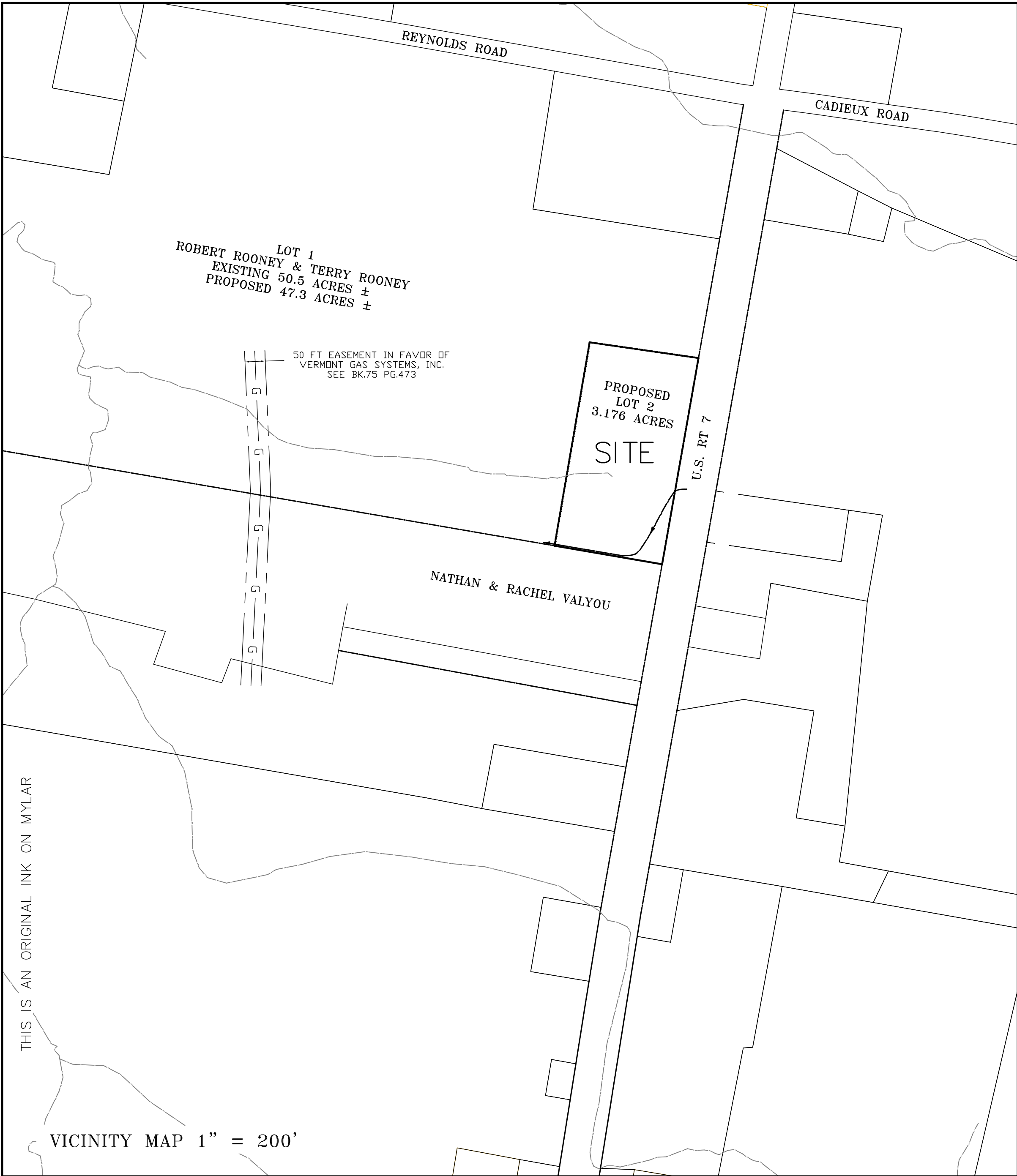
Returned (incomplete) _____ Date: _____ Date Application Accepted: 1/6/25

Date of Hearing: 2/4/25

Signed: Kellene Cupis

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.



TOWN OF GEORGIA, VT
RECEIVED FOR RECORD

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

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

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

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

LEGEND

- IRON ROD SET
- ⊙ IRON ROD FOUND
- IRON PIPE FOUND
- * UNMARKED POINT
- CONCRETE MARKER FOUND
- △ NAIL OR SPIKE SET
- ⊗ UTILITY POLE
- ▲ GAS PIPELINE MARKER
- (W) WELL
- _____ EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- TAX MAP PROPERTY LINE
- CENTER LINE
- RIGHT-OF-WAY LIMITS
- x—x—x—x—x— WIRE FENCE
- STONE WALL
- G—G—G— GAS LINE
- OH—OH— OVERHEAD UTILITY LINE
- — — — — STREAM
- BK. ___ PG. ___ DEED REFERENCE

NOTES

- ALL BEARINGS, DISTANCES, AND AREAS WERE CALCULATED FROM A CLOSED ELECTRONIC TOTAL STATION RANDOM TRAVERSE, WHICH MEETS THE MINIMUM STANDARDS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS FOR A "SUBURBAN" SURVEY.
- BEARINGS ARE BASED ON THE VERMONT STATE PLANE GRID COORDINATES. (US FT.), DETERMINED BY NGS OPUS SOLUTIONS, USING OBSERVATIONS TAKEN WITH CHC X90D-OPUS DUAL FREQUENCY GNSS RECEIVERS.
- PROPERTY OF GEORGIA TOWN SCHOOL DISTRICT IS SUBJECT TO SPRING RIGHTS AND EASEMENT IN FAVOR OF ROONEY, SEE BK.29 PG.188 & BK.40 PG.33, LOCATION UNKNOWN.
- ROONEY PROPERTY SUBJECT TO 50' GAS LINE EASEMENT IN FAVOR OF VERMONT GAS SYSTEMS, INC., SEE BK.75 PG.173.
- NO ATTEMPT WAS MADE TO LOCATE OR IDENTIFY ANY RIGHTS-OF-WAY OR EASEMENTS THAT MAY EXIST, EXCEPT AS OTHERWISE NOTED HEREON.
- ALL IRON RODS SET ARE 5/8" RE-BAR WITH ALUMINUM I.D. CAPS STAMPED "H.W.CHAFFEE LS558", SET FLUSH TO THE GROUND, EXCEPT AS OTHERWISE NOTED HEREON.
- ALL MONUMENT DIMENSIONS ARE TO THE OUTSIDE.

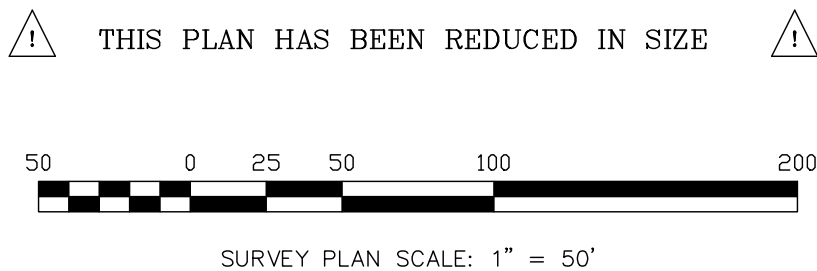
MONUMENT DESCRIPTIONS

- #7 RE-BAR FOUND FLUSH
- 2-4 #5 RE-BAR & ALUMINUM CAP "H.W.CHAFFEE LS558" SET, F

ABBREVIATIONS: R-REVEAL, BG-BELOW GRADE, F-FLUSH, @@-LOCATED AT BASE

SURVEYS

- "PETER & CAROL ANN CHOJNOWSKI", BY BROOKS LAND SURVEYING, INC., MAP # 1412, DATED 02/05/1993, LAST REVISED 04/28/93, MAP SLIDE # 120.
- "STUART & ESTHER NEWTON", BY BROOKS LAND SURVEYING, INC., DATED 05/07/1986, LAST REVISED 05/19/1986, MAP SLIDE # 65.



DRAFT PLAN
NOT FOR CONVEYANCING
FOR REVIEW ONLY
DATE: 01-13-2025

SUBDIVISION SURVEY FINAL PLAN

PLAN PREPARED FOR:

Terry Rooney & Robert Rooney

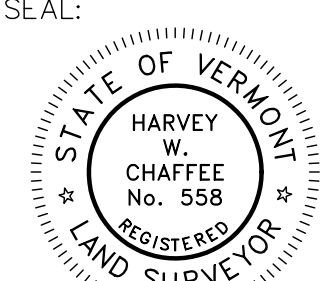
REVISIONS:

LOCATION: US RT 7, Georgia, VT
FIELD CREW: HC TITLE: HC DRAFTING: HC

SEAL:

H.W. CHAFFEE SURVEYING
P.O. BOX 317
2178 HAZEN'S NOTCH ROAD
MONTGOMERY CTR., VT 05471
(802)-326-4721

DATE: December 10, 2024 SCALE: 1"= 50'
MAP NO. 2020-14-3 PL SHEET NO. 1 of 1





PROJECT INFORMATION:

1.

OWNER OF RECORD:

TERRY ROONEY & ROBERT ROONEY
2.

TAX PARCEL ID:

116080000
3.

PHYSICAL ADDRESS
OF PROPERTY:

4451 ETHAN ALLEN HIGHWAY
GEORGIA, VT

PURPOSE OF DESIGN:

THESE PLANS ARE BEING SUBMITTED TO ACQUIRE THE PERMITTING TO SUBDIVIDE THE PROPERTY INTO A TOTAL OF TWO LOTS. ONE LOT WILL CONTAIN THE EXISTING DWELLING AND THE OTHER LOT WILL BE VACANT.

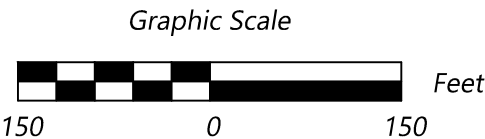
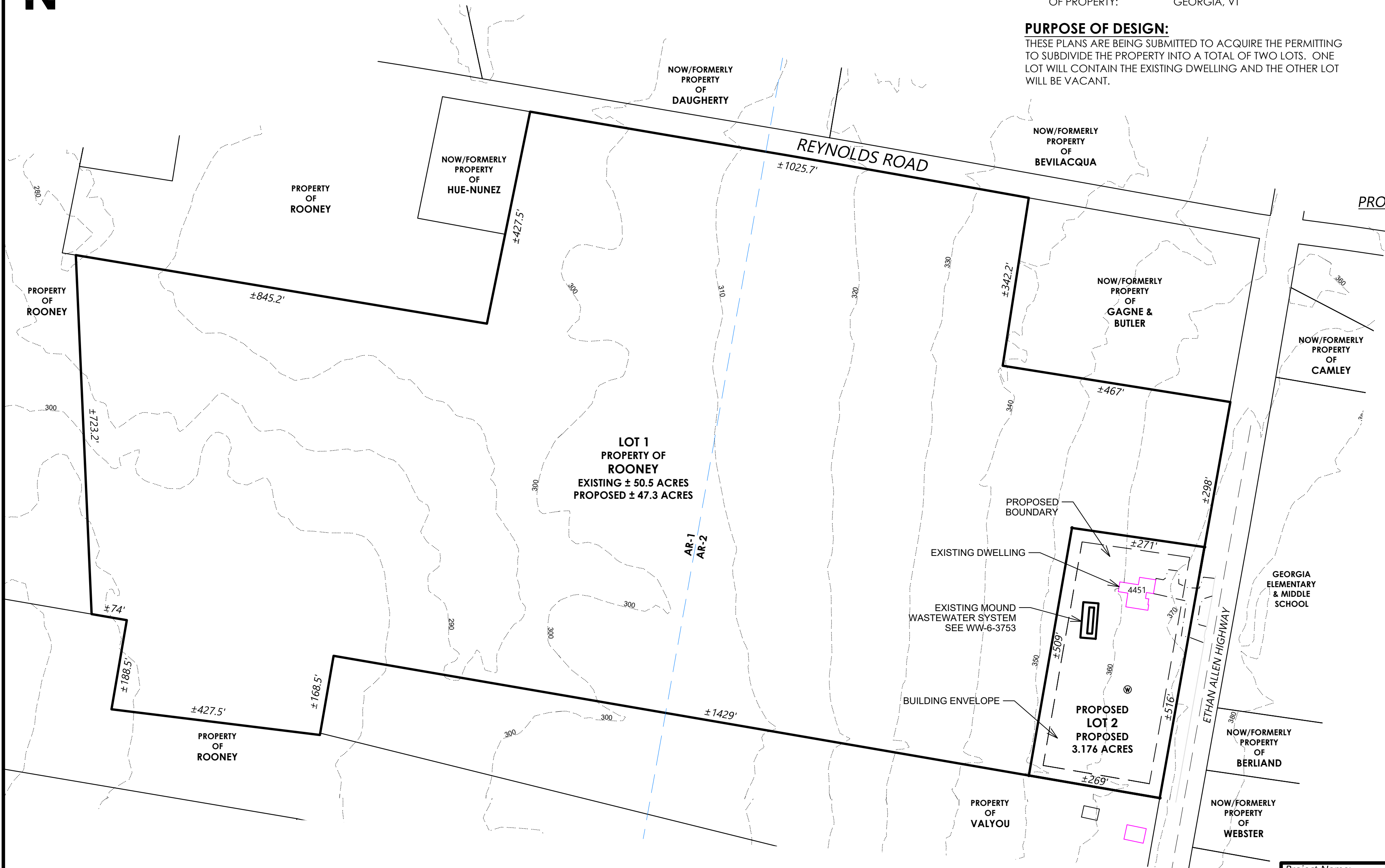
PROJECT LOCATION

GENERAL NOTES:

1. FOR BOUNDARY INFORMATION SEE PLANS ENTITLED:
(a) "BOUNDARY SURVEY", STUART & ESTER NEWTON
DATED MAY 1986, PREPARED BY S. BROOKS, L.S.
(b) "SUBDIVISION SURVEY FINAL PLAN" DATED
12/10/2024 PREPARED BY H.W. CHAFFEE SURVEYING.
2. FOR WASTEWATER AND POTABLE WATER SEE
WASTEWATER SYSTEM AND POTABLE WATER SUPPLY
PERMIT WW-6-3753.

EXISTING CONDITIONS NOTES:

1. THIS PLAN DEPICTS THE PERTINENT EXISTING CONDITIONS
AS OF AUGUST , 2024.
2. VERTICAL DATUM IS BASED ON NAVD88 (GEOID 12).
3. COORDINATE SYSTEM IS BASED ON VERMONT STATE
PLANE (U.S. SURVEY FEET).
4. 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. DIG-SAFE MUST BE
CONTACTED PRIOR TO ANY EXCAVATION. CALL
1-888-DIG-SAFE (344-7233).



SITE PLAN

SCALE 1 INCH = 150 FEET

LEGEND

- DRIVE OR ROAD
- TOPOGRAPHIC CONTOURS
- SEWER LINE
- WATER SERVICE
- PROPERTY LINE
- OVERHEAD UTILITY
- SETBACKS
- UTILITY POLE
- DRILLED WELL

ZONING NOTES:

ZONING DISTRICT (AR-2)

	REQUIRED	PROVIDED
MINIMUM LOT AREA (ACRES)	2	3.176
MINIMUM ROAD FRONTAGE (FEET)	150	516
MINIMUM FRONT YARD (FEET FROM CL)	75	134
MINIMUM SIDE YARD (FEET)	25	79
MINIMUM REAR YARD (FEET)	25	115

Revisions:

Project Name:

ROONEY
4451 ETHAN ALLEN HWY.
GEORGIA, VERMONT

Sheet Title:

Overall
Site Plan

Project #: 20-005
Date: 1/09/2025
Drawn By: PM
Scale: 1" = 150'



Apex Engineering, LLC
p. (802) 752-7328
e. aevermont@gmail.com

Sheet #

C2-01

FINAL PLAT REVIEW
Two-Lot Minor Subdivision
FP-001-25

Owner/Applicant: Robert Rooney & Terry Rooney 138 Swanton Road, St. Albans VT 05478 PH: 802-752-7463	Property Tax Parcel & Location: 4451 Ethan Allen Highway Georgia, VT 05478 Parcel#116080000 Zone: AR-1 & AR-2
Engineer: Peter Mazurak, P.E. PH: 802-752-7328 aevermont@gmail.com	Surveyor: Harvey W. Chaffee, L.S. PH: 802-393-2289 harvey@chaffeesurveying.com

Background

Robert Rooney and Terry Rooney, hereafter referred to as Applicants, are requesting Final Plat review for a two-lot Minor Subdivision at 4451 Ethan Allen Highway and consisting of ±50.5 acres. The parcel is located in the AR-1 and AR-2 zoning districts, with Lot 1 located in AR1 & AR-2 zoning districts and Lot 2 entirely within the AR-2 zoning district. Said parcel is benefitted by ±805 ft of road frontage along Ethan Allen Highway.

Applicant is proposing the creation of two lots.

- Proposed Lot 1 will consist of ±47.8 acres.
- Proposed Lot 2 will consist of ±2.7 acres.

COMMENTS

General Subdivision and Site Plan Review Requirements

1. **Dimensional Requirements.** The dimensional requirements of the AR-1 and AR-2 zoning districts and the proposed dimensional measurements are as follows:

	AR-1	AR-2	Lot 1	Lot 2
Minimum Lot Size	5 acres	2 acres	±47.8 acres	±2.7 acres
Lot Frontage	250 ft	150 ft	±350 ft	±465 ft
Front Yard Setback	75 ft	75 ft	N/A	±134 ft
Side Setbacks	40 ft	25 ft	N/A	±31 ft
Rear Setbacks	40 ft	25 ft	N/A	±94 ft

2. **Site plans.**

- i. Applicant has submitted Final Plat map titled, “Overall Site Plan” prepared by Apex Engineering, LLC on 1/09/2025 and labeled C2-01.
- ii. Applicant has submitted “Subdivision Survey Final Plan” prepared by H. W. Chaffee Surveying on 12/10/2024.

Site Plan includes the following:

- i. The existing property lines
 - ii. The proposed boundaries for Lot 1 and Lot 2
 - iii. The location of existing house and drive
 - iv. The location of existing dwelling
 - v. The location of existing mound wastewater system
 - vi. Building envelope
 - vii. Location of new well
 - viii. Ditch
 - ix. 10' wide sidewalk easement
 - x. 50' easement in favor of Vermont Gas Systems, Inc.
 - xi. Locations of iron rebars
3. **Lot layout.** As proposed, the boundary lines are linear and proposed lots are generally regular in shape.
4. **Suitability for development.** The land meets the requirements for the subdivision with road frontage and acreage.
5. **The proposed development will not result in undue water or air pollution.** Not applicable.
6. **Legal language.** Not applicable.
7. **Access permit.** Not applicable.
8. **State permits.** An amendment to reflect the change of property details may be needed for the wastewater permit located on Lot 2, see permit WW-6-3753.
9. **Easements.** All easements are shown on the Final Plat survey.
10. **Fire protection** – The existing single-family dwelling has already confirmed municipal services. Gas line easement and water line easement will remain unchanged.
11. **Financial surety** – Not applicable.
12. **Performance Standards** - The use must conform to the Performance Standards in Section 3.6 of the Georgia Development Regulations.
13. **Road Name-** Not applicable.
14. **Driveway Standards** – Not applicable at this time as Applicant is not proposing making any changes to the current driveway.

ARTICLE 7 PLANNING and DESIGN STANDARDS:

Section 7.1 Energy Efficient Design – N/A

Section 7.2 Farm and Forestland Preservation – N/A

Section 7.3 Site Design – N/A

Section 7.4 Exterior Storage of Materials or Equipment – N/A

Section 7.5 Landscaping and Screening – N/A

Section 7.6 Outdoor Lighting – N/A

Section 7.7 Vehicular Circulation – N/A

Section 7.8 Pedestrian Accessibility – N/A

Section 7.9 Parking, Traffic Access, and Circulation – N/A

Section 7.10 Street Signs – N/A

Section 7.11 Public and Private Road Standards – N/A

Section 7.12 Site Preservation and Erosion Control – N/A

Section 7.13 Stormwater – N/A

Section 7.14 Utilities. N/A

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk

cc: Applicant and Engineer



GEORGIA VERMONT

Sketch Plan Review Application

Application #SK-001-25

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

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

Applicant must also submit a list for all abutters, including those across a public or private right of way.

Incomplete applications will be returned and will delay scheduling your hearing.

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): Ivan Favreau
Address: 38 Hibbard Road
Georgia, VT
Zip Code 05468 Telephone _____
Email _____

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

Tax Parcel ID: 108190000 Zoning District: AR-1 PUD ☐ Yes ☒ No

CERTIFICATION OF APPLICANT(S)

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

Signature of Applicant: _____ Date: _____

Signature of Applicant: _____ Date: _____

PROPERTY OWNERS' AUTHORIZATION

The undersigned property owner(s) hereby certify that the information submitted in this application regarding this property is true, accurate and complete and that the Applicant(s) have full authority to request approval for the proposed use of the property and any proposed structure(s).

Signature of Owner: _____ Date: _____

Signature of Owner: _____ Date: _____

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

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

38 Hibbard Road

Zoning District: AR-1

Size of Parcel: 10.29 acres

Permittee name:

Date: _____ Map # _____

Permittee name:

Date: _____ Map # _____

Engineer:

Surveyor: MARK DAY

Phone: _____

Phone: _____

Email:

Email: _____

Subdivision of 10.29 acres into two lots, approximately 5 acres each. Property subdivision only, to be sold as a buildable lot.

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

Yes ☒ No (If yes please describe here)

Mark Day will drop off a site map

Judy & William Webb, 35 Hibbard Road/ Matt Labelle, Robert Labelle Life Estate, 155 Hibbard Road

Kathryn Vidal, 144 Hibbard Road

Lisa Gale & Philip Peery, 49 Sand Hill Road

Penny Cameron, 453 Hibbard Road, Milton, VT 05468

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

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

Proposed and/or existing wastewater disposal and water supply:
N/A

Proposed drainage/storm water runoff (if required):
N/A

Proposed landscaping (if applicable):
N/A

Size and location of proposed and/or existing buildings:
N/A

State permits required and/or obtained for this project:
N/A

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

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

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

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

APPLICATION SUBMITTAL REQUIREMENTS:

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

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

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

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

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

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

(FOR TOWN USE ONLY):

Date received: _____ Fee paid: _____ Check # _____

Returned (incomplete) _____ Date: _____

Signed: _____

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator

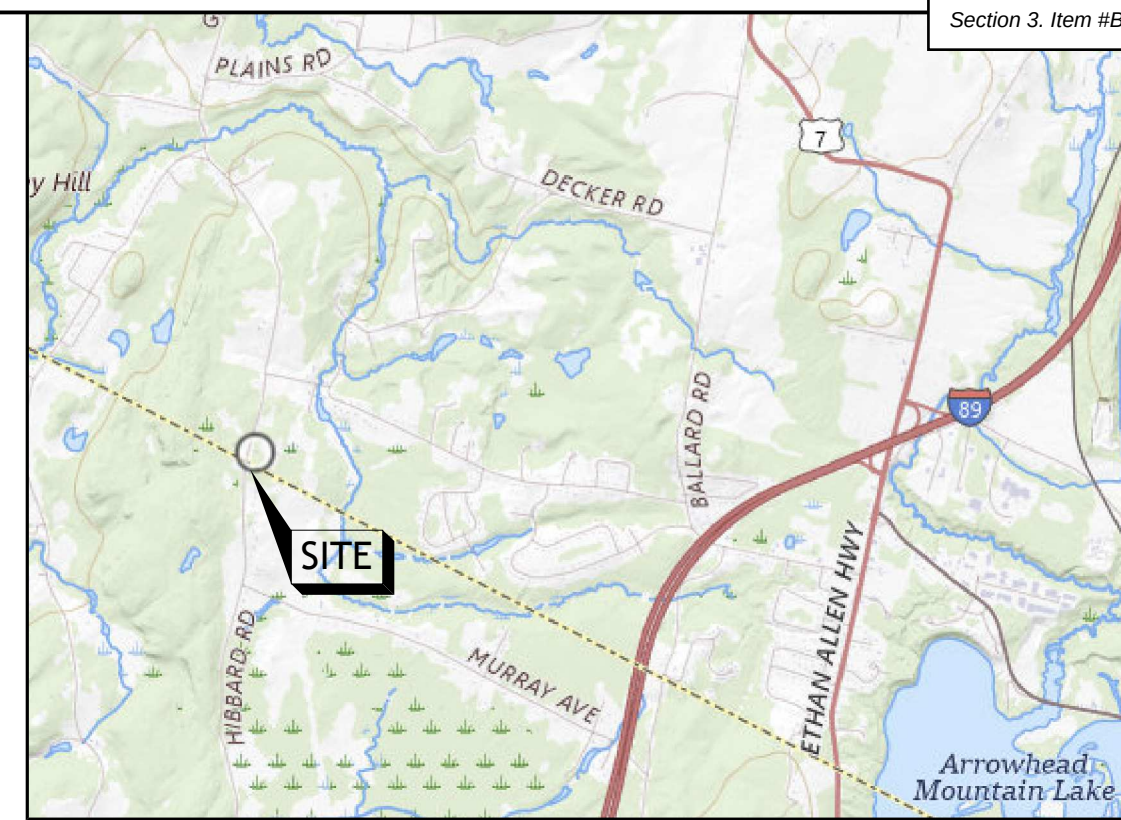
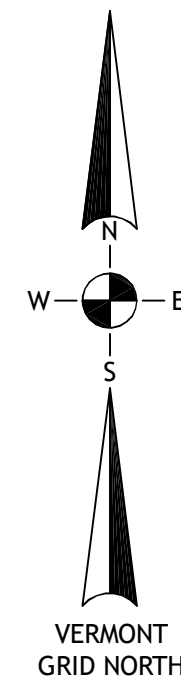
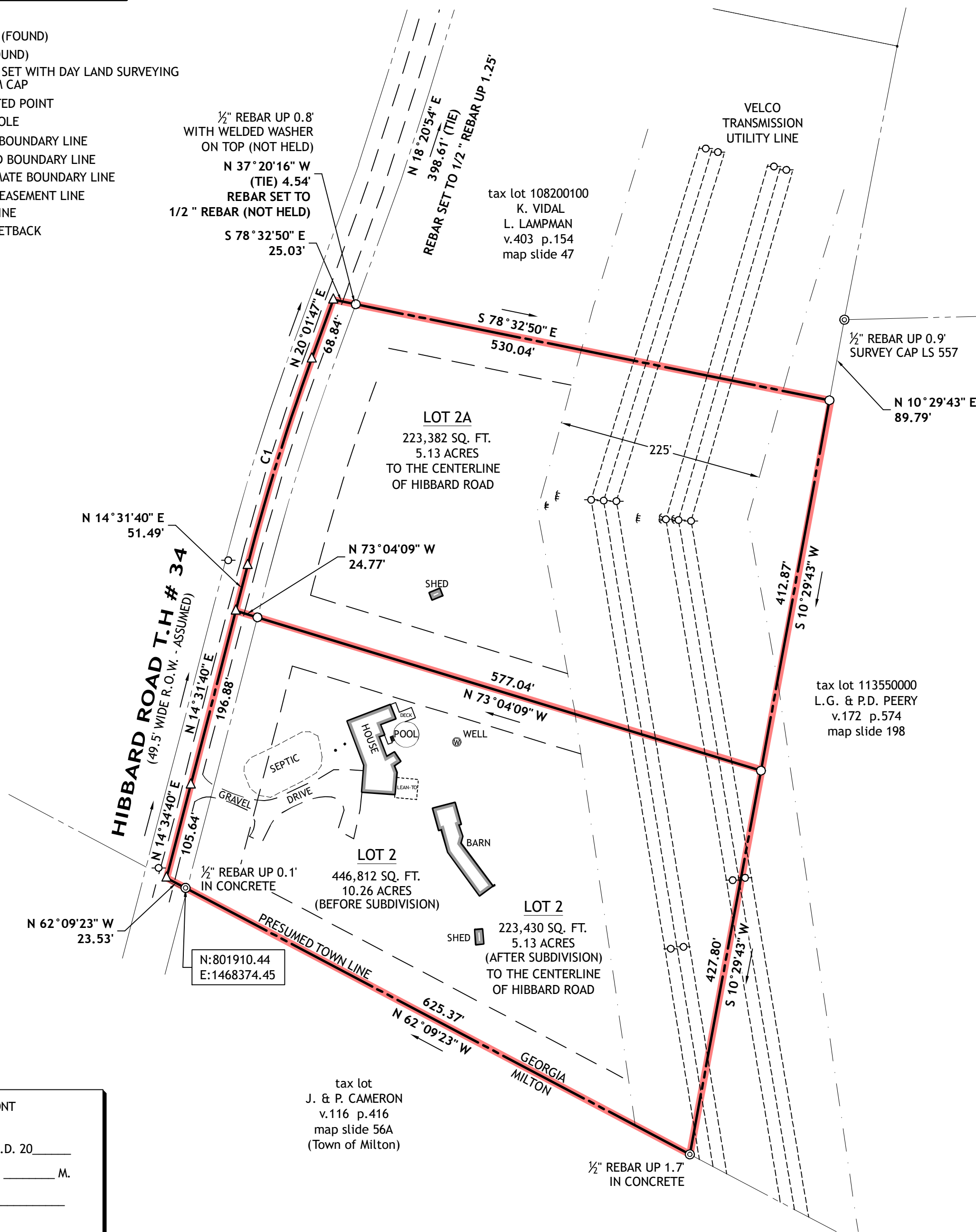
You will receive a written Decision and Finding of Fact within 45 days of the close of the hearing.

LEGEND

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

ZONING INFORMATION:

DISTRICT: AR-1
 MIN. LOT SIZE: 5 ACRES
 MIN. FRONTAGE: 250 FEET
 FRONT SETBACK: 75 FEET
 SIDE/REAR SETBACK: 40 FEET

LOCUS MAP
NOT TO SCALE

PLAT NOTES:

- OWNERS OF RECORD: IVAN D. & REBECCA J. FAVREAU
- DEED REFERENCE & KEY REFERENCE DEED: V. 124 P. 486
- THE PARCEL OF LAND WHICH IS THE SUBJECT OF THIS SURVEY IS KNOWN AS TAX MAP 108190000.
- NORTH ORIENTATION IS BASED ON VERMONT GRID ZONE 4400 COMPUTED FROM RTK GNSS OBSERVATIONS MADE ON 05/31/2024 WITH DIFFERENTIAL CORRECTIONS FROM THE VERMONT CORS VRS. THE RESULTANT DATUM IS NAD83 (2011), EPOCH 2010.0, NAVD88 (GEOID18).
- SURVEY METHODS PERFORMED AND THE RESULTING ACCURACY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS FOR RURAL SURVEYS AS SET FORTH IN SECTION 5.5(b)(1)(c) OF THE "STANDARDS FOR THE PRACTICE OF LAND SURVEYING" ADOPTED BY THE BOARD OF LAND SURVEYING ON 1/7/2013.
- REBARS SET ARE INSTALLED FLUSH IN LAWNS AND TRAVELED AREAS AND 0.5± ABOVE GRADE IN WOODED AND NON-TRAVELED 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.
- THE VELCO EASEMENT SHOWN HEREON IS SHOWN BASED ON PLAT REFERENCE 1.
- ANY PROPOSED BOUNDARIES OR EASEMENTS, OR CHANGES IN BOUNDARY LOCATIONS SHOWN ON THIS PLAT ARE NOT CREATED OR CONVEYED BY VIRTUE OF THIS PLAT. DEEDS MUST BE EXECUTED AND RECORDED BY THE CURRENT OWNER(S) TO CONVEY RIGHTS.
- THIS PLAT IS NOT A GUARANTEE OF TITLE.
- 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 CERTIFICATIONS MADE HEREON ARE NOT TRANSFERABLE.
- THE OWNERSHIP OF THE LAND WITHIN THE PUBLIC RIGHT OF WAY EXTENDS TO THE CENTERLINE OF HIBBARD ROAD AS SHOWN ON MAP REFERENCE 1. FOR THE PURPOSE OF THIS SURVEY AND THE CALCULATIONS OF BOUNDARIES AND AREAS, THE CENTERLINE OF THE ROAD WAS USED. TO CALCULATE SAID RIGHT OF WAY AN OFFSET OF ONE AND ONE HALF RODS EACH SIDE OF THE CENTERLINE OF THE EXISTING TRAVELED WAY AT THE TIME OF THE SURVEY WAS USED ESTABLISHING A 3 ROD RIGHT OF WAY AS ALLOWED BY STATE STATUTE.
- ONLY READILY OBSERVABLE SURFACE AND ABOVE GRADE FACILITIES AND STRUCTURES ARE SHOWN HEREON.

PLAT REFERENCES:

- "SUBDIVISION MAP, ROBERT & CECILE LaBELLE, TOWN OF GEORGIA, VERMONT", SCALE: 1 INCH = 50 FEET, DATED AUGUST 10, 1995, LAST REVISED DECEMBER 11, 1995, PREPARED BY BROOKS LAND SURVEYING INC AND RECORDED IN THE GEORGIA LAND RECORDS PLAN SLIDE 47.
- "SUBDIVISION MAP, DOUGLAS FORTIER P.O. BOX 2043 GEORGIA, VERMONT 05468, TOWN OF GEORGIA, VERMONT", SCALE 1 INCH = 200 FEET, DATED DECEMBER 15, 1995, LAST REVISED JUNE 12, 1996, PREPARED BY BROOKS LAND SURVEYING INC. AND RECORDED IN THE GEORGIA LAND RECORDS PLAN SLIDE 198 MAP # 413.
- "JAMES & PENNY CAMERON, TH 12, AREA TO BE RETAINED, MILTON VERMONT", SCALE: 1"=100', DATED: 1/18/89, REVISED 2/20/89, PREPARED BY WM. FRED ANDERSON, AND RECORDED IN THE MILTON LAND RECORDS MAP SLIDE 56A.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2470.00'	237.19'	237.09'	N 17° 16' 43" E	5° 30' 07"

TOWN OF GEORGIA, VERMONT
RECEIVED FOR RECORD

_____ A.D. 20 _____
 AT _____ O'CLOCK _____ MINUTES _____ M.
 AND RECORDED IN MAP SLIDE _____

ATTEST: _____

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

SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

DRB APPLICATION # _____

SIGNED THIS _____ DAY OF _____ 20 _____

BY _____, DRB CHAIR

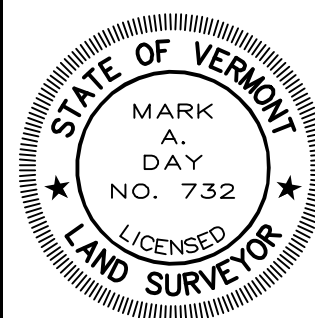


300 RYAN'S WAY, FLETCHER, VT 05448
 802-849-6516
 www.daylandsurveying.com

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

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

DATE



SUBDIVISION PLAT
TAX LOT 108190000
 Prepared For
IVAN D. & REBECCA FAVREAU
38 HIBBARD ROAD
GEORGIA, VERMONT



SCALE:	1"=100'
DATE:	12/18/24
JOB NUMBER:	24106
DRAWING:	24106SPLAT
CRD FILE:	24106
SURVEY BY:	BP
DRAWN BY:	GB

**SKETCH PLAN REVIEW
Two-Lot Minor Subdivision
SK-001-25**

Owner/Applicant: Ivan Favreau 38 Hibbard Road, Georgia VT 05468 PH: Email:	Property Tax Parcel & Location: 38 Hibbard Road Georgia, VT 05468 Parcel# 108190000 Zone: AR-1
Engineer:	Surveyor: Mark Day Day Land Surveying, PLLC PH: 802-849-6516 mark@daylandsurveying.com

Background

Ivan Favreau, hereafter referred to as Applicant, is requesting Sketch Plan review for a two-lot Minor Subdivision at 38 Hibbard Road and consisting of ± 10.26 acres. The parcel is located in the AR-1 zoning district. Said parcel is benefitted by ± 670 ft of road frontage along Hibbard Road.

Applicant is proposing a subdivision of the ± 10.26 acres into two (2) lots: ± 5.13 acres (Lot 2) and ± 5.13 acres (Lot 2A).

COMMENTS

General Subdivision and Site Plan Review Requirements

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

	AR-1	Lot 2	Lot 2A
Minimum Lot Size	5 acres	± 5.13 acres	± 5.13 acres
Lot Frontage	250 ft	± 304 ft	± 360 ft
Front Yard Setback	75 ft	N/A	N/A
Side Setbacks	40 ft	N/A	N/A
Rear Setbacks	40 ft	N/A	N/A

- 2. Site plans.** Applicant has submitted one map titled, “Subdivision Plat” prepared by Day Land Surveying, PLLC on 12/18/2024.
- 3. Lot layout.** The proposed layout will divide the current lot into two lots, where Lot 2 will contain the existing dwelling and outbuildings, and Lot 2A will remain vacant land to be sold in the future.

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

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Town of Georgia

cc: Applicant



CROSS CONSULTING ENGINEERS, P.C.

Peter J. Garceau, P.E.
President

103 Fairfax Road, St. Albans, Vermont 05478-6271 • Tel.: 802.524.2113 • Fax: 802.524.9681
E-mail: pgarceau@crossconsultingengineers.com

December 17, 2024

Development Review Board
47 Town Common Road
St. Albans, Vt 05478

Attn: Douglas Bergstrom, Zoning Administrator Planning, DRB

Subject: Harrison Quarry Narrative

Dear Douglas:

The applicant is proposing the removal of an area of rock within the quarry. The project is located at 2782 Highbridge Rd in the existing quarry and is accessed from the existing drive on Highbridge Rd. The site is currently an active quarry

The excavation area has been cleared of any findings from archaeology. This proposed area is 101,260 C.Y. With this area the life expectancy of the quarry will increase by 1.5 years. Increasing the total life expectancy from 16 years to 17.5 years.

This additional area will not affect the existing day-to-day activity of the quarry. It will not interfere with the existing traffic on and off the site either.



Town of Georgia

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

Site Plan Application

PC - 013-16

Application #SA 001-25 Original SP# 001-25

Submission Requirements: An application for Sketch Plan Review will consist of one set 11"x17" site plan maps plus a digital file in *.pdf format which includes scale, north arrow, legend, abutters, title block, with supporting data to include items listed on the attached checklist, and as approved in the original Site Plan. The application will not be deemed complete until all required materials have been submitted. Failure to submit a complete application, as defined herein, shall be grounds for denial of the application by the DRB.. Applicant must also submit a list for all abutters, including those across a public or private right of way. **Incomplete applications will be returned and will delay scheduling your hearing.**

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): James & Janet Harrison
Address: 1803 Skunk Hill Road
Fairfax, VT
Zip Code 05454 Telephone 802-849-6688
Email Jim@harrisonconcreteinc.com

Applicant(s): Same as Owner
Address: _____

Zip Code _____ Telephone _____
Email _____

Tax Parcel ID: 108510000 Zoning District: AR-1 PUD Yes ☒ No

CERTIFICATION OF APPLICANT(S)

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

Signature of Applicant: [Signature] Date: 12/20/24

Signature of Applicant: [Signature] Date: 12/20/24

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: 12/20/24

Signature of Owner: [Signature] Date: 12/20/24

Location of Property: 1803 Skunk Hill Road

Parcel ID No.: 108510000

Zoning District: AR-1

Deed Reference: Volume 190 Page 237

Size of Parcel: 103.49 acres

Previous subdivision of parcel (if applicable)

Permittee name: James & Janet Harrison
Date: _____ Map # _____

Previous Site Plan Approval (if applicable)

Permittee name: James & Janet Harrison
Date: _____ Map # _____

If applicable:

Engineer: Pete Garceau, PE; c/o Cross Consulting Engineers, PC Surveyor: _____
Phone: 802-524-2113 Phone: _____
Email: pgarceau@crossconsultingengineers.com Email: _____

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

Sand and Rock Extraction Quarry

Names and addresses of abutting property owners:

William & Patricia Mraz Trustees, 22 Seminary St, Middlebury VT, 05753
Gilles & Claudette Rainville, 1624 Highbridge Rd Fairfax Vt, 05454
1545 Skunk Hill Road LLC, 1545 Skunk Hill Road, Fairfax VT, 05454

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

Existing access road from highbridge road.

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

C-1 Overall Site Plan, C-2 Section A-A, C-3 Section B-B

Location of parking and proposed number of spaces:

Existing

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

Existing access road from highbridge road.

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

Existing access road from highbridge road.

Proposed and/or existing wastewater disposal and water supply:

N/A

Proposed drainage/storm water runoff (if required):
Existing stormwater system

Proposed landscaping (if applicable):
N/A

Size and location of proposed and/or existing buildings:
No new buildings

State permits required and/or obtained for this project:
Act 250

Proposed lighting (if any):
N/A

Notes

- 1) Narratives which summarize the purpose, scope and key proposed changes to the approved subdivision and/or site plan are encouraged & may be attached.
- 2) Application standards for subdivision approval appear in the Georgia Development Regulations as Article 4. Site Plan Review and Approval standards appear in Article 3.

Site Plan Review Checklist:

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

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

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

Fee Schedule

Decisions

The DRB shall act to approve or disapprove Site Plan applications in writing within forty-five (45) days after closure of the public hearing. Failure to act within the 45-day period shall constitute deemed approval on the 46th day. The DRB may recess and continue a hearing pending receipt of requested information, and non-submittal of requested information shall constitute grounds for Site Plan denial. The DRB shall prepare written findings-of-fact and conclusions setting forth background and rationale for their decision. The DRB may attach conditions of approval to ensure the intent of applicable bylaws and the municipal plan are met.

Site Plan decisions shall be distributed per requirements in Title 24, Chapter 117, Section 4464(b)(1)(3), Vermont Statutes Annotated.

(FOR TOWN USE ONLY):

Date received: 1/2/25 Fee paid: 1000.00 Check # 004425 \$ 500

Returned (incomplete) _____ Date: _____

Signed: [Signature]

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.



GEORGIA VERMONT

Date Received: 1/2/25 Fee Paid \$ 100.00 ^{\$500} Ck # 004425 CU - 001 - 25
Tax Parcel ID: 108510 000 Hearing Date: _____

TOWN OF GEORGIA DEVELOPMENT REVIEW BOARD CONDITIONAL USE APPLICATION

Applicant(s)

Name James & Janet Harrison
Address 1803 Skunk Hill Road
City/State/Zip Fairfax, VT 05454
Phone 802-849-6688
Email Jim@harrisonconcreteinc.com

Property Owner(s) if different

Name Same as Applicants
Address _____
City/State/Zip _____
Phone _____
Email _____

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.

12/26/24

Date

Applicant

Applicant

PROPERTY OWNER AUTHORIZATION

The undersigned property owner(s) hereby certifies that the information submitted in this application regarding the property is true, accurate, and complete and that the Applicant(s) has full authority to request approval for the proposed use of the property and any proposed structures.

12/26/24

Date

Property Owner

Property Owner

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

1. **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. Please submit a stamped, addressed envelope for each property owner listed, together with a stamped, addressed envelope for Applicant/owner (use a separate sheet if necessary).

Gilles & Claudette Rainville, 1624 Highbridge Rd Fairfax Vt, 05454
1545 Skunk Hill Road LLC, 1545 Skunk Hill Road, Fairfax VT, 05454
William & Patricia Mraz Trustees, 22 Seminary St, Middlebury VT, 05753

2. **ORIGINAL CONDITIONAL USE PERMIT:**

Permit # ZBA 001-16 Date Granted 04/15/16

Previous Amendments and dates granted:

3. **REQUEST FOR CONDITIONAL USE:**

Section(s) _____ of the Town of Georgia Development Regulations.

4. **PROPERTY IDENTIFICATION:**

E911 Address 2782 Highbridge Rd Georgia VT, 05454 or

Other identification: 108510000

Deed Reference: Book 190, Page 237

Subdivision Name (if applicable): _____

5. **ZONING DISTRICT:** AR-1

6. **PROPERTY DIMENSIONS:**

Lot size: 103.49 acres; or dimensions: _____

Lot frontage: Existing

Development Review Board Conditional Use Application

7. **NATURE OF PROPOSED REQUEST:** Please provide a complete narrative on a separate sheet of paper 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.
8. **Title(s) of plans(s) submitted with application;** and, if applicable, firm which prepared plan; project number; date of plans and revisions. Site plans shall include, where applicable, the following:
- a) Identifying information including record owner of land, north arrow, date (including any revision dates), and scale.
 - b) Property lines and abutting streets.
 - c) Rights of way or easements affecting the property.
 - d) Location of existing and proposed buildings or structures including Interior floor plans indicating location and floor area of individual uses.
 - e) Height of existing and proposed buildings or structures.
 - f) Existing and proposed setbacks of all buildings or structures to property lines and/or public or private rights-of-way.
 - g) Existing and proposed lot coverage (in square feet) of all structures and hard surfaces.
 - h) Existing natural features of the site including water courses and applicable buffers, wetlands and applicable buffers, floodplains, trees, and other vegetation, etc.
 - i) Existing and proposed contours at no more than 5-foot intervals.
 - j) Location of existing and proposed utilities and facilities (water, septic, electric, telephone).
 - k) Location of existing and proposed roads, driveways, loading areas, outside storage areas, and pedestrian walkways.
 - l) Location and number of parking spaces pursuant to the requirements of Section 5.6 of the Development Regulations.
 - m) Location, type, size, and number of existing and proposed lighting fixtures.
 - n) Location and size of existing and proposed sign(s) (please provide sketch of each sign).
 - o) A landscaping plan indicating location, species, size and spacing of existing and proposed landscaping elements.
 - p) Building elevations drawings to scale for all proposed and/or modified buildings and any related buildings.

Please provide one full size copy to scale, eight 11' x 17" copies & one electronic copy with application.

8. **SPECIFIC AND 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 3.2 of the Town of Georgia Development Regulations as follows:

Development Review Board Conditional Use Application

- a. 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:

The project will have no adverse impact to the existing public services for the site.

- b. The character of the neighborhood, area, or district affected will not be adversely impacted and that:

- i) A nuisance or hazard will not be created to the detriment of the health, safety, or welfare of the intended users, neighbors, or the citizens of the town;

No known nuisance will be created.

- ii) 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;

There are no new buildings proposed.

- iii) 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.

The adjacent properties will not be impacted.

- c. 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.

No additional traffic will be generated.

Development Review Board Conditional Use Application

d. 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. There will be no change to what is already being executed in the quarry.

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

9. PERFORMANCE STANDARDS:

The proposed use:

- a. ☐ will ☒ will not emit noise in excess of 70 decibels at the property line or a noise which is considered offensive;
- b. ☐ will ☒ will not emit any odor, dust, dirt, or smoke which is considered offensive;
- c. ☐ will ☒ will not emit any noxious gases that endanger the health, comfort, safety or welfare of any person or that could cause injury or damage to property, business or vegetation;
- d. ☐ will ☒ will not cause as a result of normal operations a vibration that creates a displacement of 0.002 inches within the ground at the property lines;
- e. ☐ will ☒ will not have lighting or signs that create glare that could impair the vision of a driver of any motor vehicle;
- f. ☐ will ☒ will not cause a fire, explosion or safety hazard;
- g. ☐ will ☒ will not create an unsafe or unhealthy condition as determined by the Town of Georgia Health Officer;
- h. ☐ will ☒ will not interfere with a renewable energy resource or the ability to utilize a renewable energy resource.

10. OTHER PERMITS REQUIRED:

This project will also require the following permits (local, state, federal):

Act 250

Decision of the Board

Date: _____

Approved: ☐

Denied: ☐

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

Q:\2007 Drawings\07017.1 Harrison, Quarry, Amend Act 250, Georgia\Current\C-1 Overall Site Plan.dwg Plotted: 12/9/2024 10:13:42 AM

LEGEND		
	EXISTING	PROPOSED
DRAINAGE MANHOLE		
CATCH BASIN		
END SECTION		
ELEVATION BENCHMARK		
PROPERTY LINE		
RIGHT-OF-WAY		
CENTERLINE OF ROAD		
STORMDRAIN		
STREAM/DRAINAGE SWALE		
WETLAND DELINEATION		
WETLAND BUFFER		
EDGE OF WOODS		
CONTOURS		

PLAN REFERENCES:

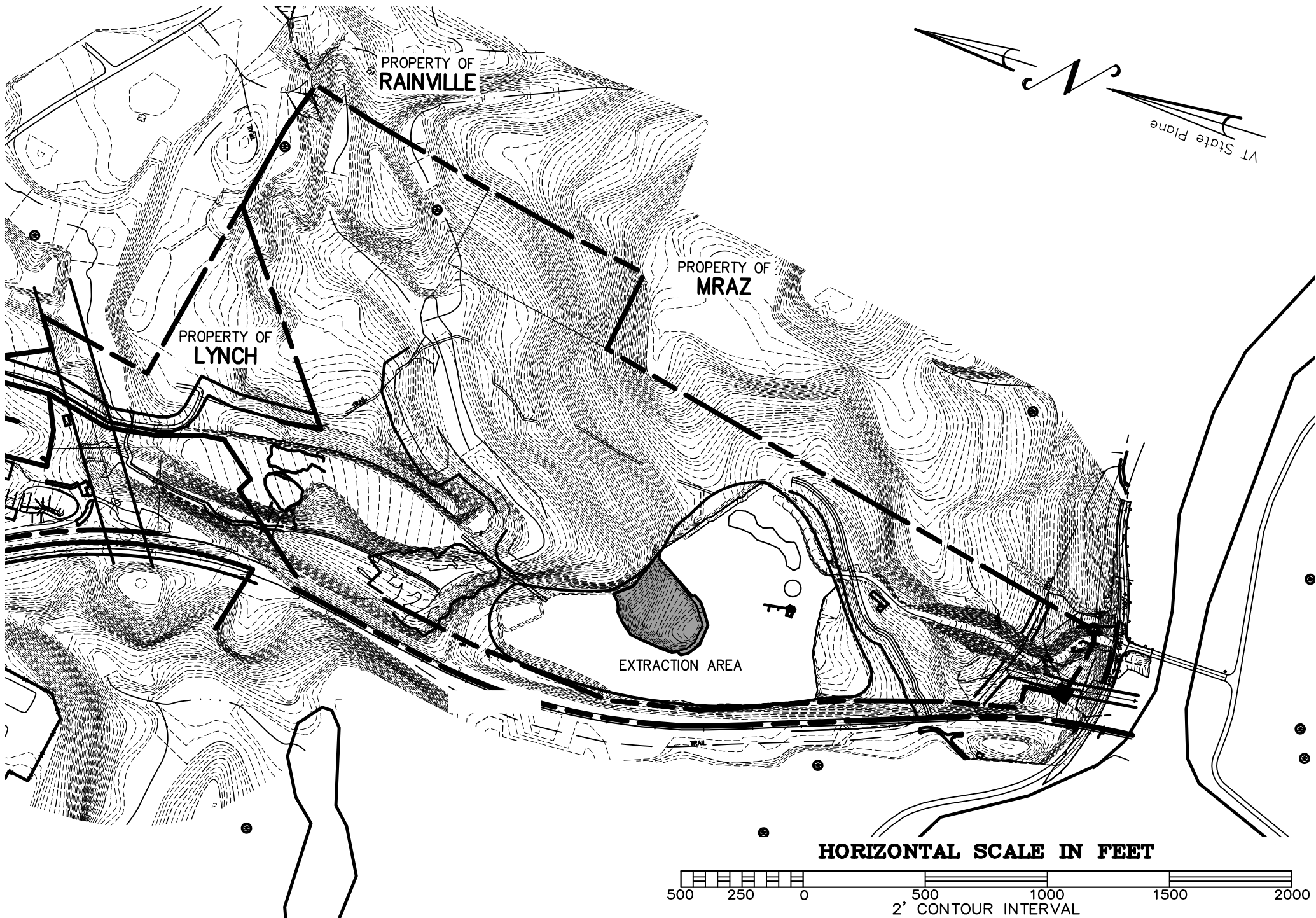
- "United States Department of the Interior Geological Survey--Milton, Vt. Quadrangle" scale=1:24000, Dated 1948, Photorevised 1987, mapped by the Army Map Service.
- "Vermont Base Map -- Georgia, Vermont" scale=1:5000, sheet No. 104240 series 5000 Dated 1988 mapped by Photo Science Inc., Burlington, Vt.
- "VERMONT SIGNIFICANT WETLANDS INVENTORY MAP".
- "Map of Boundary Survey" -- Donald & Nancy Turner, scale: 1" = 200', dated 2/22/95 by Brooks Land Surveying Inc., St. Albans, VT
- "Vermont LIDAR topographic information" from Vermont Mapping Program.

PROPOSED EXTRACTION RATE:

* MONTHS OF EXTRACTION -- YEAR ROUND (EXCLUDING NATIONAL HOLIDAYS)
DAYS OF EXTRACTION -- MONDAY THROUGH FRIDAY -- 7:00 AM TO 6:00 PM,
SATURDAY -- 7:00 AM TO 1:00 PM
AVERAGE TRUCK LOAD -- 14 C.Y.
AVERAGE DAILY TRUCK TRAFFIC -- 25 TRUCKS/DAY
MAXIMUM DAILY TRUCK TRAFFIC -- 50 TRUCKS/DAY
AVERAGE EXTRACTION RATE = 67,200 CY/YEAR

LIFE EXPECTANCY OF THE PIT:

1,054,146 C.Y. / 67,200 CY/YEAR =15.7 YEARS, SAY 16 YEARS
ADDITIONAL 101,260 C.Y. / 67,200 CY/YEAR =1.5 YEARS
TOTAL LIFE EXPECTANCY: 1.5 YEARS+16 YEARS = 17.5 YEARS



Overall Site Plan

James & Janet Harrison
Georgia, VT
Rock Extraction

Route 104A

Georgia, VT

CIVIL
C-1

PROJECT: 07017.1
DATE: December 6, 2024
DESIGN: PJG
DRAWN: ASA
CHECKED: PJG
APPROVED: PJG

Tel. 802-524-2113
Fax. 802-524-9681
CROSS
CONSULTING ENGINEERS, P.C.
103 Fairfax Rd.
St. Albans, Vermont 05478
© COPYRIGHT 2024
Cross Consulting Engineers, P.C.

Q:\2007 Drawings\07017.1 Harrison, Quarry, Amend Act 250, Georgia\Current\CS Reclamation Plan.dwg Plotted: 1/9/2025 2:14:29 PM



Act 250 Procedure:

Reclamation of Vermont Agricultural Soils

Prepared 05/29/2014 by the Vermont Agency of Agriculture, Food and Markets, with assistance from USDA Natural Resources Conservation Service (NRCS) and Ben Waterman, soils consultant

The reclamation of Agricultural Soils is technically feasible from the Agency of Agriculture's perspective. However, to ensure that the soil is returned to a physical and biological state that is comparable to the soil quality prior to activities of potential adverse impact, the following parameters should be addressed in the site reclamation plan.

Part 1. Pre-disturbance phase:

1) Prepare a pre-disturbance General Site Characteristics report, including:

- Maps: 1) a map showing the existing site topography, 2) an NRCS soil map showing the distribution of all NRCS soil survey map units and their acreage, 3) an NRCS soil map showing areas with a farmland classification rating of prime, statewide importance or local importance on the site and their acreage, 4) a map showing the extent of the proposed disturbance. For purposes of this document a "disturbance" is any activity that involves excavation, modification of soils or potential compaction of soils with heavy equipment. The NRCS soil maps can be either GIS-generated or from Web Soil Survey. Scale should be a minimum 1:12,000 or as large as necessary to delineate all soil map units.
- An additional map (labeled "Agricultural Soil Reclamation Map") that identifies the proposed location of the soil stockpiles, the area to be reclaimed, and the final topography if it will be different than existing. A narrative that outlines the proposed reclamation map should be provided. Scale should be large enough to delineate all relevant areas.
- Information on the existing on-site soil conditions:
 - For areas to be excavated: One on-site soil profile description representing the area to be disturbed. If the area to be disturbed spans more than one NRCS soil survey map unit, at least one profile description should be completed for every map unit to represent all impacted areas. The description(s) should include depths to and thickness of A, E, B and/or C horizons, USDA texture class, soil structure and moist consistency ratings for samples within each horizon. Soil profiles should be at least 48" deep. For profile description protocols, refer to: The Field Book for Describing and Sampling Soils, version 3.0 (Schoeneberger, Wysocki, Benham, and Soil Survey Staff, 2012), available online and in print at USDA-NRCS service centers.

Note: soil profile descriptions are not necessary for areas whose only potential disturbance is soil compaction.

- For areas to be excavated and/or potentially compacted with heavy equipment: Soil compaction status should be measured for impacted areas, with at least one measurement for each NRCS soil map unit. Compaction can be measured by performing a soil bulk density test for the topsoil (A horizon). Alternatively, to measure surface and subsurface hardness, penetrometer readings can be taken using a field penetrometer with field penetration resistance measured in psi.
- For areas to be excavated, soil pH should be measured before disturbance with at least one test for each NRCS soil map unit using University of Vermont or other Cooperative Extension or professional soil testing kits and protocols.

Part 2. Soil removal and stockpiling phase:

- Soil material and woody material, if present, should be stockpiled into several distinct piles:
 - Surface organic soil material (if present) and the dark topsoil material (A horizon) in one pile.
 - Loamy brownish subsoil material (B horizon) in a separate pile.
 - Unconsolidated bedrock, such as bank-run gravel or un-weathered soil parent material (BC or C horizon) in a separate pile. (Note: In Vermont aside from recently-formed floodplain soils, it is uncommon in shallow disturbances to reach the C horizon; however, in the event this layer is disturbed, it should not be mixed with other subsoil. This will enable subsoil layers to be restored to their original order in the soil profile to the extent possible.) Woody stumps (where present) should be removed and stockpiled in a separate pile. If woody stumps have not been chipped, soil that is attached to the roots will eventually dry out and fall off the roots. To speed up this process, use an excavator to shake the roots clean. This is some of the best topsoil and should be added to the stockpiled topsoil. The stumps can then be chipped or ground and added to the woody stockpile, or used in the re-sloping process.

- Stockpiling of the soil and woody material is to be in predetermined locations that can be monitored over the life of the excavation and reclamation.
- To minimize potential for erosion, soil stockpiles should be seeded or temporarily stabilized with application of straw mulch or other erosion control matting to maintain a uniform cover until soil is backfilled and restored. If stockpiles are to be kept in place throughout the winter and soil disturbance is completed by October 15, they should be stabilized with seeding of winter rye. Additional cover such as hay/straw mulch or erosion control matting should be installed if seeding of rye can't be accomplished before September 15. For sites with earth disturbance occurring after October 15th, Vermont Agency of Natural Resources guidelines for winter erosion control on construction sites should be followed. (see http://www.anr.state.vt.us/dec/water/stormwater/docs/construction/sw_low_risk_site_handbook.pdf)

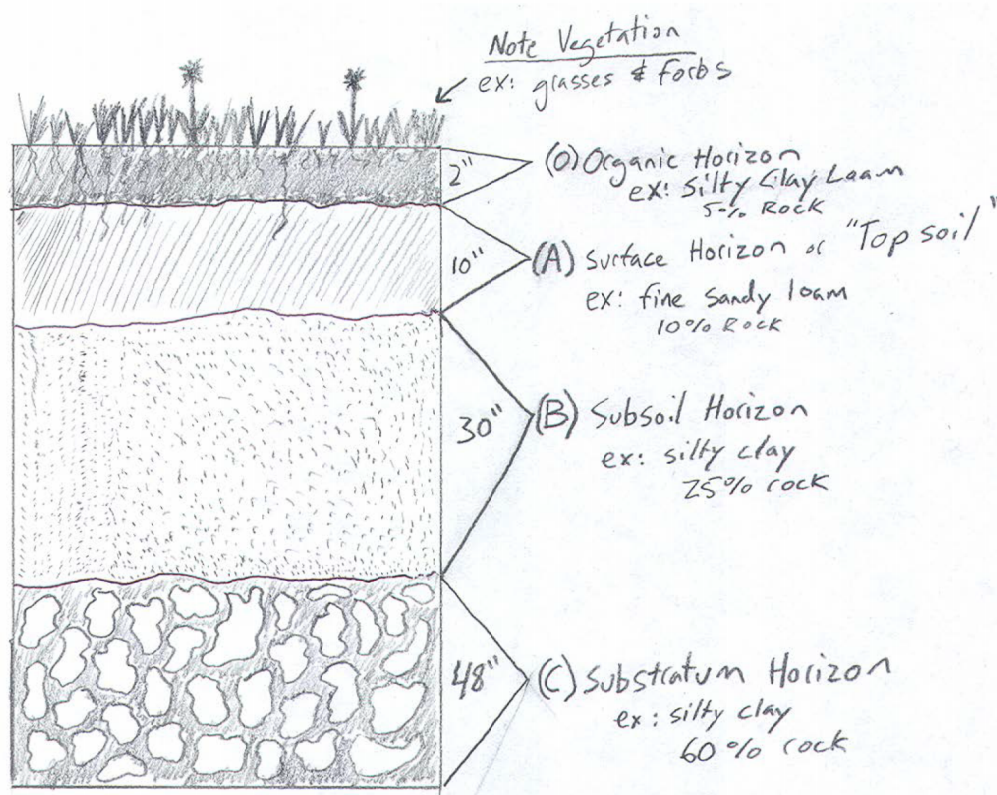
Part 3. Reclamation phase:

- In areas where soils with a NRCS farmland classification of prime, statewide or local importance are to be reclaimed, the final site topography should have slopes less than 15 percent: it is preferred that level to slightly convex areas, with slopes between 0% and 8% slopes, are created, with no concave areas where water may pool.
- Soil stockpiles should be layered in the following sequence:

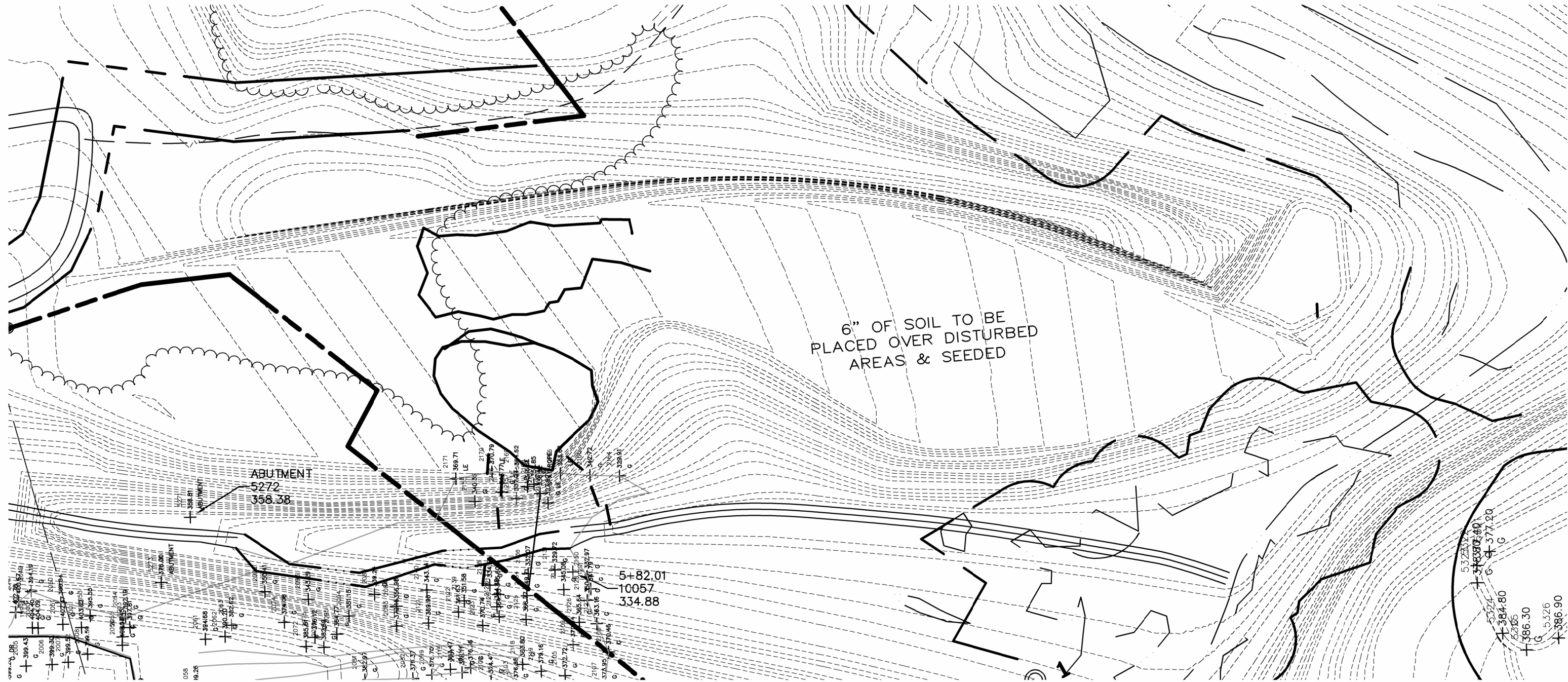
- Soil that was originally deepest in the soil profile should be placed first, directly above the re-graded base material and graded to the final slope contours
- Soil that was originally shallow layers of subsoil replaced before topsoil and re-graded
- The topsoil material is then placed on top of the re-graded subsoil material
- The thickness of topsoil material overlying subsoil layer(s) should approximate the pre-disturbance thickness.
- Exposed soil should be seeded and mulched as soon as possible after final grading to prevent erosion and allow for the establishment of vegetation. In cases where a farmer or landowner intends to cultivate or plow the area within two weeks of completion of the soil reclamation and final grading, the area does not need to be seeded. The selection of the seed cover can include input of the landowner based on pre-construction land use and land cover to ensure that introduced grass or vegetative species do not adversely impact future soils productivity for hay, pasture or crops. Seed can be selected for soil stabilization qualities, its likelihood for successful establishment given soils and time of year, and its compatibility with adjacent land uses. For guidelines and information on erosion control and seed stabilization practices see <http://efotg.nrcs.usda.gov/references/public/VT/VMSGuide.pdf> or http://www.anr.state.vt.us/dec/water/stormwater/docs/construction/sw_low_risk_site_handbook.pdf.
- Final soil bulk density of topsoil (measured as grams/cm³) or soil penetrometer readings (measured in psi) and pH testing should be performed on the same areas tested prior to soil disturbance. Results should be similar to the original, pre-disturbance measured readings. If bulk density is higher than tested originally, subsoiling, plowing or other methods of decompaction should be employed to alleviate soil compaction. Soil material should not be spread or driven on by heavy machinery when it is very wet, otherwise, soil compaction could be severe. Reclaimed topsoil layers should have a pH within 0.5 points of the pre-disturbance reading(s). Lime can be applied at rates recommended by soil test labs to raise soil pH if necessary. If soil tests indicate the pH is lower than 6.0, in most cases unless specifically requested by a farmer, lime can be applied at the recommended rate to bring the pH up to within the range of 6.0-7.0.

ATTACHMENT A

Examples of a Soil Profiles:



For this profile: surface organic material and loamy dark brown topsoil (A horizon) go to about 8 inches, brownish loamy subsoil (B horizon) goes to about 30 inches or so, then lighter colored gravelly substratum (C horizon) starting at 30 inches...



NOTE:
THIS SITE PLAN VIEW SHOWS FINAL CONTOUR ELEVATIONS. TEMPORARY AND FINAL RECLAMATION MUST FOLLOW VT AGENCY OF AGRICULTURE, FOOD & MARKETS PROTOCOL "RECLAMATION OF VERMONT AGRICULTURE SOILS", WHICH INCLUDES REQUIREMENTS TO BE COMPLETED PRIOR TO ANY DISTURBANCES.

Section 3, Item #C.

PROJECT: 07017.1
DATE: January 9, 2025
DESIGN: PJG
DRAWN: ASA
CHECKED: PJG
APPROVED: PJG

Tel: 802-524-2113
Fax: 802-524-9661
CCE CROSS
CONSULTING ENGINEERS, P.C.
103 Fairfax Rd.
St. Albans, Vermont 05478
© COPYRIGHT 2025
Cross Consulting Engineers, P.C.

Reclamation Plan

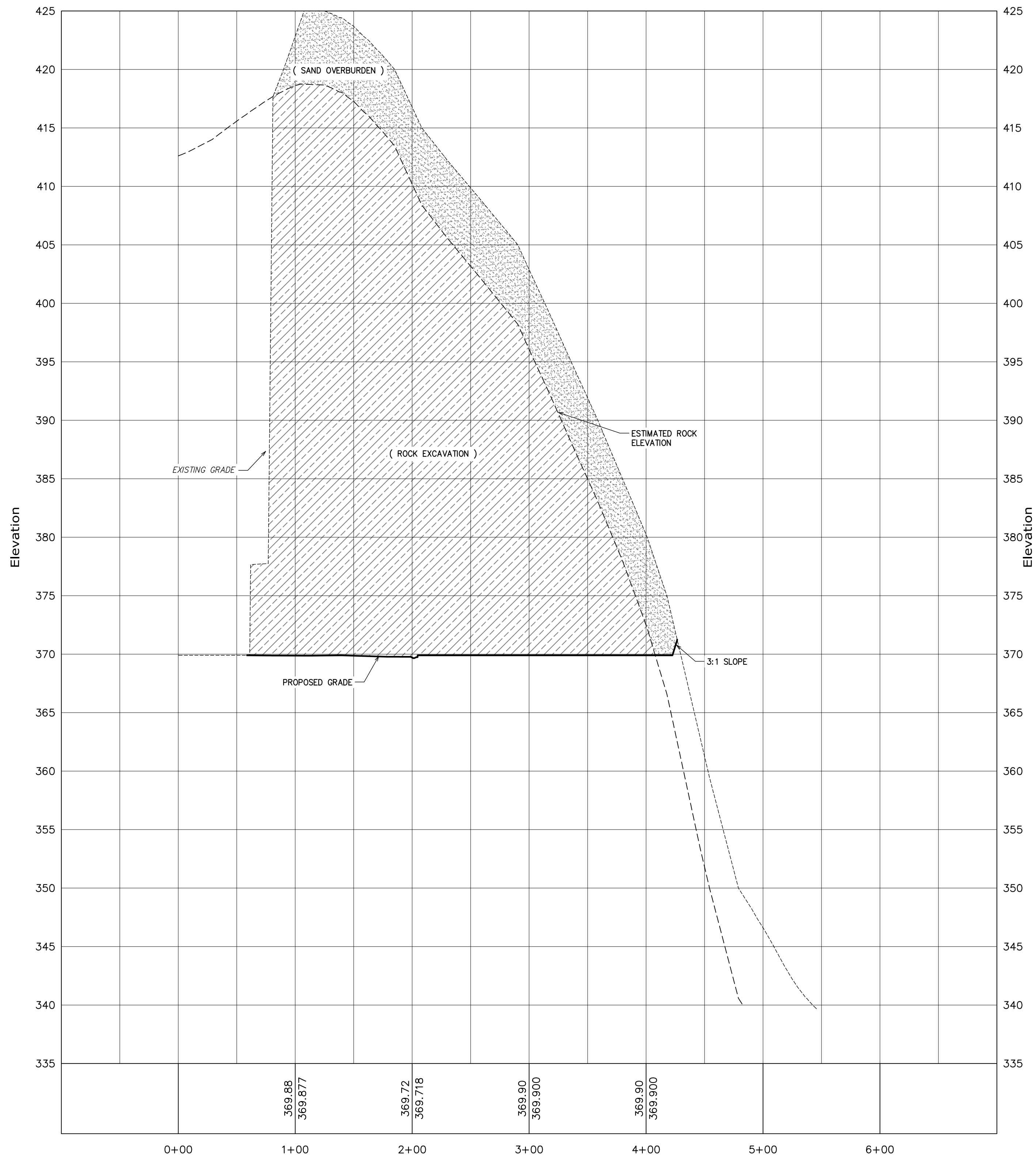
James & Janet Harrison
Georgia, VT
Route 104A

Georgie, VT

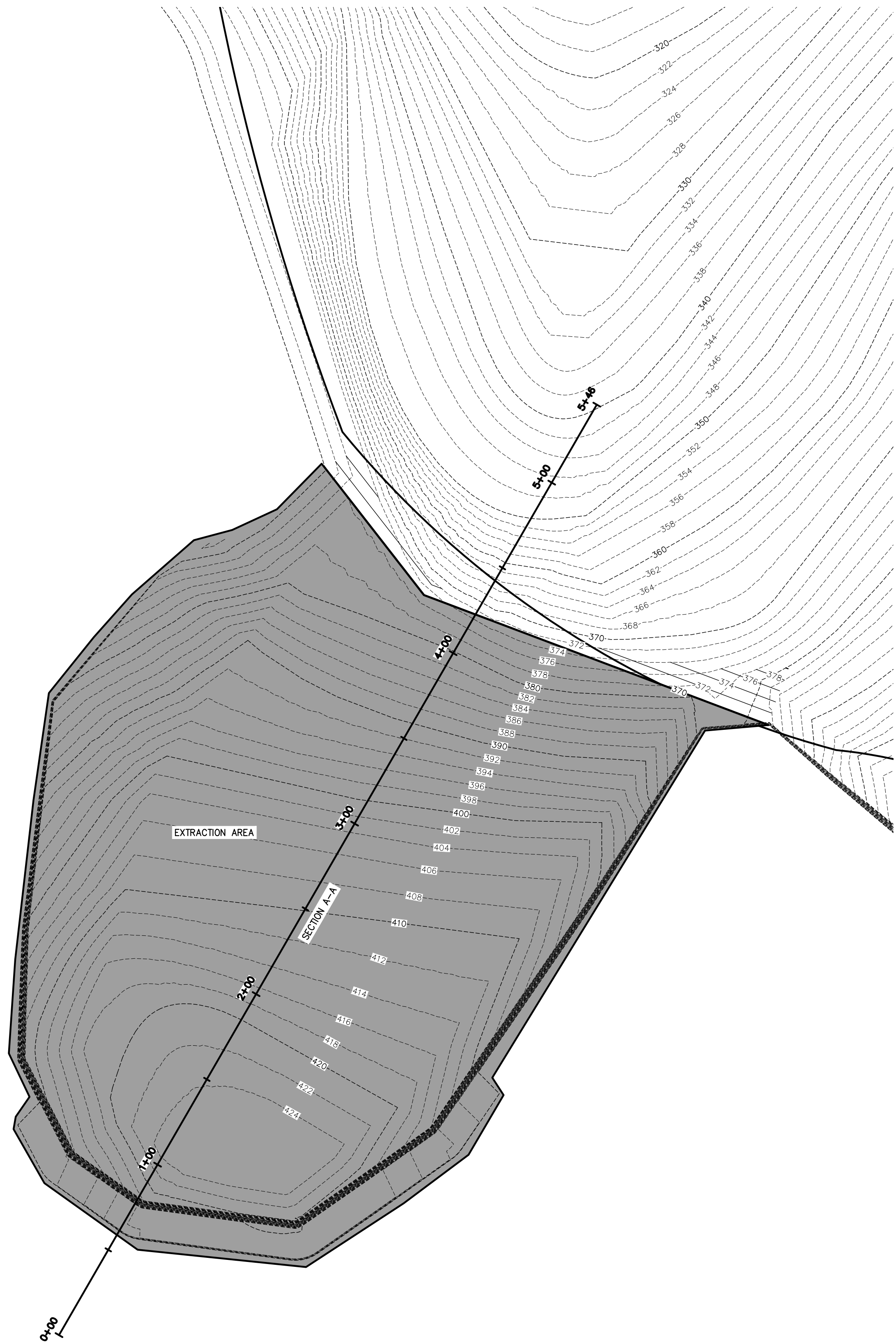
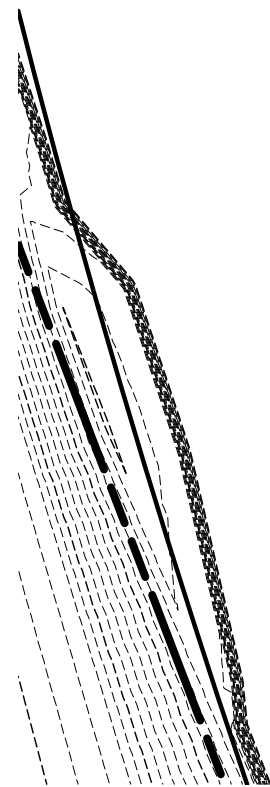
CIVIL
C-2

PERMITTING

Q:\2007 Drawings\07017.1 Harrison, Quarry Amend Act 250, Georgia\Current\C-3 Section A-A.dwg Plotted: 1/9/2025 1:39:44 PM



A-A (1) -1+00 to 7+00 Profile
Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 3'

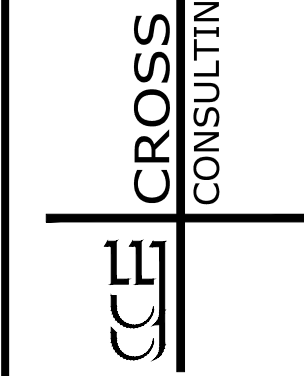


PERMITTING

James & Janet Harrison
Georgia, VT
Rock Extraction

Route 104A
Georgie, VT

Section A-A



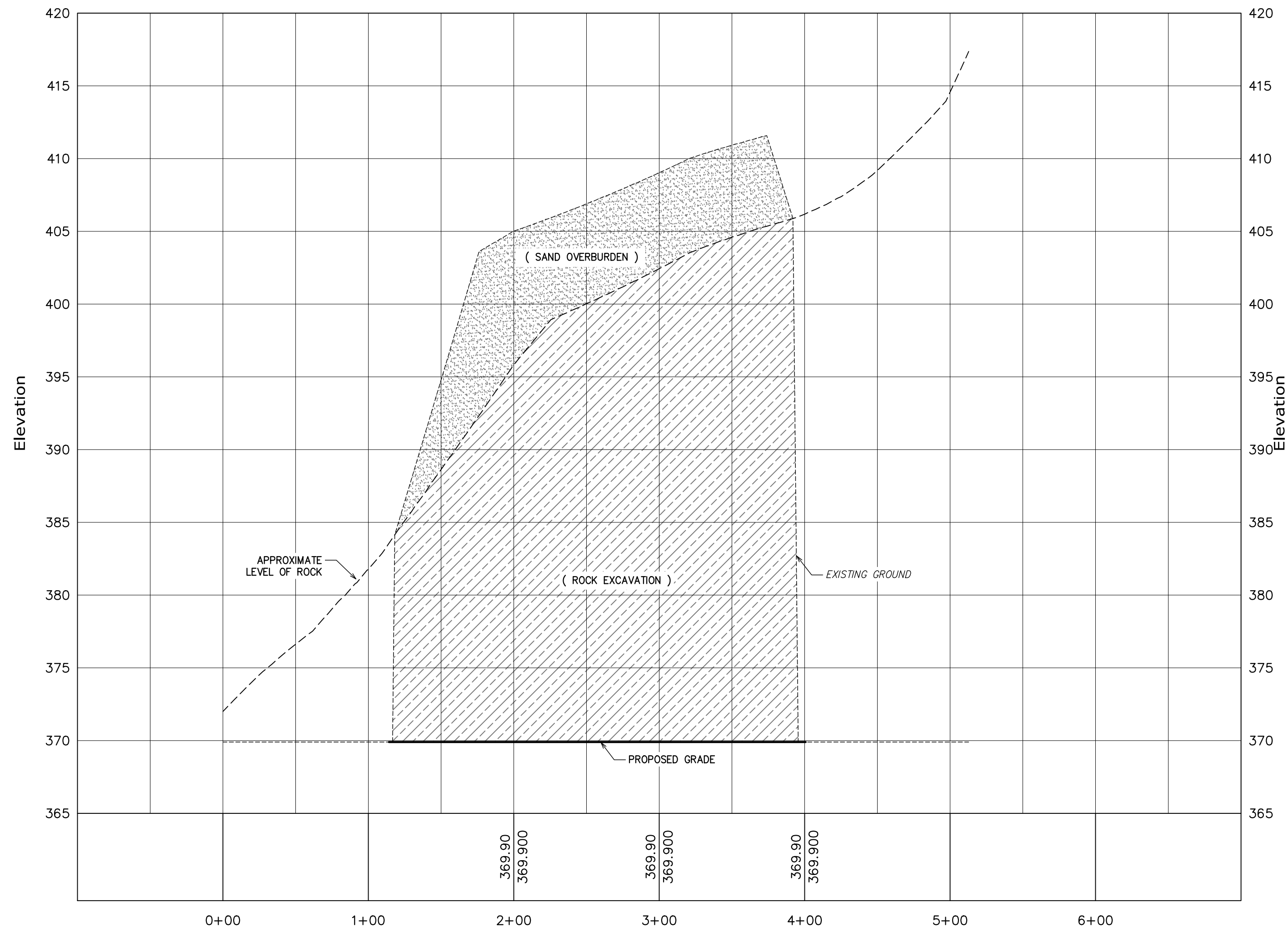
Tel: 802-524-2113
Fax: 802-524-9681

CONSULTING ENGINEERS, P.C.
103 Fairfax Rd.
St. Albans, Vermont 05478

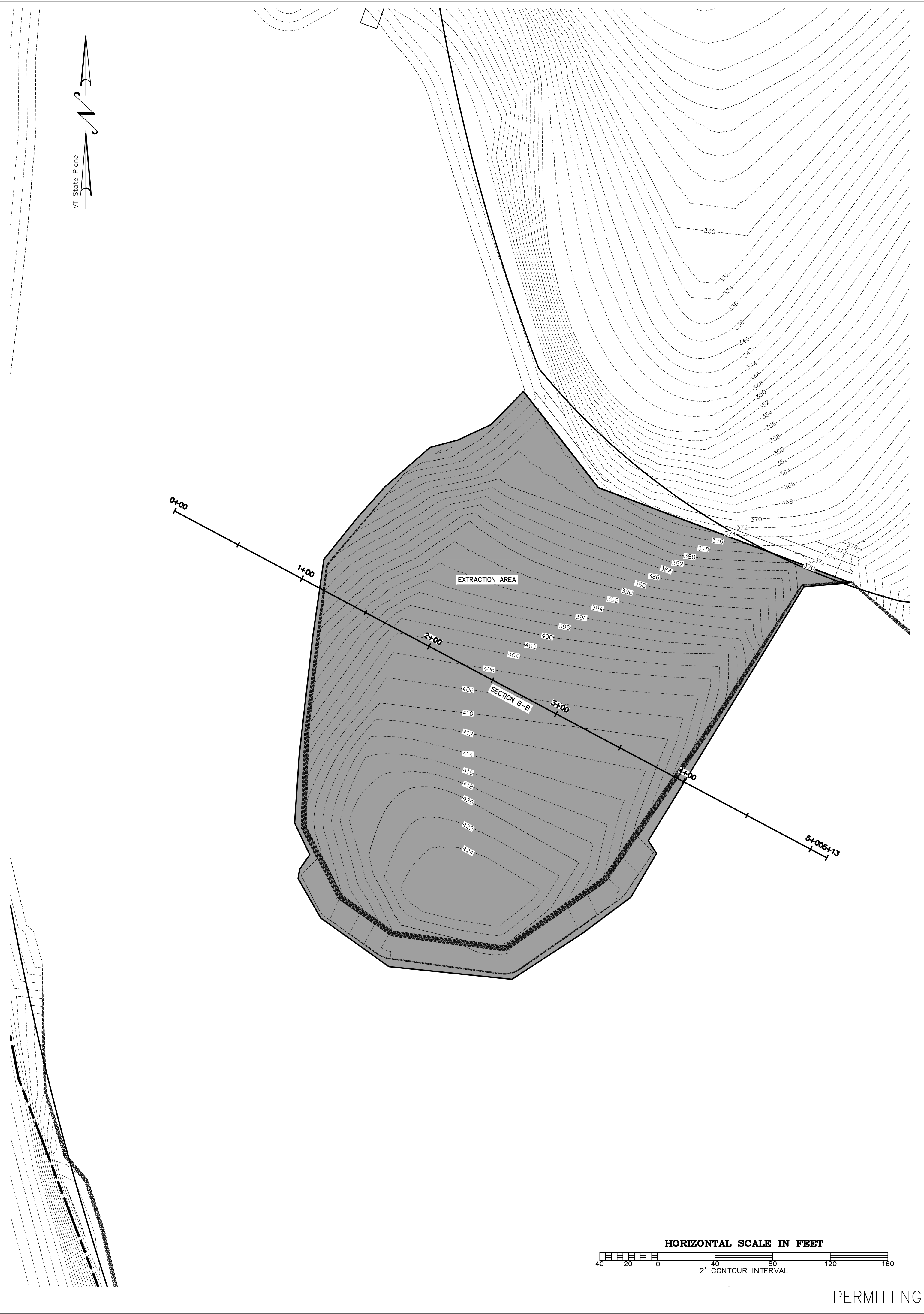
PROJECT: 07017.1
DATE: December 6, 2024
DESIGN: PJG
DRAWN: ASA
CHECKED: PJG
APPROVED: PJG

Section 3, Item #C-3

Q:\2007 Drawings\07017.1 Harrison, Quarry Amend Act 250, Georgia\Current\C-4 Section B-B.dwg Plotted: 1/9/2025 1:39:56 PM



B-B -1+00 to 7+00 Profile
Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 3'



CIVIL C-4	James & Janet Harrison Georgia, VT Rock Extraction Route 104A	Section B-B	 CCE CROSS CONSULTING ENGINEERS, P.C. Tel: 802-524-2113 Fax: 802-524-9681 103 Fairfax Rd. St. Albans, Vermont 05478 © COPYRIGHT 2025 Cross Consulting Engineers, P.C.	PROJECT: 07017.1 DATE: December 6, 2024 DESIGN: PJG DRAWN: ASA CHECKED: PJG APPROVED: PJG
				Section 3, Item #C.

PERMITTING

Site Plan Review (SP-001-25) & Conditional Use (CU-001-25)
Harrison Quarry, LLC
Proposed Earth Extraction

Owners & Applicants: James & Janet Harrison 1803 Skunk Hill Rad Fairfax, VT 05454 #802-849-6688 jim@harrisonconcreteinc.com	Property Tax Parcel & Location: 2782 Highbridge Road Parcel ID#108510000 Zoning District AR-1 Size: ±103.49
Engineer/Surveyor: Pete Garceau, PE Cross Consulting Engineers, PC 103 Fairfax Road, St. Albans, VT 05478 PH: 802-524-2113 pgarceau@crossconsultingengineers.com	

BACKGROUND

James and Janet Harrison, hereafter referred to as Applicants, are requesting Site Plan Review and Conditional Use Review for a proposed sand and rock extraction quarry. The parcel is located at 2782 Highbridge Road, Parcel ID #108510000, within the AR-1 Zoning district. The parcel is ±103.49 acres in size.

Applicants are proposing the removal of an area of rock within the quarry. The project is located in the existing quarry and is accessed from the existing drive on Highbridge Road. The site is currently an active quarry.

COMMENTS

Site Plan Review Requirements

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

	AR-1	Proposed Project:
Minimum lot size	5 acres	±103.49 acres
Lot Frontage	250 ft	N/A
Front yard setback	75 ft	N/A
Side yard setbacks	40 ft	N/A
Rear yard setbacks	40 ft	N/A

2. **Site Plans.** Applicant has submitted site plans and a reclamation plan prepared by Cross Consulting Engineers, PC. These include:
 - a. C-1: Overall Site Plan, dated 12/6/2024
 - b. C-2: Reclamation Plan, dated 1/9/2025
 - c. C-3: Section A-A, dated 12/6/2024
 - d. C-4: Section B-B, dated 12/6/2024
3. **Lot layout.** See site plans.
4. **Suitability for development.** The site is currently an active quarry.
5. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.**
N/A
6. **Open space and recreation.** N/A
7. **Storm water & erosion control plan during construction.** Existing stormwater system.
8. **Conformance with Town Plan & Bylaws.** The current regulations allow for earth extraction in the AR-1 Zoning District.
9. **Water & air pollution.** N/A
10. **Compatibility with surroundings.** The proposed project appears to be generally compatible with the surrounding area.
11. **Density.** N/A
12. **Pedestrian traffic.** N/A
13. **Municipal services.** N/A
14. **Water supply.** N/A
15. **Vehicular traffic.** Existing access road from Highbridge road.
16. **State Permits.** The following permits have been issued or are required: Act 250
17. **Utilities.** N/A
18. **Exterior Lighting.** N/A

B. Conditional Use Guidelines

Per Town of Georgia Development Regulations dated February 27, 2023 Section 3.2

1. **Public facilities and services 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:** This project will have no adverse impact to the existing public services for the site. .
2. **The character of the neighborhood, area, or district affected will not be adversely impacted and that a nuisance or hazard will not be created to the detriment of the health, safety, or welfare of the intended users, neighbors, or citizens of the town:** No known nuisance will be created.
3. **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 properties:** There are no new buildings proposed.
4. **Appropriate use or development of adjacent property will not be impeded, i.e., the scale of the proposed development in relation to the 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:** The adjacent properties will not be impacted.
5. **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.):** No additional traffic will be generated.
6. **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:** There will be no change to what is already being executed in the quarry.
7. **That the utilization of renewable energy resources will not be adversely affected.** N/A

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk



GEORGIA VERMONT

DRB MEETING Tuesday, January 07, 2025 at 7:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWVadz09>

Meeting ID: 616 584 3896 | **Passcode:** 5243524

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

1. CALL TO ORDER - 7:00 PM

DRB BOARD PRESENT

Chair Suzanna Brown, Vice Chair Charles Cross, Greg Drew, Gilles Rainville, Lisa Faure
Jared Waite

DRB BOARD ABSENT

James Powell, Glenn Sjoblom, Chris Caspers

STAFF PRESENT

Doug Bergstrom, Zoning Administrator, Kollene Caspers, Zoning Clerk

PARTIES FOR BLA

Michael Johnston, Barnard & Gervais
Liz Charron (via Zoom)
Catherine Dingle, Attorney for Willmuth (via Zoom)

PARTIES FOR SA-03-24

Paul Janson, Town of Georgia Selectboard
Brian Dunsmore, Town of Georgia Selectboard

PARTIES FOR SP-006-24/CU-004-24

Brad Ruderman, Ruderman & Assoc.
Tim Reed, 7 North Real Estate Holdings
Jeff Blanchard (via Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

- A. Continuance of Boundary Line Adjustment (BLA-002-24) Willmuth, Drinkwater & Frangipane
- Michael Johnston, Barnard & Gervais, was present to answer questions on the project.
 - M. Johnston passed out an updated site plan for the project, addressing the property lines and easement questions from the 12/17/2024 hearing.
 - Updated deeds were given to D. Bergstrom.
 - D. Bergstrom will email the engineer the new stamp for the mylars.
 - Liz Charron & Catherine Dingle, Attorney for Willmuth, were present via Zoom and did not have any questions.

Motion to close the hearing at 7:13pm

Motion made by Drew, Seconded by Rainville.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Faure, Waite

- B. Site Plan Amendment (SA-003-24) for the Town of Georgia, Town Garage
- P. Jansen, Selectboard member, was present for the hearing on behalf of the Town of Georgia.
 - P. Jansen explained Order #9 in the prior Site Plan decision creates a problem regarding public access at the Town Garage. With Town vehicles and hazardous materials, there is no place to safely park or entertain visitors.
 - S. Brown spoke on behalf of the Conservation Commission, advocating for the education space and suggesting alternatives for the area.

Motion to close the hearing 7:34pm

Motion made by Rainville, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Faure, Waite

- C. Site Plan (SP-006-24) and Conditional Use (CU-004-24) for 7 Real Estate Holdings, LLC, Mini-Storage Complex
- Brad Ruderman, Engineer; and Applicant Tim Reed, 7 North Real Estate Holdings LLC were both present for the hearing.
 - There will be 23 Buildings in the mini-storage complex total, with a single access off Rt 7. Paving will be around the buildings and the road. The road will be paved to A-76 standards, roughly 1250 ft from the top of the road to the turnaround.
 - Permits have been received from VTrans, State Wetlands and US Army Corps of Engineers.
 - A gate and Knox box access are planned. There will also be an office with a wastewater mound system. The oversized wastewater system is for potential future development.
 - Changes were made to the location of the gate, on advice from the Fire Chief in the Ability to Serve Letter.
 - S. Brown requested a variety of trees for landscaping to safeguard the longevity of the trees.
 - Vernal pool location pointed out.
 - Storage Units and use question, will the storage unit be prevented from running a business. T. Reed will investigate this. No power to the units for now, T. Reed will gauge interest from customers.
 - The wetlands permit orders are written out and will be included in the SP/CU decision letter.

- Jeff Blanchard, party present for the hearing, had no questions.
- Motion to close the hearing at 8:02pm
Motion made by Rainville, Seconded by Drew.
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Faure, Waite

4. **APPROVAL OF MINUTES**

- A. DRB Meeting Minutes: December 17, 2024
Motion to approve minutes with changes to explanation of water run off (SK-005-24).
- Motion made by Drew, Seconded by Vice Chair Cross.
Voting Yea: Chair Brown, Drew, Rainville, Faure, Waite

5. **OTHER BUSINESS**

6. **PLAN NEXT MEETING AGENDA**

- A. January 21, 2025: meeting cancelled
B. February 4, 2025 meeting will have 4 hearings.

7. **DELIBERATIONS**

- Motion to enter into deliberative session at 8:13pm
Motion made by Vice Chair Cross, Seconded by Rainville.
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Faure, Waite
- Motion to exit from Deliberative session at 9:57
Motion made by Drew, Seconded by Vice Chair Cross,
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Faure, Waite

8. **ACTION TAKEN AFTER DELIBERATION:**

- Signed Decision Letter BLA-002-24 (Willmuth, Drinkwater & Frangipane)
Signed Decision Letter SK-005-24 (Gamache)
- Motion to approve the Site Plan Amendment (SA-003-24)
Motion made by Rainville, seconded by Cross.
YEA: Waite, Faure, Cross & Rainville
NAY: Drew & Brown
Abstained: 0
Signed Decision letter SA-003-24

9. **ADJOURN**

- Motion to adjourn at 10:03pm
Motion made by Rainville, Seconded by Vice Chair Cross.
Voting Yea: Vice Chair Cross, Drew, Rainville

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

**TOWN OF GEORGIA
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT, CONCLUSIONS & ORDER**

**NOTICE OF DECISION
Site Plan Review (SP-006-24) & Conditional Use (CU-004-24)
7 North Real Estate Holdings, LLC
Proposed Mini-Storage Complex**

This matter came before the Georgia Development Review Board (DRB) on the application of 7 North Real Estate holdings LLC, hereafter referred to as Applicant, for Site Plan Review and Conditional Use approval of a proposed mini-storage complex on the property owned by Applicant at 1590 Ethan Allen Highway in the Business (B) zoning district. A Notice of Public Hearing was duly published on December 20, 2024, in the St. Albans Messenger and all adjoining property owners were notified.

The DRB held a public hearing on January 7, 2025. Applicant, Tim Reed, and Applicant’s engineer, Brad Ruderman, Ruderman and Associates, Inc. were present at the hearing. See meeting minutes for a list of interested parties present at the hearing.

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

Based on the above-mentioned public hearing, plans submitted, and additional documents contained in the planning file for this proposal, the DRB enters the following Findings of Fact, Conclusions and Order.

FINDINGS OF FACT

NOTE: The application, any and all relevant evidence presented to the Development Review Board (DRB), and the minutes of the hearing conducted on January 7, 2025, 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 DRB’s decision.

1. Applicant is requesting Site Plan Review and Conditional Use for a mini-storage complex.
2. The parcel is located at 1590 Ethan Allen Highway (Parcel ID #117570000), within the Business (B) Zoning district. The parcel is ±70 acres in size. Applicant proposes development of the ±70 acre lot to include the mini-storage complex, with four (4) additional lots for future use to be determined.

3. As proposed, the land meets the requirements for a mini-storage complex as required by the current Town of Georgia Development Regulations dated February 27, 2023.
4. 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).
5. Applicant is proposing twenty-three (23) metal constructed buildings. 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) 95' x 30' building (includes a 15' x 30' office), and
 - One (1) 50' x 30' office building.
6. Access to the property is via 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).
7. A single access road will wind 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.
8. The Ability To Serve Letter from the Town of Georgia Fire Chief made reference to changing the location of the gate for fire truck maneuverability, a change that was made by Applicant's engineer and presented to the DRB at the hearing. Other recommendations included the use of non-combustible building materials and keeping the driveway clear.
9. The following members of the DRB were present for the Site Plan and Conditional Use hearing on January 7, 2025, constituting a quorum: Suzanna Brown, Greg Drew, Gilles Rainville Jr, Charles Cross, Lisa Faure and Jared Waite.
10. The regulations in effect at the time of the decision: **Municipal Town Plan**, last amended January 6, 2025; **Town of Georgia Development Regulations**, February 27, 2023.

CONCLUSIONS

1. The Applicant has submitted all relevant site plan and conditional use information required by the Georgia Development Regulations.

2. This application was reviewed as a “Self-Storage Facility” pursuant to the requirements and standards outlined in **Town of Georgia Development Regulations (2/27/2023)**. The application was deemed consistent with the above-mentioned standards and requirements.
3. A hearing for Sketch Plan Review (SK-002-23) on the property was conducted on March 21, 2023.
4. The approval of the Site Plan and Conditional Use applications are based on all plat and sketch plan documents contained in the SK-002-23, SP-006-24 and CU-004-24 folders in the DRB files.

ORDER

Based on the Findings of Fact and Conclusions set forth above, the Georgia DRB approves the Site Plans and Conditional Use applications subject to the conditions listed below:

1. The submitted plans shall indicate the following:
 - a. Identifying information of each unit, boundaries and general location in relation to existing street; scale; date; true north point; zoning district designation; name and address of record owners; and the name, license number and seal of the licensed land surveyor and licensed engineer or site tech.
 - b. Building envelope showing proposed setbacks.
 - c. Calculated metes and bounds for all rights of way and easement areas.
 - d. Wastewater details with associated isolation areas, calculated metes and bounds of any easements.
 - e. Drilled wells and well isolation areas.
 - f. Drainage details.
 - g. Erosion control details.
 - h. Stormwater details.
 - i. Current and proposed contour lines at 5’ intervals.
 - j. Existing and proposed utilities
 - k. Existing and proposed driveways.
 - l. Existing landscaping details.
 - m. Natural features of the proposed site including wetlands with associated required buffers, streams with associated required buffers, prime agricultural soils, rock outcroppings, and slopes>25%.
 - n. Include the general outline of abutting properties to get the full scope of the location
 - n. DRB and Town Clerk signature blocks.
2. The final plat plan shall be accompanied by a vicinity map drawn at the scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area.
3. The Final Plat submitted on Mylar measuring 18” by 24” with signature, shall be filed by the subdivider with the Town Clerk within 180 days of the DRB’s signed written decision. Final

approval shall expire if the Final Plat is not filed by the subdivider within the 180-day period. One ninety (90) day extension may be granted pursuant to Title 24 Ch. 117, Section 4463(b)(1), Vermont Statutes Annotated.

- a. Approval expires August 4, 2025.
4. Deed languages shall include all state permits, Wetlands, and wastewater disposal permits and existing stormwater permits as required. Deed language will also include easements.
5. Applicant shall include language in their storage unit rental agreement that businesses may rent the mini-storage units but no active retail or service business should be conducted out of the mini-storage buildings.
6. Wetlands buffer delineated by stones or monuments. Deed language should include no mowing or building beyond the wetlands or wetlands buffer required before Building Permit(s) issues.
7. The Vermont Agency of Natural Resources Department of Environmental Conservation Individual Wetlands Permit approved on March 26, 2024 orders shall be followed as instructed.
8. Applicant shall plant a mix of fifty (50) saplings along the eastern edge of the wetland buffer as screening from the mini-storage complex and office building.
9. Lights shall 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.
10. A 10-foot pedestrian easement along the eastern boundary of the parcel shall be reserved for potential future sidewalks.
11. 911 address and labeling of the units shall be finalized with the E991 coordinator prior to issuance of building permit.
12. Prior to the commencement of any construction on the lot or additional land development, Applicant shall obtain requisite zoning permit(s) from the Town Zoning Administrator. All structures shall meet the setback requirements of the zoning district as identified in the Dimensional Standards for Structures and Lots Section, 2.3 Town of Georgia Development Regulations (2/27/2023).
13. Driveway must conform with Town of Georgia Private Road and Driveway Standards (4/24/2023).
14. This project shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the DRB and on file in the Town Office, and in accordance with the conditions of this approval.

15. No changes, erasures, modifications, or revisions other than those required by this decision shall be made to the project. All plans, drawings, and conditions/requirements etc. listed above or submitted at the hearing and used as the basis for the decision to grant this permit shall be binding on the applicants, and their heirs and assigns. Projects shall be completed in accordance with such approved plans and conditions. Any deviation from the approved plans shall constitute a violation of permit and be subject to enforcement action by the Town.

Dated at Georgia, Vermont, this 4th day of February, 2025.

By _____
Suzanna Brown
Georgia DRB Chair

DRB members participating in this decision:

Vote to approve: In favor - 7, Opposed - 0, Abstain – 0, Absent 0.

30 Day Appeal Information:

An “interested person”, who has participated in this proceeding, may appeal this decision to the Vermont Environmental Court within 30 days of the date this decision was signed. Participation shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding. See V.S.A. Title 24, Chapter 117, Section 4465b for clarification on who qualifies as an “interested person”.

Notice of the Appeal, along with applicable fees, should be sent by certified mail to the Vermont Environmental Court. A copy of the notice of appeal should also be mailed to the Town of Georgia.