



GEORGIA VERMONT

DRB MEETING

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

Zoom Details:

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

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

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

1. **CALL TO ORDER - 7:00 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **PUBLIC HEARINGS**
 - A. **CU-005-25** Conditional Use Amendment for Lora's Farm Georgia LLC, Continued from 1/16/25
4. **APPROVAL OF MINUTES**
 - A. **DRB Meeting Minutes:** December 16, 2025
5. **OTHER BUSINESS**
6. **PLAN NEXT MEETING AGENDA**
 - A. February 3, 2026
7. **DELIBERATIONS**
 - A. **CU-004-25**, Conditional Use for McCullough Crushing Decision Letter
8. **ADJOURN**

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

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

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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



GEORGIA

VERMONT

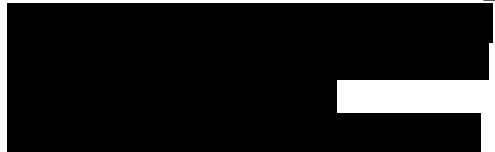
Date Received: _____ Fee Paid \$ _____ Ck # _____ CU - _____ - _____
Tax Parcel ID: _____ Hearing Date: _____

TOWN OF GEORGIA DEVELOPMENT REVIEW BOARD CONDITIONAL USE APPLICATION

Applicant(s)

Property Owner(s) if different

Name Lora's Farm Georgia, LLC (c/o Laura Handy)



Name same as applicant

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.

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.

Date

Property Owner

Property Owner

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).

2. ORIGINAL CONDITIONAL USE PERMIT:

Permit # CU-002-22 Date Granted 10/5/2022

Previous Amendments and dates granted:
ZBA-002-20 (7/29/2020)

3. REQUEST FOR CONDITIONAL USE:

Section(s) 3.1 Conditional Land Use of the Town of Georgia Development Regulations.

4. PROPERTY IDENTIFICATION:

E911 Address 144 Pattee Hill Road or

Other identification: Parcel ID: 111580000

Deed Reference: Book 359, Page 17-19

Subdivision Name (if applicable): Lands of Donald Vickers (Community Farm Event Barn at Pattee Hill)

5. ZONING DISTRICT: R

6. PROPERTY DIMENSIONS:

Lot size: 63.65 acres; or dimensions: _____

Lot frontage: 1,470 feet

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 proposed facility will make use of existing public services, including; town roads to access the site and fire protection/ rescue services to ensure that there is an ability to serve this project and that the applicant is meeting all requirements of the Fire/Rescue Department. No expansion to existing public services or facilities, such as water/sewer, schools, etc., is necessary due to this project.

- 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;**

The intended use of the barn will be primarily agricultural in nature and the core goals of this project is to benefit the community. Any operations outside of the agricultural use will meet the requirements of local/state regulations in order to promote the safety/welfare of its users and neighbors.

- 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;**

The primary use of the building will be agricultural in nature and supplemented by the community events and other small-scale public/private outdoor events. Neighboring/adjacent properties are either agricultural in nature or consist of low and medium density residential development. This property borders the Agricultural/Rural Residential District (AR) and provides as a good transition from higher residential density that occur to the east, and lower residential agricultural densities that occur to the west. The infrequency of these events is unlikely to have any negative impacts on adjacent residential units.

- 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.**

This proposed project will primarily be used to aid in the existing/expanded on-site agricultural operation. The secondary use, outdoor community event facility, will also provide services for the neighboring/community agricultural and residential uses. The proposed project should have no negative impact on adjacent property uses, and may in fact bolster the existing agricultural communities.

- 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.**

The existing ingress/egress to access the site provides 2-way traffic, meeting the Town Development Regulations, and will provide adequate sight distances. The previously estimated peak trip ends to range from 32-40 trips per hour and will likely occur on weekends. These trip ends will not be generated during weekdays peak AM or PM hours.

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. The proposed use is consistent with the Residential Zoning District in the GDRs, the Residential Hamlet future land use in the Town Plan. The Residential Hamlet specifically makes reference to higher density areas surrounding rural areas with some small scale commercial uses. The project also meets or conforms to the Town Plan Goals and Policies: A3, B1, B2, B4, B6, B9, B14, C1, H1, H4, H5, H6, I4.

e. That the utilization of renewable energy resources will not be adversely affected. There is no impact to the utilization of renewable energy resources proposed by this project.

9. PERFORMANCE STANDARDS:

The proposed use:

- a. [] will [x] will not emit noise in excess of 70 decibels at the property line or a noise which is considered offensive;
b. [] will [x] will not emit any odor, dust, dirt, or smoke which is considered offensive;
c. [] will [x] 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 [x] 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 [x] will not have lighting or signs that create glare that could impair the vision of a driver of any motor vehicle;
f. [] will [x] will not cause a fire, explosion or safety hazard;
g. [] will [x] will not create an unsafe or unhealthy condition as determined by the Town of Georgia Health Officer;
h. [] will [x] 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):

All other permits obtained.

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.

November 13, 2025

Douglas Bergstrom, Zoning Administrator
Town of Georgia
47 Town Common Road
St. Albans, VT 05478

RE: 144 Pattee Hill Road – Pattee Hill Farm
Conditional Use Permit – Public/Private Outdoor Event Facility in R District

Dear Doug,

I am writing on behalf of Lora’s Farm Georgia, LLC (c/o Laura Handy) to request a Conditional Use Permit for the property at 144 Pattee Hill Road. The property is zoned R & AR and is requesting to modify the conditions of a previously approved Conditional Use Permit. The project consists of a constructed barn that is primarily used for agricultural purposes.

The applicant has previously received Site Plan and Conditional Use approval to also use the barn for public/private outdoor events. Conditional Use was approved by the Zoning Board on July 29, 2020. Subsequently the landowner obtained all necessary permits from both the Town and State regarding development and construction on the property. In July of 2021 an extension was granted for the Conditional Use by the Zoning Administrator, which expired on July 29, 2022. This permit lapsed and the applicant then applied to the Georgia Development Review Board for a Conditional Use permit with the same conditions. Conditional Use was granted on October 5, 2022. The barn finished construction and was certified by the engineer in June of 2024.

The applicant is requesting to modify/clarify the following conditions which correspond to CU-002-22 (grated on 10/05/2022):

1. Farmer’s Market events under the current Accessory to On Farm Business (AOFB) do not constitute an event and fall under the regulation of Ag & Markets. We are requesting that Farmer’s Market events be excluded from the term “event.”
4. The applicant requests to have no restrictions on the number of events per month. There are months of the year that are more suitable for events, and the applicant would like the freedom to schedule more or less events as they see fit.
5. The applicant would like to be able to host events on any day of the week. This allows the

applicant to be flexible in having community events that might involve the Town or School. It would also allow the possibility of hosting events on a holiday that does not fall on weekend day.

6. Due to the nature of weddings and other events the applicant would like to extend the hours of operations so that "music shall stop/end by 11 pm, and all guests shall have left by 12 am, except on weekend evenings (Friday – Sunday) where music shall stop/end by 12 am, and all guests shall have left by 1 am." The applicant will still abide by noise emission limitations as noted in condition 7.

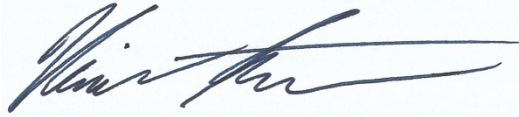
8. Strike this condition.

Please find attached the following amendment material:

- Cover Letter (9 copies)
- Conditional Use Permit Application (9 copies)
- Abutters list
- Stamped, addressed envelope for each abutter
- Plans for the Pattee Hill Community Event Barn project (2 sheets)
 - One (1) full size set
 - Eight (8) 11"x17" sets
- A check in the amount of \$750.00 for the Conditional Use Permit

Please do not hesitate to contact me with any questions.

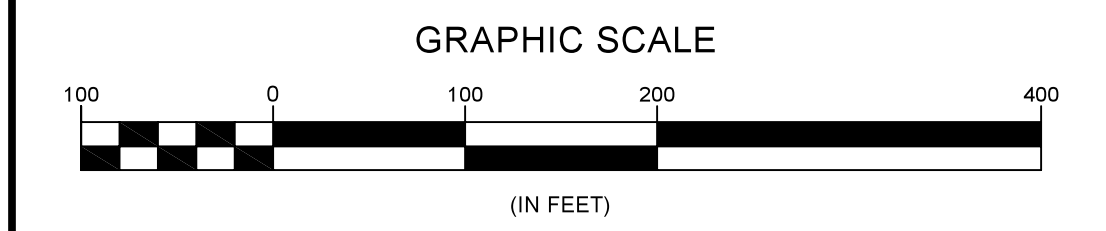
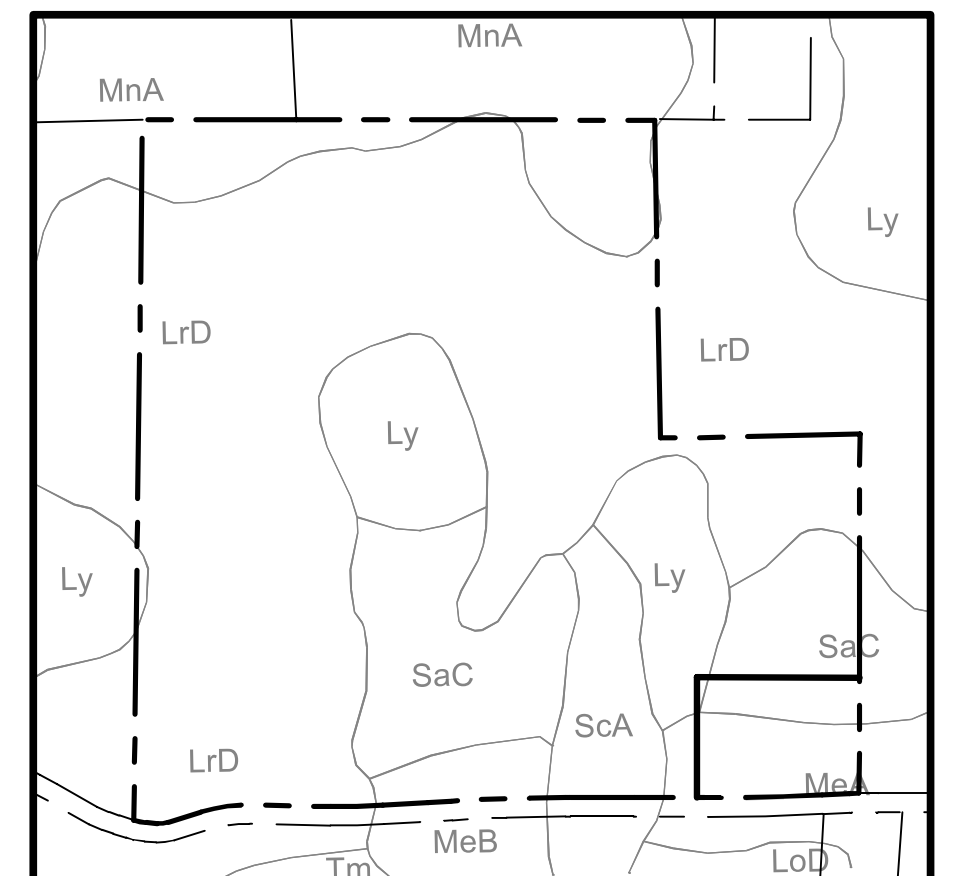
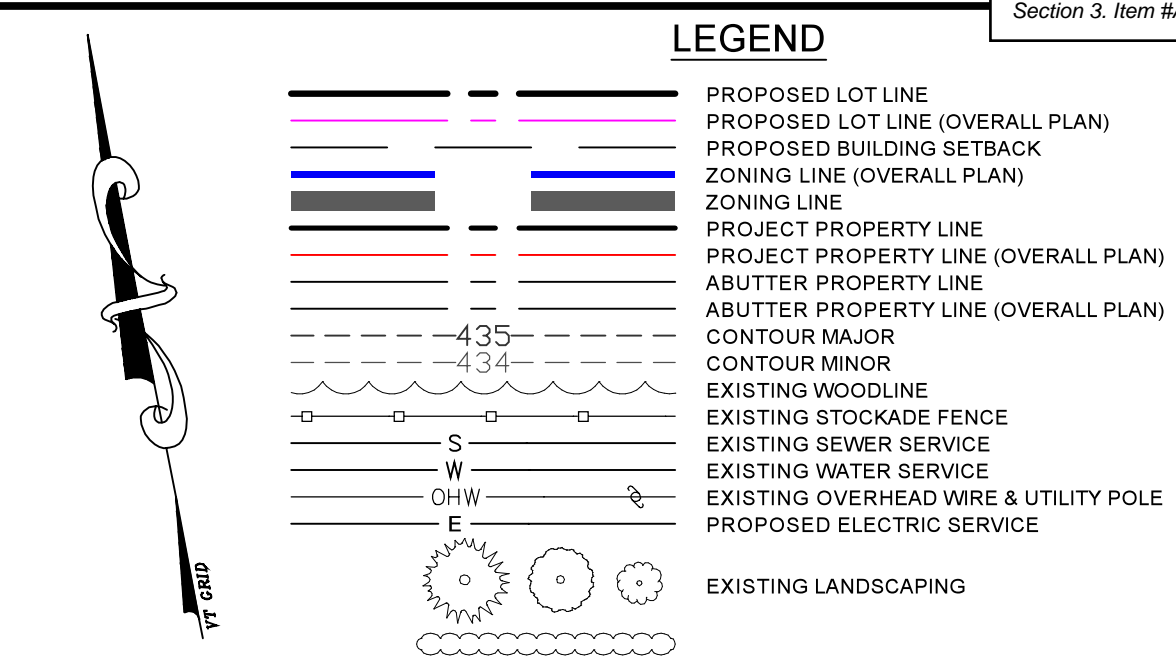
Sincerely,



Nicholas Smith, P.E.

716-778-4353

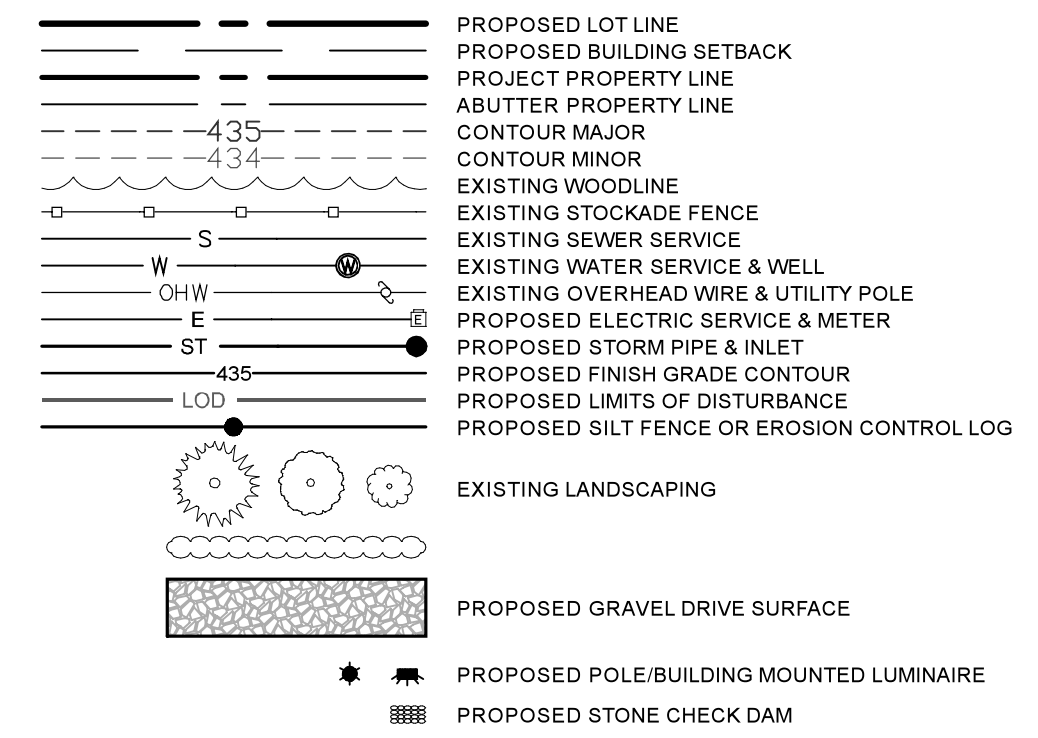
smithsiteengineering@gmail.com



THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

TOWN CLERK'S OFFICE
TOWN OF GEORGIA, VT _____ 2021
RECEIVED FOR RECORD AT _____ O'CLOCK _____ M., AND
RECORDED IN SLIDE# _____
ATTEST: _____ TOWN CLERK

LEGEND



APPLICANT/LANDOWNER:
 DONALD VICKERS
 144 PATTEE HILL ROAD
 GEORGIA, VT 05468

ZONING DATA:

ZONING DISTRICT: RESIDENTIAL-MEDIUM DENSITY (AR-2) & AGRICULTURAL/RURAL RESIDENTIAL (AR-1)

	REQUIRED	PROPOSED LOT 1	LOT 2
ZONING DISTRICT:		R	R/AR
MINIMUM LOT AREA:	5 ACRES PER DWL (AR-1) 2 ACRES SINGLE FAMILY DWL (AR-2) 2 ACRES COMMERCIAL USE (AR-2)	3.00 ACRES	63.65 ACRES
MINIMUM LOT FRONTAGE:	250 FT / 150 FT	425 FT	1,470 FT
FRONT YARD SETBACK:	75 FT / 75 FT	59 FT (HOUSE EXIST)	379 FT
SIDE YARD SETBACK:	40 FT / 25 FT	128 FT (APARTMENT)	42 FT
REAR YARD SETBACK:	40 FT / 25 FT	33 FT (BARN)	503 FT
BUILDING SIZE:	3,500 SF COMMERCIAL USE (AR-1) 2,000 SF AGRICULTURAL USE (AR-1) 3,500 SF COMMERCIAL USE (AR-2)		3,500 SF
LOT COVERAGE:	NO MAXIMUM	N/A	N/A
BUILDING HEIGHT:	NO MAXIMUM 35 FT MAXIMUM	N/A NO CHANGE	N/A 34'-2"
UTILITIES:		ONSITE SEPTIC ONSITE WELL	NO SEPTIC NO WATER

PARKING DATA:
 PARKING CALCULATIONS ARE BASED ON TABLE "5.5(a) OFF STREET PARKING SPACES" OF THE TOWN OF GEORGIA DEVELOPMENT REGULATIONS.

	REQUIRED	PROPOSED
LOT 1 DWELLING UNITS	2 PER UNIT	3 SPACES (PLUS 3 INTERIOR GARAGE SPACES)
ACCESSORY APARTMENTS	1 PER UNIT	1 SPACE
TOTAL	3 SPACES	7 SPACES
LOT 2 RECREATION OUTDOORS	1 PER EMPLOYEE 1 PER 2 PATRONS	17 SPACES (17 EMPLOYEES) 75 SPACES (150 PATRONS/GUESTS)
TOTAL	92 SPACES	95 SPACES (4 ACCESSIBLE SPACES)

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO PRESENT THE SITE LAYOUT AND GRADING OF A NEW COMMUNITY EVENT BARN LOCATED ON LOT 2.
 - THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION FOR THE PARCEL IS BASED UPON A SURVEY BY LAMOUREUX & DICKINSON CONSULTING ENGINEERS, DATED 10/01/2020, TITLED "2-LOT SUBDIVISION PLAT."
 - UTILITY LAYOUTS SHOWN ON THIS PLAN ARE FOR REVIEW PURPOSES ONLY. REFER TO DESIGN DRAWINGS BY EACH RESPECTIVE UTILITY FOR CONSTRUCTION.
 - THE SPEED LIMIT ALONG PATTEE HILL ROAD IS 35 MPH. PER AASHTO'S A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, THE REQUIRED STOPPING SIGHT DISTANCE FOR 35 MPH IS 250 FEET AND THE REQUIRED INTERSECTION SIGHT DISTANCE FOR 35 MPH IS 390 FEET.
 - GRADING SHALL BE LIMITED TO AREAS IDENTIFIED ON THE PLANS AND SHALL NOT EXTEND BEYOND THESE AREAS WITHOUT FIRST EVALUATING POTENTIAL ARCHAEOLOGICAL IMPACTS WITH THE DESIGN ENGINEER AND VERMONT STATE HISTORIC PRESERVATION OFFICE.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL MEASURES AND ENSURE THAT THE CONTRACTOR HAS BEEN ADDED AS AN OPERATOR ON THE PROJECT'S LOW RISK CONSTRUCTION GENERAL PERMIT.
 - "EVENT TRAFFIC AHEAD" SIGN TO BE 36" X 36" BLACK TEXT ON ORANGE RETROREFLECTIVE BACKGROUND. TEXT SIZE SHALL BE 5". SERIES D. THE SIGN SHALL BE MOUNTED ON A PORTABLE STAND SO THAT THE BOTTOM OF THE SIGN IS NOT LESS THAN 12" VERTICAL ABOVE THE ADJACENT ROADWAY.

Date	Revision	By
1/18/2020	REV'D TEMPORARY TRAFFIC SIGN & NOTES	NDS
12/21/2020	REV'D PEDESTRIAN EASEMENT	NDS
12/09/2020	REV'D BARN FOOTPRINT	NDS
11/16/2020	REV'D LOT LINES, ADDED SWLK EASEMENT & TOWN SIG. BLOCK	NDS
10/28/2020	ADDED NOTES, GRADING, EP&S & REV'D PARKING DESIGN	NDS

These plans shall only be used for the purpose shown below:

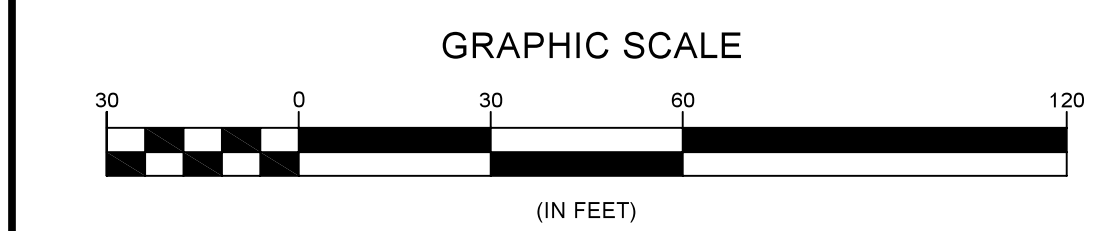
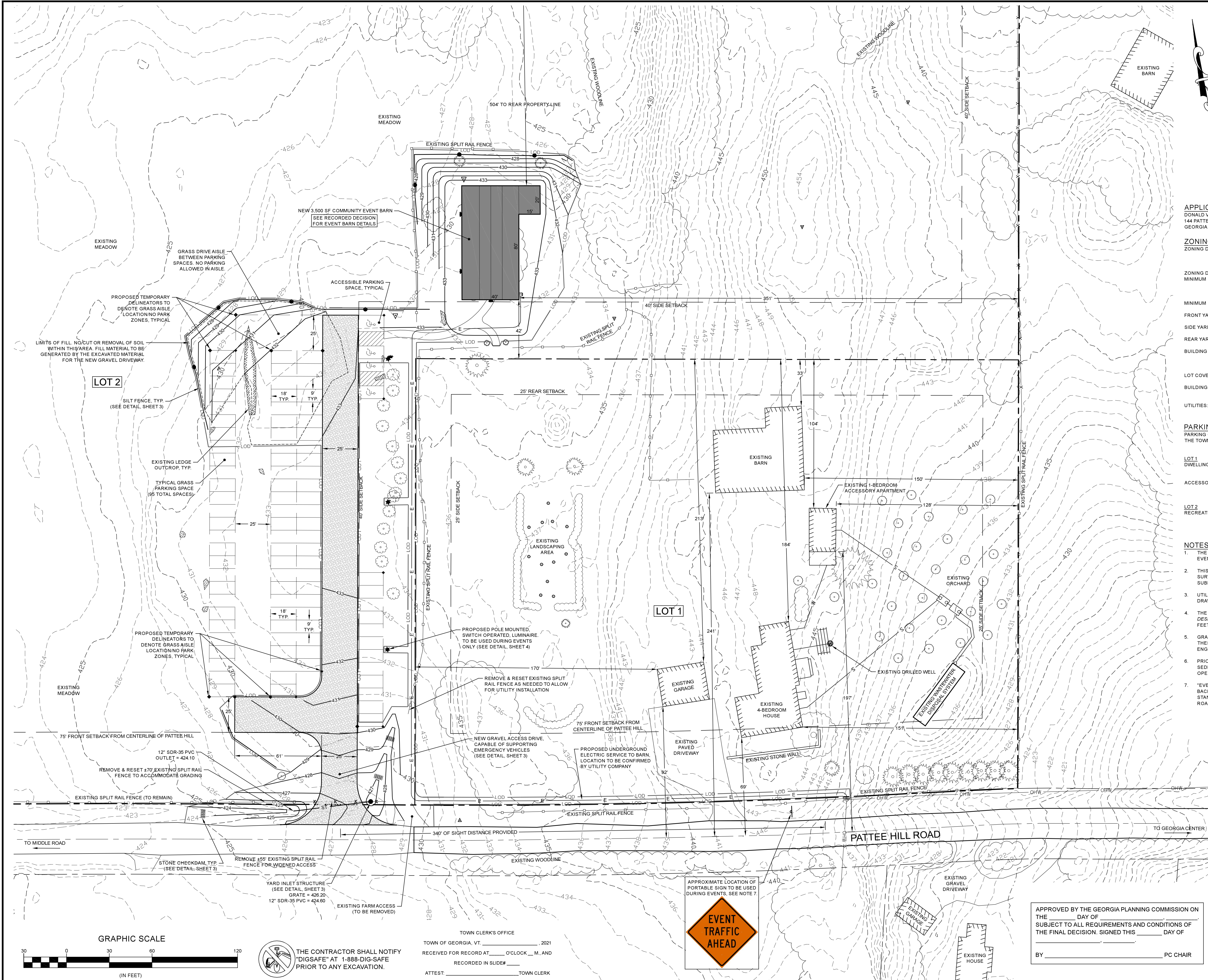
<input type="checkbox"/> Sketch/Concept	<input type="checkbox"/> Act 250 Review
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Construction
<input checked="" type="checkbox"/> Final Local Review	<input type="checkbox"/> Record Drawing

COMMUNITY FARM EVENT BARN AT PATTEE HILL
 144 PATTEE HILL ROAD GEORGIA, VT

SITE PLAN

Project No. 20021
 Survey L&D
 Design NDS
 Drawn NDS
 Checked ABR
 Date 08/20/2020
 Scale AS SHOWN
 Sheet number 2

SMITH SITE ENGINEERING
 NICHOLAS SMITH, PE
 63 BRADLEY STREET
 MILTON, VT 05468
 716-778-4353



THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

TOWN CLERK'S OFFICE
 TOWN OF GEORGIA, VT, 05468
 RECEIVED FOR RECORD AT _____ O'CLOCK _____ M., AND
 RECORDED IN SLIDE# _____
 ATTEST: _____ TOWN CLERK



APPROVED BY THE GEORGIA PLANNING COMMISSION ON THE _____ DAY OF _____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF THE FINAL DECISION. SIGNED THIS _____ DAY OF _____ BY _____ PC CHAIR

CONDITIONAL USE
Modification of Conditional Use Permit
CU-005-25

Owner/Applicant: Lora's Farm Georgia LLC Laura Handy [REDACTED]	Property Tax Parcel & Location: 144 Pattee Hill Road Parcel# 111580000 Zoning District: Residential (R)
Engineer: Nicholas Smith, P.E., Smith Site Engineering [REDACTED]	

BACKGROUND

Laura Handy of Lora's Farm Georgia LLC, hereafter referred to as Applicant, is requesting Conditional Use approval for modification to conditions placed on the current conditional use permit (CU-002-22) located at 114 Pattee Hill Road, within the Residential (R) zoning district. The parcel (111580000) is ±63.65 acres in size.

The farm is operating under a Conditional Use Permit (CU-002-22) from the Town of Georgia on October 5, 2022 with use of the barn for agricultural and public/private outdoor events. Applicant is requesting to modify or clarify the following conditions from CU-002-22:

Condition #1: *The term "events" includes, but is not limited to, celebratory events (weddings, graduations, etc.) and farmers' markets.*

Applicant Request: Farmer's Market events under the current Accessory to On Farm Business (AOFB) do not constitute an event and fall under the regulation of Ag & Markets. Applicant requests that Farmer's Market events be excluded from the term "event."

Condition #4: *Applicant shall not hold more than 4 (four) events per month.*

Applicant Request: The Applicant requests that there be no restrictions on the number of events per month. There are months of the year that are more suitable for events, and the applicant would like the freedom to schedule more or fewer events as they see fit.

Condition #5: *"Events" shall be limited to Fridays, Saturdays, and Sundays.*

Applicant Request: The applicant would like to host events on any day of the week. This allows the applicant to be flexible in having community events that might involve the Town or School. It would also allow hosting events on a holiday that does not fall on a weekend.

Condition #6: *Celebratory "events" shall start no earlier than 11 am, music shall stop/end by 9 pm, and all guests shall have left by 10 pm.*

Applicant Request: Due to the nature of weddings and other events the Applicant would like to extend the hours of operations so that “music shall stop/end by 11 pm, and all guests shall have left by 12 am, except on weekend evenings (Friday – Sunday) where music shall stop/end by 12 am, and all guests shall have left by 1 am.” The applicant will still abide by noise emission limitations as noted in condition 7.

Condition #8: *Farmer's Market events shall start no earlier than 8 am and shall end at either 6 pm or dusk, whichever is first.*

Applicant Requests: Strike this Condition.

CONDITIONAL USE REVIEW GUIDELINES

Applicant answers to Conditional Use Amendment Application questions, using section 6.2 Conditional Use, Town of Georgia Development Regulations dated October 13, 2025.

1. **The proposed land development will not result in an undue adverse effect on the character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the Town Plan.** The primary use of the building will be agricultural in nature and supplemented by community events and other small-scale public/ private outdoor events. Neighboring/adjacent properties are either agricultural in nature or consist of low and medium-density residential development. This property borders the Agricultural/Rural Residential District (AR) and provides as a good transition from higher residential density that occur to the east, and lower residential agricultural densities that occur to the west. The infrequency of these events is unlikely to have any negative impacts on adjacent residential units.
2. **The proposed land development shall not result in an undue adverse effect on traffic on roads and highways in the vicinity. The DRB may require the applicant to provide a traffic study to demonstrate compliance with this standard.** The existing ingress/egress to access the site provides 2-way traffic, meeting the Town Development Regulations, and will provide adequate sight distances. The previously estimated peak trip ends to range from 32-40 trips per hour and will likely occur on weekends. These trip ends will not be generated during weekdays peak AM or PM hours.
3. **The proposed land development shall not result in an undue adverse effect on bylaws and ordinances then in effect.** The proposed use is consistent with the Residential Zoning District in the GDRs, the Residential Hamlet future land use in the Town Plan. The Residential Hamlet specifically makes reference to higher density areas surrounding rural areas with some small-scale commercial uses. The project also meets or conforms to the Town Plan Goals and Policies:
 - a. A3, To encourage innovation in design and layout of development so that the visual impact can be minimized.
 - b. B1, Following the use of required agricultural practices and best management practice is essential to protect water resources. Accepted forestry practices and/or best management practices are encouraged as a way to protect water resources.

- c. B2, Impacts to prime agricultural soils due to land development shall be mitigated to ensure the future viability of agricultural uses in Georgia.
 - d. B4, As much as reasonably possible, streams, ponds, rivers, and wetlands should be maintained in a natural state and protected from pollutants so they can provide their natural functions. Buffer areas shall be encouraged so as to protect these natural functions.
 - e. B6, Development shall be prohibited on wetlands and hydric soils.
 - f. B9, Buffer areas shall be encouraged to prevent harmful effects of development from affecting these areas.
 - g. B14, Site planning should try to take into consideration the preservation of unique or sensitive site features such as old growth trees, historic stone walls, hedgerows, streams, viewsheds and similar elements to design with the land.
 - h. C1, To promote a diversified and stable economy by encouraging compatible industrial and commercial development and the continuation of existing industries, small businesses and home occupations.
 - i. H1, Encourage the preservation of land in an agricultural, wooded or open state, particularly in areas of the town which are important scenic viewsheds and not well connected to service systems.
 - j. H4, Review and revise land use regulations to reduce potential obstacles to the growth of local agricultural industries, and encourage supportive uses such as value-added agricultural products, ag-related services and industry diversification as well as the importance of locally grown food products.
 - k. H5, Support Vermont's "right-to-farm" statute.
 - l. H6, Support the preservation and protection of open land agricultural fields and forests through programs that encourage farming and forestry such as the current use tax program and land conservation easements.
 - m. I4, Review Georgia Development Regulations to ensure that the regulations address development and farming exempt from Required Agricultural Practices from the Vermont Agency of Agriculture.
4. **The proposed land development shall not result in an undue adverse effect on the utilization of existing renewable energy resources.** There is no impact to the utilization of renewable energy resources proposed by this project.

PLANNING & ZONING COMMENTS

1. **Development Regulations 6.2.2 (A)(1)** – The area where the private indoor/outdoor event facility is located is within a residential (R) zoning district. The purpose of the district is to enable, in areas where historic centers of the Town are located, residential development at a higher density than surrounding rural districts. In addition, small-scale commercial uses will be allowed.
2. **Development Regulations 6.2.2 (A)(2)** – The facility is located at the top of Pattee Hill Road from Plains Road. Pattee Hill Road is partially paved. This section of the road has impaired sight lines due to the hill.

3. Development Regulations 6.2.2 (A)(3) – The facility does fit within the bylaws as a small-scale commercial use.

4. Development Regulations 6.2.3 –

A. The DRB may condition its conditional use approval in order to ensure that the standards of these Regulations will be met. These conditions may include, but are not limited to, the following:

1. The DRB may limit the scale or dimensions of the proposal;
 2. The DRB may require increased setbacks, fencing or landscape screening for commercial, industrial, municipal, or outdoor recreation uses contiguous to residential districts, recreation, or natural areas districts and/or uses;
 3. The DRB may require limits on days and hours of operation of a business;
 4. The DRB may limit the outside storage of goods or materials and equipment;
 5. The DRB may require that storage of goods, parts, supplies, vehicles or machinery being worked on or finished or partially finished will be inside a building or behind screening;
 6. The DRB may attach conditions with regard to size and location of parking areas, landscaping, screening, lighting and signs;
 7. The DRB may require the submittal of a performance bond to ensure completion of any improvements deemed necessary to operation of the conditional use; and
 8. Other reasonable conditions necessary to meet the standards of these Regulations.
 9. The DRB cannot require a larger lot size, more parking spaces, limit the building size (including footprint/height), or limit the density below that allowed by the underlying bylaw for residential housing development as per 24 V.S.A. §4464(b)(7).
- 5.** Vermont Wastewater Permit number WW-6-2334-1 allows for 28 events per year on a seasonal basis, provided that the events use alternative toilets and do not require on-site water service or sanitary service needs. Handwashing must be accommodated by alternative handwashing supplies.
- 6. Condition 1 & 8 - Farmers' Markets** fall under the rules for an Accessory On-Farm Business (AOFB) and, as such, have specific guidelines for municipalities:
- a. Act 143 - The law created a statewide municipal land use category called accessory on-farm business (AOFB) and restricted how municipalities could

apply zoning regulations to AOFBs. Specifically, municipal land use regulation of AOFBs is limited to site plan review and the application of performance standards. In other words, a municipality cannot prohibit a farm from having an AOFB; however, municipalities may require AOFBs to meet municipal requirements in place for other businesses, such as operating hours, building setbacks, curb cuts, etc.

- b. An outdoor farmers market not utilizing the private indoor/outdoor event facility could fall under the AOFB as a non-event, but if the facility is used, it would count toward the 28 events per year listed under the wastewater permit.
 - c. Under the AOFB, the Farmers Markets could be limited, for instance: one market per week from 3 pm – 6 pm.
- 7. Conditions 2, 5, & 6** – The current wastewater permit limits the applicant to 28 events per year. If the applicant adds increased capacity, the restriction would be eliminated. Restrictions on the number of events, days of the week, and times should fit within the zoning district and use as a small-scale commercial business.

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator
Planning & DRB Coordinator

**TOWN OF GEORGIA
DEVELOPMENT REVIEW BOARD
FINDING OF FACTS, CONCLUSION, AND DECISION**

**NOTICE OF DECISION
CU-002-22**

**Owner/Applicant: Lora's Farm Georgia, LLC
c/o Laura Handy
Application for Conditional Use**

INTRODUCTION

This matter came before the Town of Georgia Development Review Board (DRB) on the application of Lora's Farm Georgia, LLC c/o Laura Handy, hereinafter referred to as Applicant, for conditional use to operate a community event barn (Recreation, Private Outdoor) at Lot 2 of the previously approved Vickers subdivision. The E911 address is still pending. The subject property is ±63.65 acres and located in the AR-1 and AR-2 zoning districts and is on the north side of Pattee Hill Rd. The portion of the parcel that is to have the event barn is wholly in the AR-2 zoning district. A Notice of Public Hearing was duly published on August 19, 2022, and all adjoining property owners were notified.

The DRB conducted a public hearing on this application on September 6, 2022. Laura Handy, Applicant, and Nicholas Smith, project engineer from S.D. Ireland. were present. Also present and participating in the meeting was interested party Mary Chiappinelli, an abutting property owner.

Applicant submitted the following site plans prepared by Lamoureux & Dickinson entitled:

- *"Community Farm Event Barn at Pattee Hill, Overall Plan, dated 04/13/20, Sheet 1"*
- *"Community Farm Event Barn at Pattee Hill, Site Plan, dated 08/02/20, Sheet 2"*
- *"Community Farm Event Barn at Pattee Hill, Details & Specifications, dated 08/02/20, Sheet 3"*
- *"Community Farm Event Barn at Pattee Hill, Lighting Plan & Details, dated 08/02/20, Sheet 4"*
- *"Donald Vickers, 2-Lot Subdivision Plat, 10/01/20, Sheet PL"*

FINDING OF FACT

NOTE: The application, any and all relevant evidence presented to the DRB, and the minutes of the hearing conducted by the Town of Georgia Development Review Board on September 6, 2022, and relevant information from public records and sources, shall be considered part of the Finding of Fact and kept as part of the permanent record of the Applicant. This official record shall provide additional basis for the DRB’s decision.

1. Applicant proposes to utilize the subject parcel to host farmers’ markets and private outdoor recreation events such as wedding receptions, family reunions, etc., on a seasonal basis.
2. *Private outdoor recreation and private indoor recreation* are conditional uses that require site plan approval in the AR1 and AR2 zoning district (Section 2.2).
3. Per the Town of Georgia Development Regulations (05.02.22) Private Outdoor Recreation is defined as:

Recreation, Private Outdoor. Outdoor recreation facilities which are privately owned and which may be made available on a members-only basis or to paying customers. Examples of private outdoor recreation facilities include yacht clubs, golf courses, golf driving ranges, trap, skeet, and archery ranges, swimming pools, outdoor skating rinks, riding stables, parks, beaches, tennis courts, skiing areas, campgrounds, and similar facilities.

Recreation, Private Indoor. Recreation facilities and activities which are located inside of a structure or building, which is owned and operated by a non-governmental entity. Examples of private indoor recreation facilities include bowling alleys, movie theaters, indoor skating rinks, gymnasiums, indoor soccer facilities, and similar facilities.

4. Prior Final Plat/Site Plan approval was granted in PC-030-20 signed January 29, 2021.
5. Current lot size requirement for the AR1 district is five acres for each use and for the AR2 district two acres for each use; frontage requirement is 250 feet in the AR1 and 150 feet in the AR2. Setback requirements are 75 feet from the center of Pattee Hill Road in both districts and 40 feet from side and rear property lines in the AR1 and 25 feet from side and rear property lines in the AR2.
6. The subject parcel is ±63.65 acres in size and is located on the northerly side of Pattee Hill Rd and benefited by ±1,470 ft per submitted application.

7. Subject parcel was Lot 2 of the previously approved Vickers subdivision. This parcel does not have any permitted structures on it.
8. Applicant proposes to construct a 3,200 square foot agricultural/community event barn to host private/public indoor/outdoor recreational events such as seasonal farmers' markets, weddings, reunions, fundraisers, etc. The proposed barn would accommodate up to 150 guests and 18 employees. The Site plan was approved in 2021.
9. The Applicant would be limited by the State wastewater rules to 28 such events per year and would be required to meet all other conditions outlined in the current state wastewater rules in order to be eligible for permit exemptions including, but not limited to, no on-site food preparation or dishwashing, and no wastewater discharge to the ground surface.
10. Applicant will be required to provide adequate alternative toilets and alternative hand washing options and proposes the use of a trailer toilet system which is to be located on the site during events.
11. Applicant is proposing the following event schedule and associated hours of operation:
 - a. Local Farmers Market: Weekends from 8:00 a.m. to 6:00 p.m., May through October with a maximum of 6 events per year and no more than one per month.
 - b. Celebratory Events: Fridays, Saturdays, or Sundays during the months of May through October, totaling 18 events per year and no more than three per month. The hours of these events are proposed at 11:00 a.m. to 10:00 p.m.
12. There is an approved curb cut on Pattee Hill Rd located approximately 230 feet west of the paved driveway for Lot 1 from the Vickers' subdivision. This will provide access to the proposed structure and rest of Lot 2.
13. Applicant is proposing to provide parking for the new barn in the existing meadow area along Pattee Hill Road and the existing fence line. The parking will be accessed by a new gravel driveway located in the same footprint as the existing farm access apron. The proposed access will provide approximately 305 feet of sight distance to the east and approximately 1,000 feet to the west. AOT recommends an intersection sight distance of 390 feet and a stopping sight distance of 250 feet at a speed of 35 mph, which is the speed limit along Pattee Hill Road. Applicant's engineer has stated that when intersection sight distance is not met (390 required vs. 305 provided), the stopping sight distance is the minimum distance required for drivers to avoid collisions. The Applicant proposes to provide temporary traffic calming/alerting devices such as temporary portable signs and/or cones warning vehicles to slow for events in progress. The signs would only be used during events and would be removed immediately following the conclusion of an *event*.

14. The Applicant is proposing two gravel access aisles and three rows of grass parking. The gravel drive aisles will be designed to support town rescue and emergency vehicles. Pursuant to Section 5.5, parking requirements are as follows: one space for every employee on the largest working shift, plus one for every two patrons for the design capacity. Applicant's proposal, therefore, requires 93 parking spaces (150 guests x 0.5 space per guest + 18 employees x 1 space per employee = 93 spaces). The parking and drive aisles are located within the front and side yard setbacks of the parcel in order to reduce the disturbance and footprint on the farm meadow. Applicant's proposal meets the access and parking requirements of the regulations.

15. The proposed community event barn will be located in an area that is currently used for soil and manure storage. The barn will be oriented in a manner that will provide access to the existing meadow to the north/west and the gardens to the south. The location was chosen to minimize impacts to the existing farmland and agricultural operations on the site. The location provides screening from the property to the east due to the existing wood line coupled with a nearly 20' high ridge, in addition to minimizing its exposure to Pattee Hill Road by locating it behind the landscaped garden and tree line along Pattee Hill Road.

16. Applicant has indicated that the proposal qualifies for an exemption to the State wastewater rules as long as the delineated requirements are met.

17. Applicant supplied an Ability to Serve letter from the Fire Chief obtained during site plan approval. The Fire Chief indicated the requirement for the driveway to be graveled to the end of the parking area.

18. Applicant has proposed traffic calming measures that were approved during Site Plan approval.

19. Applicant has indicated that the project meets the Performance Standards delineated at Section 5.6.

20. There will be no storage of materials outside.

CONCLUSION

The Board concludes as follows:

1. Applicant has submitted all relevant information required by the Town of Georgia Development Regulations (05.02.22).
2. This application was reviewed under the following: Article 2, Sections 2.2 (Uses) and 2.3, (Dimensional Standards); Article 3, Section 3.2 (Conditional Use Approval); and Article 5, Sections 5.5 (Parking Requirements), 5.6 (Performance Standards), and 5.8 (Signs). The application was deemed consistent with the above-mentioned standards and requirements.
3. The approval of this Conditional Use application is based on all plans and documents submitted and contained in the zoning file for this project.

DECISION

Applicant’s request to operate a private indoor/outdoor event facility west of 144 Pattee Hill Road is hereby **GRANTED** subject to the following conditions:

1. The term *events* includes, but is not limited to, celebratory events (wedding, graduations, etc) and Farmer’s Markets.
2. Applicant is permitted up to 28 total *events* per calendar year, subject to State wastewater exemption limitations.
3. *Events* shall only be held during the months of May through December.
4. Applicant shall not hold more than 4 (four) *events* per month.
5. *Events* shall be limited to Fridays, Saturdays, and Sundays.
6. Celebratory *events* shall start no earlier than 11am, music shall stop/end by 9pm, and all guests shall have left by 10 pm.
7. Regarding music and *event* noise, Per Section 5.7 – Performance Standards (A)(1), the use must not:

Emit noise in excess of 70 decibels at the property line or unreasonable noise. A noise shall be deemed to be unreasonable when it disturbs, injures, or endangers the peace, health or safety of two or more occupants on different properties, or when it endangers the health, safety, or welfare of the community.

8. Farmer's Market *events* shall start no earlier than 8am and shall end at either 6pm or dusk, whichever is first.
9. Applicant shall satisfy all requirements of Final Plat/Site Plan approval under PC-030-20.
10. Applicant shall employ traffic calming devices, such as cones and signs, during all approved events. Such devices shall minimally be placed beginning at the easterly boundary line of the existing parcel. Further, Applicant shall confer with the Town of Georgia Road Foreman regarding the placement of a "Stop Sign Ahead" sign on Pattee Hill Road at an appropriate distance from the existing "Stop" sign at the intersection of Pattee Hill Road and Plains Road. If permission to place said sign is granted by the Road Foreman, Applicant shall be responsible for the cost and installation of the sign.
11. Applicant is encouraged to work with their abutting neighbors, the Chiappinellis, on an agreeable solution to address the Chiappinelli's concern about *event* guests potentially interacting with their horses on their property.
12. Applicant shall construct, maintain and operate the proposed project in strict conformance with the site plans and project description submitted with the application, including, but not limited to setbacks, event barn size and location, lot coverage, lighting, landscaping and screening, and access and parking.
13. Prior to the issuance of the Certificate of Occupancy, Applicant shall have an E911 address sign installed either on the barn structure or associated mailbox on the property.
14. If Applicant wishes to install a sign at the property, applicant shall obtain a sign permit from the Zoning Administrator.
15. Applicant shall obtain all required municipal and state permits for this project and copies of same shall be provided to the Zoning Administrator prior to the issuance of a Certificate of Occupancy for this project.

The Applicant has the ability to request a reconsideration of the DRB's decision, pursuant to Section 8.6 – Reconsideration. A request by the Applicant or interested parties must be submitted to the ZA Office within the 30-day appeal period in accordance with Section 8.7(B).

Dated at Georgia, Vermont, this 5th day of October 2022.

By Suzanna Brown
Suzanna Brown
Georgia DRB Chair

DRB members participating in this decision: Suzanna Brown, James Powell, Greg Dew, Gilles Rainville, Glenn Sjoblom, Jamie Comstock, Lisa Faure

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

In Favor: Suzanna Brown, James Powell, Greg Dew, Gilles Rainville, Glenn Sjoblom, Jamie Comstock, Lisa Faure

Opposed: None

Members abstaining: None

Members absent: None

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.

**TOWN OF GEORGIA
PLANNING COMMISSION
FINDINGS OF FACT, CONCLUSIONS & ORDER**

RECEIVED & RECORDED
Feb 09, 2021 11:44A
DOCUMENT TYPE: PLANNING DECISION
DOCUMENT NUMBER: 00101316
CHERYL LETOURNEAU, TOWN CLERK
GEORGIA, VT

**NOTICE OF DECISION
Applicant: Donald Vickers**

**Final Plat
for
2-Lot, Minor Subdivision, and Community Event Barn Site Plan.**

This matter came before the Georgia Planning Commission on the application of Donald Vickers, hereafter referred to as the Applicant for final plat approval of a 2-Lot, Minor Subdivision, and Site Plan review. The parcel is located at 144 Pattee Hill Road, in the AR-1 and AR-2 zoning districts. The Planning Commission held a public hearing on January 12, 2021 which was continued to January 25, 2021. Donald Vickers, owner/applicant, and Nickolas Smith, of Lamoureux & Dickinson Consulting Engineers, Inc., project engineer, were present at the hearings.

Based on the above-mentioned public hearings and the documents contained in the "document" file for this proposal, the Planning Commission enters the following Findings of Fact, Conclusions and Order.

FINDINGS OF FACT

1. Donald Vickers, owner/applicant, hereafter referred to as Applicant, is requesting Final Plat approval of a 2-lot, Minor Subdivision, and Site Plan Review of a community event barn in the AR1 and AR-2 Zoning Districts. The parcel contains 66.65+- acres and is benefitted by 1893.68 +- feet of road frontage on Pattee Hill Road.
2. Applicant submitted site plans drawn by Lamoureux & Dickinson Consulting Engineers, Inc., titled.
 - "Community Farm Event Barn at Pattee Hill, Overall Plan" Sheet number 1, dated 4/13/2020, last revised 12/21/20.
 - "Community Farm Event Barn at Pattee Hill, Site Plan" Sheet number 2, dated 08/20/2020, last revised 12/21/20.
 - "Community Farm Event Barn at Pattee Hill, Details & Specifications" Sheet number 3, dated 4/13/20.
 - "Community Farm Event Barn at Pattee Hill" Sheet number Lighting Plan & Details" Sheet number 4, dated 4/13/20, last revised 12/09/20.
3. Applicant submitted a Survey Plat titled, "Donald Vickers, 2-Lot Subdivision Plat" labeled as PL, dated 10/01/20. Drawn by Lamoureux & Dickinson Consulting Engineers, Inc. Said Plat Depicts Lot-1 as a 3.08-acre lot, containing existing buildings and Lot-2 as a 63.59-acres parcel. A 15' wide pedestrian easement along the westerly boundary of Lot-2, labeled as "15' Wide Pedestrian Easement to the Town of Georgia" is depicted on the submitted Survey Plat.

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4. Applicant submitted 5 drawings by Long Board Lumber, dated 12/7/2020. Said plans include elevations of the front, back and side of the proposed barn. The elevations depict the barns width and height measurements, the proposed exterior siding, and roofing materials as well as the proposed doors and windows. Applicant submitted a likeness picture of the proposed barn. The siding is proposed to consist of wood and remain in a natural or earth tone shade. The roof is proposed to consist of metal panels. To allow the barn to blend with the neighborhood, environment, and property, the roof shall have a matte finish and be of a neutral color such as matte gray, or matte green.
5. The existing single-family residence shall continue to be serviced by the existing onsite wastewater and private well. Applicant has proposed no potable water supply or wastewater facilities for the proposed event barn located on Lot-2. Applicant has proposed the use of portable toilets during all community events.
6. Applicant received a Conditional Use Approval, with conditions, by the Town of Georgia Zoning Board of Adjustment, dated July 29, 2020. Said decision limits the use of the community event barn to operate 6 weekend Local Farmers' Markets, held between 8:00 a.m. and 6:00 p.m., May through October, not to exceed one per month. Said decision allowed not more than 18 Celebratory Events and not more than 3 per month, to be held Fridays, Saturdays, or Sundays, between 11:00 a.m. and 10:00 p.m. during the months of May through October. Additional conditions outlined in said decision include, but not limited to, no on-site food preparation or dishwashing, and no wastewater discharge on the event grounds.
7. The subject parcel is made up of open and forested land with a section of wetland located near the northern boundary line. As proposed the wetland or wetland buffer will not be adversely affected.
8. As proposed Lot-1 contains 3.0+- acres benefitted by 423.25+- feet of road frontage on Pattee Hill Road. The lot contains the existing single-family residence, an apartment, detached garage, and barn.
9. Proposed Lot-2 contains 63.65 +- acres, benefitted by 1470.43 +- feet of frontage on Pattee Hill Road. Applicant has proposed to construct a 3,200 square foot barn to be used for commercial community events.
10. Proposed Lot-1 shall gain access over the existing driveway. Applicant has proposed a private access and parking area for 93 vehicle parking spaces for Lot-2.
11. As proposed the access to Lot-2 does not meet the site distance requirements of the Town of Georgia Private Road and Driveway Standards, approved July 27, 2020. Planning Commission required Applicant submit documentation by a qualified engineer outlining safe traffic controls during all community events. Applicant submitted a letter by Certified Professional Traffic Operations Engineer, Roger Dickinson of Lamoureux & Dickinson Consulting Engineers, Inc., outlining proposed warning signage requirements to be displayed during the hours of all community events held.

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12. Applicant submitted a letter by Georgia Fire Chief. Said letter required the gravel access continue to the end of the parking, (estimated to be 350 feet). An approved Town of Georgia Access Permit shall be submitted to the Town of Georgia Planning and Zoning offices prior to receiving a zoning permit. The proposed access shall meet the construction standards as outlined in the "Town of Georgia Private Road and Driveway Standards", approved July 27, 2020.
13. The existing Pattee Hill Road farm access located on proposed Lot-2 shall be removed.
14. Applicant shall submit a draft deed for a proposed public pedestrian easement to be located along the western boundary line of Lot-2. Said easement shall be located as to not impact wetlands or wetland buffers.
15. Applicant received a Town of Georgia Zoning Board of Adjustment, Conditional Use Approval, with conditions following a duly warned hearing, July 2, 2020, to operate a private indoor/outdoor event facility to be located on proposed Lot-2. Applicant, applicant's heirs, successors, and assigns shall follow all conditions and requirements, outlined within said Conditional Use Decision.
16. The Planning Commission reviewed the Applicant's sketch plan on October 27, 2020, and a letter outlining recommendations was mailed to Applicant October 27, 2020. See the official meeting minutes for a list of those present at the meeting.
17. The following members of the Planning Commission were present for the Final Plat and Site Plan review hearing on January 12, 2021, continued to January 26, 2021, constituting a quorum: Suzanna Brown, David Vincent, Maurice Fitzgerald, Greg Drew, and Tony Heinlein. Emily Johnson reviewed the entire January 12, 2021 review over LCATV and was present January 26, 2021. See the official meeting minutes for a list of others present at the meeting(s).
18. The January 12, 2021, public hearing was warned in the St Albans Messenger on December 28, 2020, and the adjoining property owners were notified.
19. The final plat application was received on December 23, 2020 and consisted of maps, plans, and correspondence, all of which is contained in the document file for the application.
20. The regulations in effect at the time of the decision: Town Plan, Dated January 9, 2017; Zoning Regulations, dated November 14, 2013; Town of Georgia Private Road and Driveway Standards, approved July 27, 2020.

CONCLUSIONS

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1. The Applicant has submitted all relevant final plat and site plan information required by the Georgia Subdivision Regulations.
2. This application was reviewed as a minor subdivision pursuant to the requirements and standards outlined in the Subdivision Regulations. Furthermore, it was also reviewed under the AR-1 and AR-2 Zoning Districts requirements of the current Town of Georgia Development Regulations and Private Road and Driveway Standards.
3. The approval of the final plat and site plan is based on all final plat and site plan documents, and sketch plan documents contained in the Vickers, 2-Lot Minor Subdivision and Site Plan folder in the Planning Commission files.
4. The Planning Commission has granted approval for the community event barn access, with the conditions and recommendations outlined in a letter by Certified Professional Traffic Operations Engineer, Roger Dickinson of Lamoureux & Dickinson Consulting Engineers, Inc., outlined warning sign requirements during all events held at the proposed Event Barn. Commission decided that excepting said letter would best implement the standards and purposes of the planned development. Said letter shall be stamped and signed by Engineer Roger Dickenson and attached to and become part of this decision.

ORDER

Based on the Findings of Fact and Conclusions set forth above, the Georgia Planning Commission approves the 2-Lot, Minor Subdivision and Site Plan subject to the conditions listed below. One mylar copy and one paper copy of the final plat shall be submitted with the following modifications:

1. One mylar and paper copy of the final Site Plan(s) by a licensed engineer shall be submitted to the Planning Coordinator. Site plan details shall include the following;
 - a. Lots within the subdivision numbered.
 - b. Building envelope setback for each lot based on the zoning district.
 - c. The Zoning District designation of the lots and zoning district lines.
 - d. The Public Pedestrian Right-Of-Way easement labelled as such and delineated with meets and bounds.
 - e. The existing drilled well and wastewater area located on Lot-1.
 - f. Drainage locations with water flow direction.
 - g. Contour lines at a minimum of 5' intervals.
 - h. Existing and proposed utilities.
 - i. Existing and proposed driveways and parking.
 - j. Existing and proposed structures.
 - k. Typical cross sections of the proposed grading of roadways and sidewalks.
 - l. Planning Commission and Town Clerk signature blocks.
2. A mylar and paper copy of the final survey must be completed by a licensed land surveyor and submitted to the Planning Coordinator. The survey shall indicate the following, if not already indicated:

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- a. Proposed subdivision name or identifying title, the name of the municipality, the name and address of the record owner, the name, license number and seal of the licensed land surveyor, the boundaries of the subdivision and its general location in relation to existing street, scale, date, and true north point.
 - b. The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distance, and tangent bearings for each street.
 - c. Lots within the subdivision numbered.
 - d. Permanent reference monuments and lot corner markers shall be clearly indicated. Monuments shall be set at all corners and angle points of the boundaries of the subdivision.
 - e. Building envelopes.
 - f. Easements.
 - g. The Public Pedestrian Right-Of-Way easement labelled as such and delineated with straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distance, and tangent bearings.
 - h. Deed reference, tax map reference.
 - i. Names of abutting landowners.
 - j. Planning Commission and Town Clerk signature blocks.
3. A Public Pedestrian right-of-way easement deed shall be recorded in the Georgia Land records prior to the recording of Mylars. Said easement shall be delineated on the recorded Mylar and shall be located to create the least amount of environmental impact on wetland or wetland buffer. Said easement shall remain unencumbered by fences or other deterrents.
 4. The submitted Sketchup Front and Side elevation plans by Long Board Lumber, dated 12/7/2020 shall be attached to and become part of this decision. Construction of the Event Barn by Applicant, and applicant's successors, heirs, and assigns shall follow said elevation plans. The siding shall consist of wood and remain in a natural or earth tone shade. To allow the barn to blend with the neighborhood, environment, and property, the metal paneled roofing shall be of a matt finish in a neutral color such as matte gray, or matte green. No silver or bright colors shall be used as roofing.
 5. Prior to the issuance of a zoning permit, all Mylars shall be recorded in the Georgia Land Records.
 6. Prior to filing the Mylars all boundary monuments shall be set as shown on the recorded mylar and a letter from a licensed surveyor shall be submitted to the planning and zoning department stating this has been done.
 7. Prior to the issuance of a certificate of occupancy for the event barn, all stormwater infrastructures shall be installed according to the site plans and a letter from a certified engineer stating this has been completed shall be submitted to the planning and zoning department.

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8. Prior to the issuance of the certificate of occupancy for the event barn the private road and parking area shall be constructed according to the site plans and current private road and driveway standards, and a letter from a certified engineer stating this has been completed shall be submitted to the planning and zoning department.
9. Prior to the issuance of a certificate of occupancy for the event barn, the exterior lighting shall be in place and operating according to the approved site plans and a letter from a certified engineer stating this has been completed shall be submitted to the planning and zoning department. All exterior lighting shall be installed or shielded in such a manner as to conceal light sources and reflector/refractor areas from view from points beyond the lot.
10. The final Mylars must be signed by the chair of the Planning Commission and filed with the Town Clerk within 180 days of the Planning Commission's final approval.
11. Areas exposed during construction shall be treated in a manner consistent with the procedures contained in the Vermont Handbook for Soil Erosion and Sediment Control on Construction Sites published by Vermont's Department of Environmental Conservation.
12. The sequence of construction activities will be designed so that the smallest area possible is disturbed at any one time. Only areas where active construction is taking place should be exposed. All other areas should be protected by vegetative and structural control measures.
13. Seed and mulch will be applied as soon as possible to disturbed soils.
14. Applicant shall follow the recommendations for event signs during all community events as defined within Applicant's submitted letter by Certified Professional Traffic Operations Engineer, Roger Dickinson, of Lamoureux & Dickinson Consulting Engineers, Inc., dated January 18, 2020. Said letter shall be stamped and signed by Roger Dickinson and be attached to and become part of this decision.
15. This project shall be completed, operated, and maintained as set forth in the zoning and exhibits as approved by the Planning Commission and on file in the Town Office, and in accordance with the conditions of this approval.
16. No changes, erasures, modifications, or revisions other than those required by this decision shall be made on the subdivision plat after Final Plat approval, unless said plat is first resubmitted to and approved by the Planning Commission. In the event the subdivision plat is recorded without complying with this requirement, the plat shall be considered null and void.
17. All plans, drawings, and conditions/requirements etc. listed above or submitted at the hearing and used as the basis for the decision to grant permit shall be binding on the applicant, and applicant's heirs, successors, and assigns. Projects shall be completed in

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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.

18. All conditions found within the decision of the Town of Georgia Zoning Board of Adjustment, Conditional Use Approval, dated July 29, 2020, shall remain in effect, and shall be completed, operated, and maintained. Said decision shall be binding on the applicant, and applicant's heirs, successors, and assigns.

19. The following attachments as described in lines 4 and 14 above shall be binding on the applicant, and applicant's heirs, successors, and assigns.

Dated at Georgia, Vermont, this 29th day of January 2021.

By Suzanna Brown
Suzanna Brown
Georgia Planning Commission Chair

Commission members participating in this decision: Suzanna Brown, David Vincent, Maurice Fitzgerald, Emily Johnson, and Tony Heinlein.

Emily Johnson was not present during the January 12, 2021 meeting, but reviewed the entire taped of the hearing over LCATV prior to the January 26, 2021 continuation of the hearing.

Members absent. Edward Simon.

Vote to Approve, Suzanna Brown, David Vincent, Maurice Fitzgerald, Greg Drew, and Emily Johnson.

Opposed, Tony Heinlein.

Approved 5 – 1.

30 Day Appeal Information:

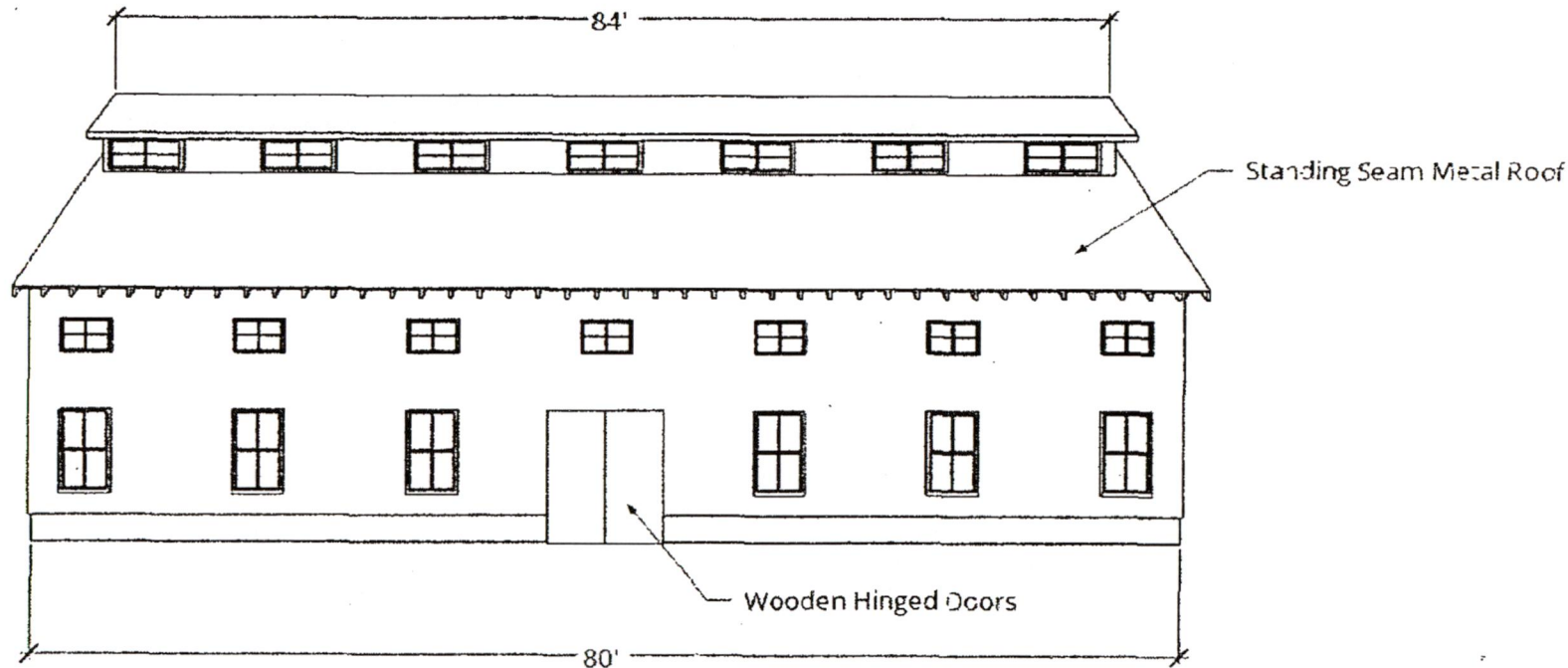
An "interested person", who has participated in this proceeding, may appeal this decision to the Vermont Environmental Court within 30 days of the date this decision was signed. Participation shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the 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 Planning Commission at 47 Town Common Rd. North, St. Albans, VT 05478-6089. Please contact the VT Environmental Court for more information on the filing requirements, fees, and current mailing address.

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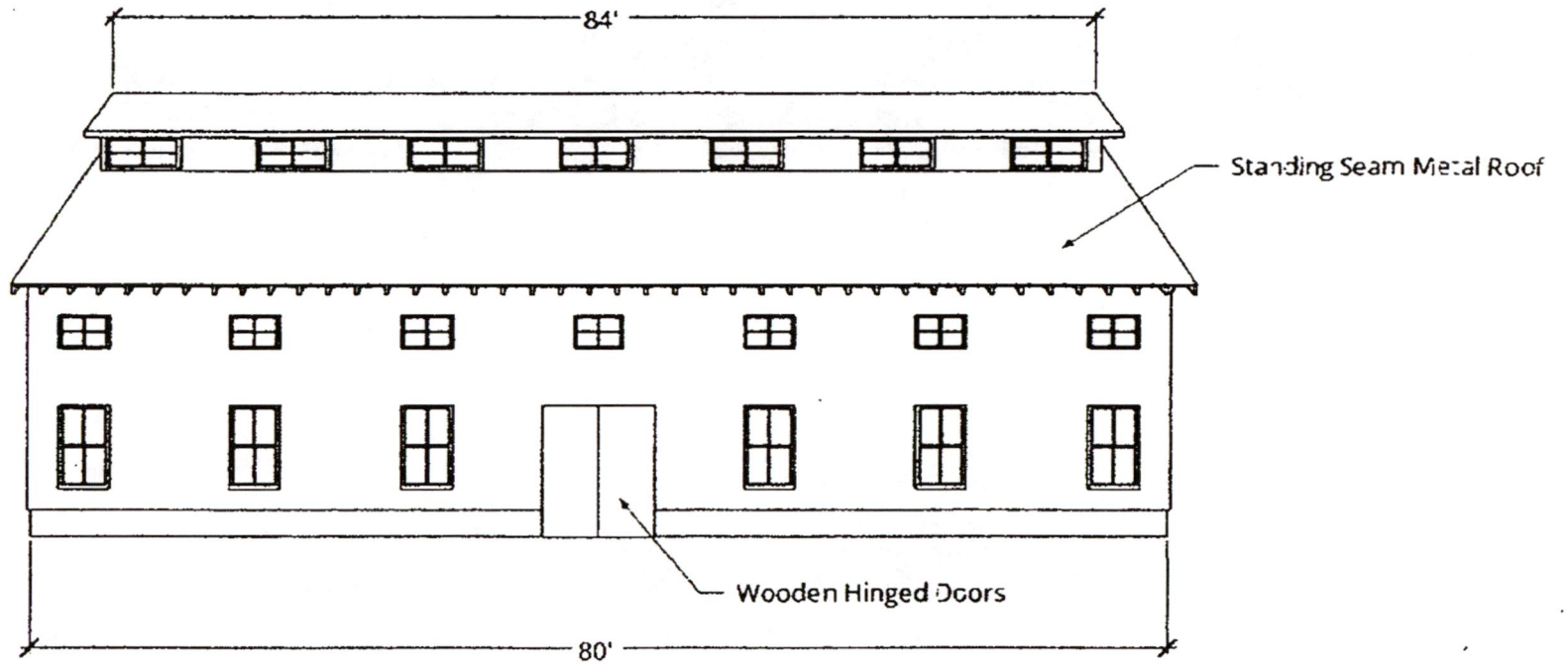
By: Long Board Lumber
Date: 12/7/2020



By: Long Board Lumber
Date: 12/7/2020



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Lamoureux & Dickinson

Engineers • Surveyors • Planners • Wetland & Soil Scientists

VOL: 354 PG: 47
INST: 00101316

Suzanna Brown, Chair
Town of Georgia Planning Commission
47 Town Common Road North
Georgia, VT 05478

January 18, 2021

RE: Temporary Event Warning Signs
Community Farm Event Barn at Pattee Hill

Dear Suzanna,

As requested, the proposed site plan for the above-referenced project includes a temporary EVENT TRAFFIC AHEAD warning sign located ±320 ft east of the Project's new driveway. The sign will face westbound traffic approaching the project site on Pattee Hill Road. The sign will be visible from the intersection of Plains road and Pattee Hill Road, >700' to the east. This sign will be set out 1-2 hours prior to the scheduled start of an event, and removed once it is over.

The temporary warning sign has been designed to meet the requirements of Part 6 - Temporary Traffic Control of the *Manual on Uniform Traffic Control Devices (MUTCD)*. Specifically, Section 6F.51 - Special Warning Signs specifies that:

Special warning signs may be used based on engineering judgement. Special warning signs should comply with the general requirements of color, shape, and alphabet size and series. The sign message should be brief, legible and clear.

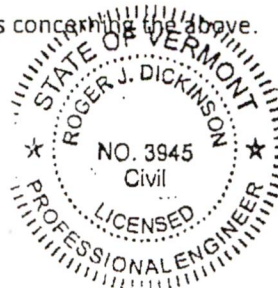
For this Project, the proposed warning sign will be:

- Size and Shape: 36" x 36" diamond
- Colors: black text on orange retroreflective background
- Text: EVENT TRAFFIC AHEAD (all caps, three lines, one word per line)
- Text Size and Series: 5" D
- Mounting: The sign shall be mounted on a portable stand so that the bottom of the sign is not less than 12" vertical above the adjacent roadway.

Please feel free to call us should you have any questions concerning the above.

Sincerely,

Roger Dickinson, P.E.
Certified Professional Traffic Operations Engineer





GEORGIA VERMONT

DRB MEETING Tuesday, December 16, 2025 at 7:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

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

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

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

1. CALL TO ORDER - 7:00 PM

DRB PRESENT

Chair Charles Cross, Lisa Faure, Leigh Horton, Gilles Rainville, Jared Waite, Alternate Glenn Sjoblom

DRB ABSENT

Vice Chair James Powell, Tony Gabel, Alternate Chris Caspers

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PRESENT FOR CU-004-25, McCullough Crushing Inc.

Ian McCullough (via Zoom) & Luke Willey (via Zoom)

PRESENT FOR CU-005-25, Lora's Farm Georgia, LLC

Nick Smith, Cheryl LeTourneau, Laura Handy, Emanuele & Mary Chiappenelli, Malcolm & Susan Baker, Michael Daidneault, Julie Chiappenelli (via Zoom), Sara Vester (via Zoom), Mary Joe Hanbury (via Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

- A. CU-004-25, Continuance of Conditional Use Application for McCullough Crushing, Inc.
- G. Rainville recused himself from the hearing.

- Chair Cross introduced the application and swore in the parties. Ian McCullough, Applicant and Luke Willey, engineer with Mumley Engineering were present for the hearing.
- Zoning Administrator D. Bergstrom explained need for additional information as the reason for the continuance. I. McCullough provided the additional information on the amount of materials extracted. There is 100,000-125,000 yards remaining on the bottom shelf to close the quarry out completely. This can be removed within the next four years.
- The reclamation process and screening process was explained by I. McCullough. All extraction operations will conclude by October, 2029 and all reclamation will be completed in 2030.
- The escrow amount for reclamation is currently a CD in the amount of \$77,000.

Motion to close the hearing at 7:37pm

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

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

Abstaining: G. Rainville

B. CU-005-25, Conditional Use Amendment Application for Lora's Farm Georgia LLC

- Chair Cross introduced the application and swore in the parties. Laura Handy and Nick Smith, engineer with Smith Site Engineering, were present for the hearing.
- L. Faure recused herself from the hearing.
- N. Smith explained the Conditional Use Amendment application; the conditions placed upon the property in the 2022 Conditional Use decision letter and the reasoning for requesting the change in conditions. There have been no events on the property to date.
- M. Hanbury asked about the stated capacity of 91 cars and 200 people and wondered if this is any day of the week, with most events occurring on Friday-Sunday. She is also concerned about hours during the week.
- L. Handy explained community events/farmers markets/food events would occur during the week which would close earlier, with weekend hours set for later night events/weddings.
- E. Chiappinelli also voiced his concerns about weekday events that will effect the "character & quality of the neighborhood." Sound decibels and traffic will increase. His property will be affected. The area is prime agriculture, but the barn was built for events and not for agriculture.
- N. Smith explained they will still host the same number of events- 28 events a year- but to increase the number of events per month. The facility is only open from May to December.
- M. Chiappenelli presented a petition to the DRB with 34 signatures against the proposed changes. They are seeking to protect the local farms and agricultural plans and protecting the rural character of the area. They agreed upon the conditions a few years ago when the events barn first was approved.
- M. Baker said it is a residential area and noise travels. He is requesting the hours end earlier, 9pm max, for the benefit of residents in the area. Limitations on time should be considered with safety concerns, as there is only a small stop sign and cars there often do not stop at that stop sign. He recommended the Town upgrade the stop sign and include flashing lights. He also addressed the lack of police coverage in the area.

- J. Chiappenelli agreed with a lot of the other neighbors who have spoken during the meeting, and asked about the weekday events hours as they did not seem rational.
- E. Chiappenelli is asking L. Handy to be specific with the events they want to host rather than request a blanket approval for all events. L. Handy was aware of the conditions before she built the barn so she should not be able to change those now.
- Chair Cross asked the public present what they would like to see in terms of hours? They voiced the options of no late nights during the week and Saturdays need to end earlier than midnight.
- G. Sjoblom asked if L. Handy would meet with the neighbors to come up with an agreement and submit such to the DRB, so the DRB could take that into consideration along with state and local laws.
- D. Bergstrom clarified the term "event" as any use of the barn. Anything outside of the use of the barn is not considered an "event". There are signage and notifications during events to address traffic concerns. Noise level and the measuring process must be clarified in any decision for enforcement purposes.
- L. Handy will coordinate a community meeting prior to the next DRB hearing.

Motion to continue the hearing until January 20, 2026. Motion made at 8:48pm

Motion made by L. Horton, Seconded by J. Waite

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

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: December 2, 2025

Motion to approve minutes as written.

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

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

5. OTHER BUSINESS

6. PLAN NEXT MEETING AGENDA

A. January 6, 2025 – Meeting cancelled, no hearings scheduled.

7. DELIBERATIONS

Motion to enter into deliberative session 8:53pm

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

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

G. Rainville recused himself from deliberations at 9:20pm before McCullough Crushing, Inc. discussion.

Motion to exit deliberative session at 9:42pm

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

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

A. SA-004-25, Havers Site Plan Amendment Decision Letter – signed.

B. SK-006-25, Cline Road LLC Sketch Plan Decision Letter – signed.

8. ADJOURN

Motion to adjourn at 9:42pm

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

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

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

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

Signed: Kollene Caspers, Zoning Clerk, DRB Clerk

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

DRAFT