



GEORGIA VERMONT

DRB MEETING

Tuesday, October 06, 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)

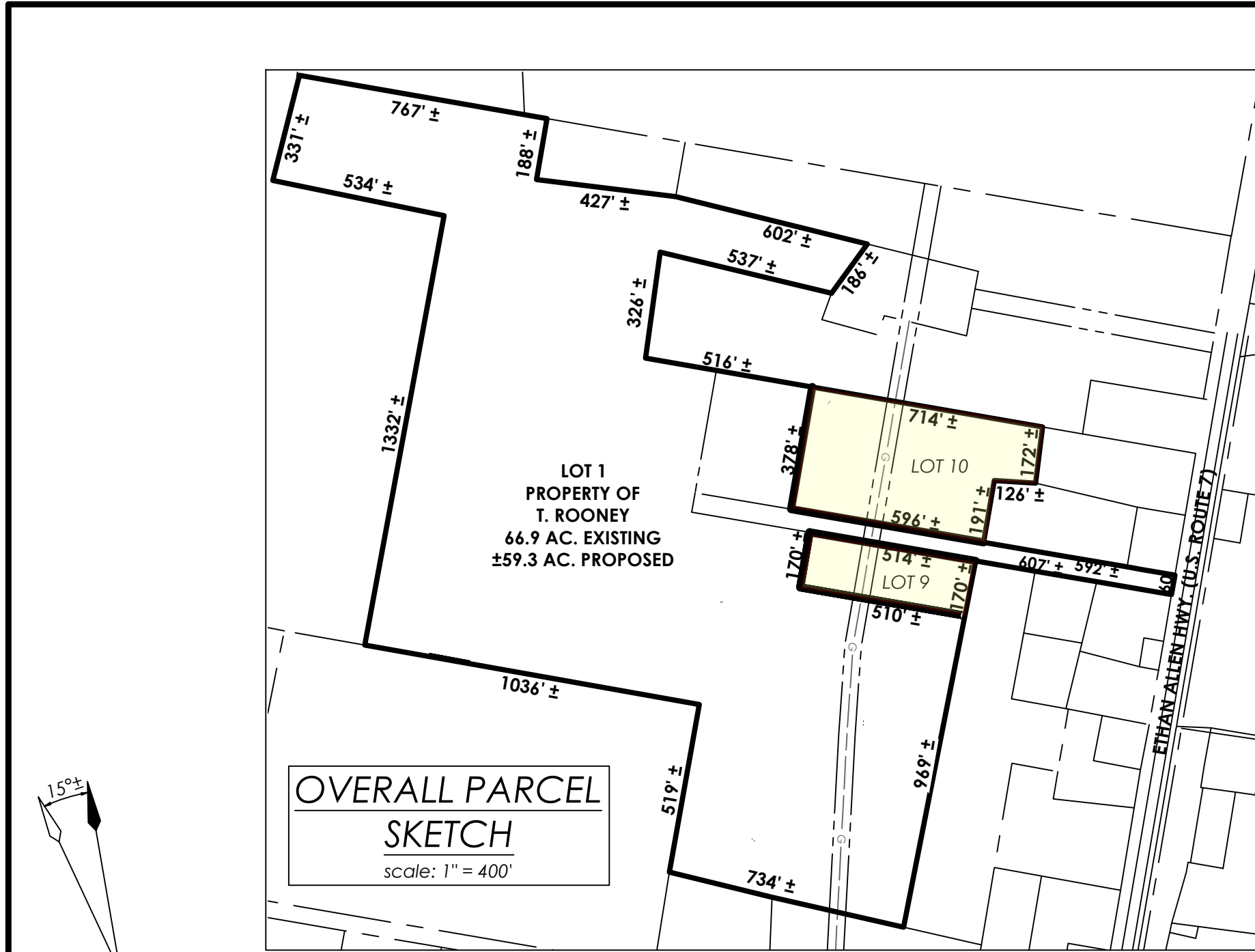
1. **CALL TO ORDER - 7:00 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **PUBLIC HEARINGS**
 - A. SUB-016-26, Rooney, Sketch Plan Review for Three-Lot Minor Subdivision
4. **APPROVAL OF MINUTES**
 - A. DRB Meeting Minutes: September 1, 2026
5. **OTHER BUSINESS**
 - A. SUB-017-26, Boudreau, Administrative Two-Lot Subdivision
 - B. SUB-018-26, Robenstien, Administrative Two-Lot Subdivision
6. **PLAN NEXT MEETING AGENDA**
 - A. October 20, 2026
7. **DELIBERATIONS**
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: Curtis Comfort, Zoning Administrator, DRB Coordinator

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



ZONING NOTES:	
ZONING DISTRICT (AGRICULTURAL/RURAL RESIDENTIAL)	
MINIMUM LOT AREA (ACRES)	2
MINIMUM ROAD FRONTAGE (FEET)	150
MINIMUM FRONT YARD (FEET FROM CL)	50
MINIMUM SIDE YARDS (FEET)	20
MINIMUM REAR YARD (FEET)	20
BUILDING HEIGHT (FEET, MAXIMUM)	35
ZONING DISTRICT (RESIDENTIAL)	
MINIMUM LOT AREA (ACRES)	1
MINIMUM ROAD FRONTAGE (FEET)	100
MINIMUM FRONT YARD (FEET FROM CL)	50
MINIMUM SIDE YARDS (FEET)	20
MINIMUM REAR YARD (FEET)	20
BUILDING HEIGHT (FEET, MAXIMUM)	35

PROJECT INFORMATION:

- OWNER OF RECORD: TERRY ROONEY & ROBERT ROONEY
- TAX PARCEL ID: 11596
- PHYSICAL ADDRESS OF PROPERTY: 4177 ETHAN ALLEN HIGHWAY GEORGIA, VT

PURPOSE OF DESIGN:

THESE PLANS ARE BEING SUBMITTED TO ACQUIRE THE LOCAL AND STATE PERMITTING FOR A SUBDIVISION. TWO RESIDENTIAL BUILDING LOTS ARE PROPOSED.

EXISTING CONDITIONS NOTES:

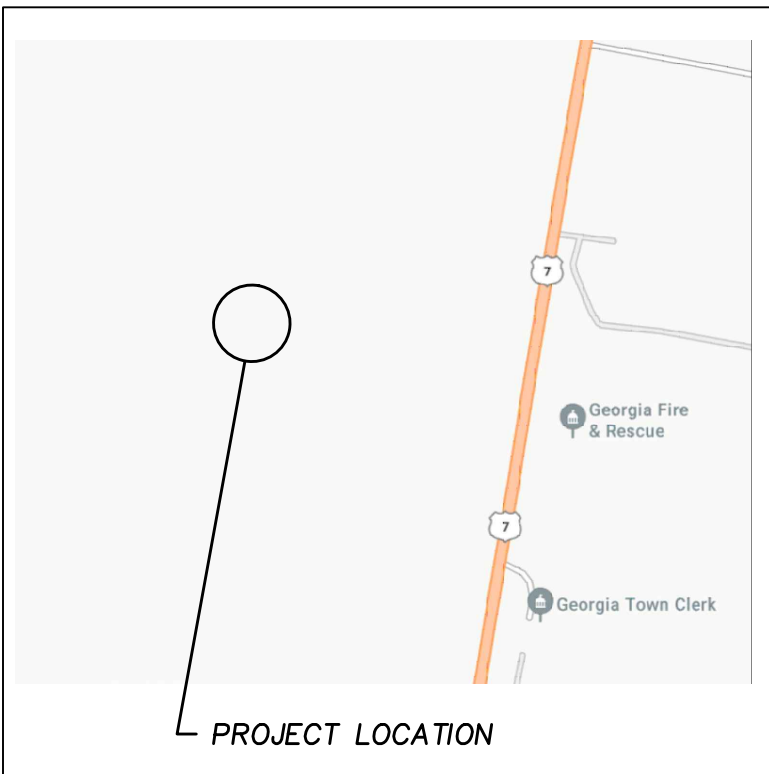
- THIS PLAN DEPICTS THE PERTINENT EXISTING CONDITIONS AS OF JUNE, 2026.
- VERTICAL DATUM IS BASED ON NAVD88 (GEIOD 12). A TRIMBLE R6 RTK GPS UNIT WAS EMPLOYED FOR THESE OBSERVATIONS.
- COORDINATE SYSTEM IS BASED ON VERMONT STATE PLANE (U.S. SURVEY FEET).
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE ENCOUNTERED AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. ENGINEER SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE ENCOUNTERED. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY. DIGSAFE MUST BE CONTACTED PRIOR TO ANY EXCAVATION. CALL 1-888-DIG SAFE (344-7233).

GENERAL NOTES:

- FOR BOUNDARY INFORMATION SEE PLAN ENTITLED 'SUBDIVISION PLAT', DATED 08/28/2019, PREPARED BY TCE.
- FOR EXISTING LOTS 2 & 3, SEE WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT #WW-6-3435.

SITE NOTES:

- THE CONSTRUCTION AND LOCATION OF THE PROPOSED DRIVEWAYS SHALL CONFORM TO THE TOWN SPECIFICATIONS.



LEGEND

PAVED DRIVE OR ROAD	—————
GRAVEL DRIVE OR ROAD	- - - - -
TOPOGRAPHIC CONTOURS	~~~~~
SEWER LINE	————— 124 ———
SEWER LINE	————— S ———
NATURAL GAS LINE	————— G ———
SEWER FORCE MAIN EXIST.	————— FM ———
SEWER FORCE MAIN PROP.	————— FM ———
WATER SERVICE PROPOSED	————— W ———
WATER SERVICE EXISTING	————— W ———
PROPERTY LINE	————— ———
EASEMENT	- - - - -
FENCE	————— X ———
SETBACKS	————— ———
SWALE	————— ———
WATER SUPPLY / WASTEWATER PRESUMPTIVE ISOLATION SHIELD	————— ———
WATER SUPPLY WELL	⊙
UTILITY POLE	⊙
BENCHMARK	⊕
SOILS TEST PIT	TP-1 18"

Project Name:

Rooney

4141 Ethan Allen Highway
Georgia, Vermont

Sheet Title:

Sketch Plan

Project #: 20-001

Date: 08/18/2026

Drawn By: PM

Scale: 1" = 60'

Apex Engineering, LLC

p. (802) 752-7328

e. aevermont@gmail.com

Sheet #

C2-01

STATE OF VERMONT
REGISTERED PROFESSIONAL ENGINEER
No. 8719
J. M. ROONEY

Project Name : Three Lot Subdivision, 4141 Ethan Allen Highway (U.S. Route 7), Georgia, VT

Project Location : The property is vacant and is located along the west side of Ethan Allen Highway, across from the Georgia Fire Department building and to the west of the Radharc Drive subdivision.

Property Owner / Applicant : Terry Rooney & Robert Rooney

Detailed description of the proposed project: The applicants are proposing to subdivide a vacant property into a total of three lots. Two of the lots will be developed with single-family dwellings, and the third lot will remain vacant.

Landscaping and Screening : The existing trees will remain where possible.

Stormwater and Erosion Control: No State Stormwater permit is needed. As proposed, this development will have less than 1 acre of impervious area. Stormwater will be directed over grassed areas to roadside ditches. Erosion and sediment control will adhere to the Vermont "Low Risk Site Handbook".

Access to Property : There is an existing access driveway extending from Ethan Allen Highway for access. This access will be upgraded as a part of this development.

Impact on traffic: No adverse impact on the traffic along U.S. Route 7 is anticipated. The currently approved State access permit will be amended to include this proposed development.

Parking Requirements: The residential lots will include driveways for the parking of vehicles.

Exterior Lighting: Residential shielded type building mounted lighting. No streetlights are proposed.

Signage: None.

Wastewater Permit: This lot was deferred as a part of WW-6-3435. A wastewater permit will be obtained to cover the proposed development.

Proposed wastewater easement over Lot 1 in favor of Lots 9 & 10. Wastewater systems for the proposed lots will be within this easement.

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

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

Site plan: See attached.



GEORGIA VERMONT

DRB MEETING Tuesday, September 01, 2026 at 7:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

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

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

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

1. CALL TO ORDER - 7:10 PM

DRB PRESENT

Chair Charles Cross, Vice Chair James Powell, Leigh Horton, Alternate Chris Caspers

DRB ABSENT

Lisa Faure, Tony Gabel, Gilles Rainville, Jared Waite, Alternate Glenn Sjoblom

STAFF PRESENT

Kollene Caspers

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

- K. Caspers added the discussion on the filled Zoning Administrator vacancy.

3. PUBLIC HEARINGS

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes August 19, 2026

Motion to approve the DRB Meeting Minutes as written.

Motion made by Vice Chair Powell, Seconded by L. Horton

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

5. OTHER BUSINESS

- K. Caspers explained the Selectboard approved the hire of the new Zoning Administrator/DRB Coordinator/e-911 Coordinator Curtis Comfort. He brings with him

experience in zoning administration, board management and technical skills working with development. We welcome Curtis to the Town and the DRB.

6. PLAN NEXT MEETING AGENDA

- A. September 15, 2026- meeting is cancelled.
October 6, 2026 meeting will have two minor subdivision hearings.

7. DELIBERATIONS

Motion to enter into deliberative session at 7:16PM
Motion made by L. Horton, Seconded by Vice Chair Powell
Voting Yea: Chair Cross, Vice Chair Powell, L. Horton, C. Caspers

Motion to exit out of deliberative session at 7:28PM
Motion made by C. Caspers, Seconded by L. Horton
Voting Yea: Chair Cross, Vice Chair Powell, L. Horton, C. Caspers

- A. SUB-015-26, Wright Decision Letter
The letter of decision was approved and signed.

8. ADJOURN

Motion to adjourn at 7:28PM
Motion made by Vice Chair Powell, Seconded by C. Caspers
Voting Yea: Chair Cross, Vice Chair Powell, L. Horton, C. Caspers

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Signed: Kollene Caspers, Zoning Administrator, DRB Clerk

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

GENERAL NOTES:
1. FOR BOUNDARY INFORMATION SEE PLAN ENTITLED "PLAN SHOWING DAVID & DONNA BOUDREAU PROPERTY CLINE ROAD 73.23 ACRES", DATED 04/17/2009, PREPARED BY WARREN A. ROBSTENIEN, L.S.

SITE NOTES:
1. THE CONSTRUCTION AND LOCATION OF THE PROPOSED DRIVEWAYS SHALL CONFORM TO THE TOWN SPECIFICATIONS.

ZONING NOTES:	
ZONING DISTRICT (AGRICULTURAL/RURAL RESIDENTIAL)	
MINIMUM LOT AREA (ACRES)	2
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MINIMUM REAR YARD (FEET)	20
BUILDING HEIGHT (FEET, MAXIMUM)	35
ZONING DISTRICT (RESIDENTIAL)	
MINIMUM LOT AREA (ACRES)	1
MINIMUM ROAD FRONTAGE (FEET)	100
MINIMUM FRONT YARD (FEET FROM CL)	50
MINIMUM SIDE YARDS (FEET)	20
MINIMUM REAR YARD (FEET)	20
BUILDING HEIGHT (FEET, MAXIMUM)	35

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PROJECT INFORMATION:

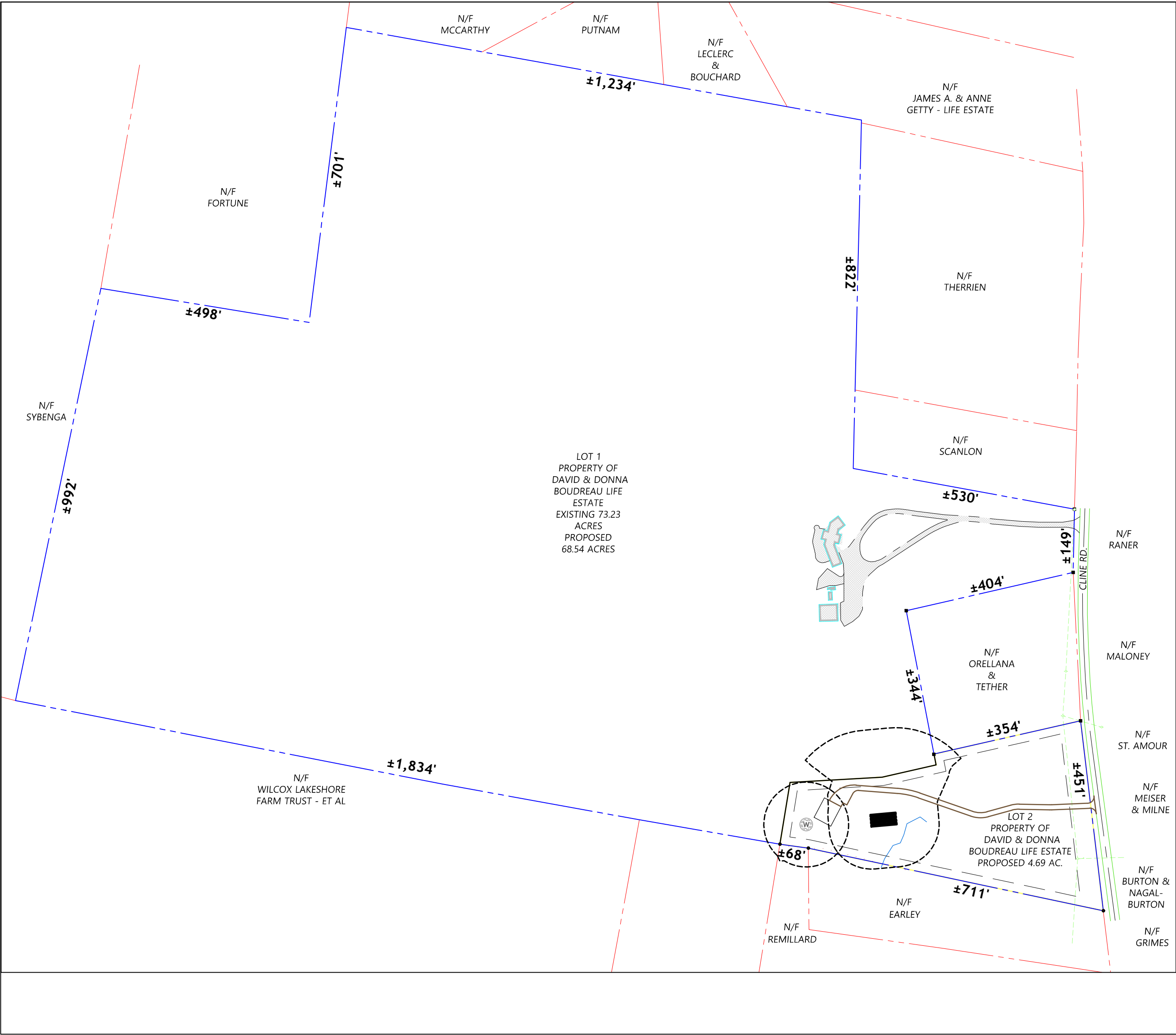
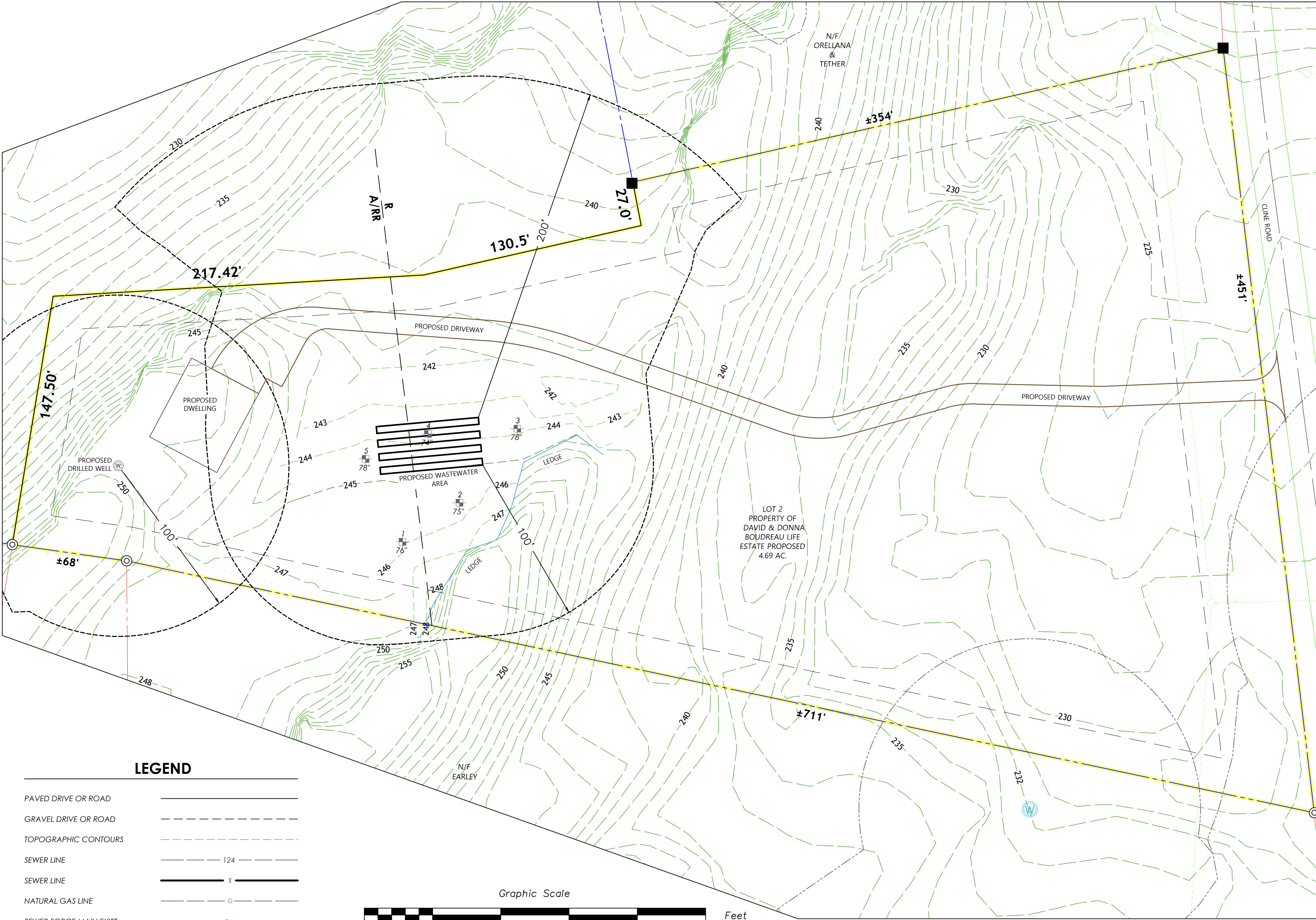
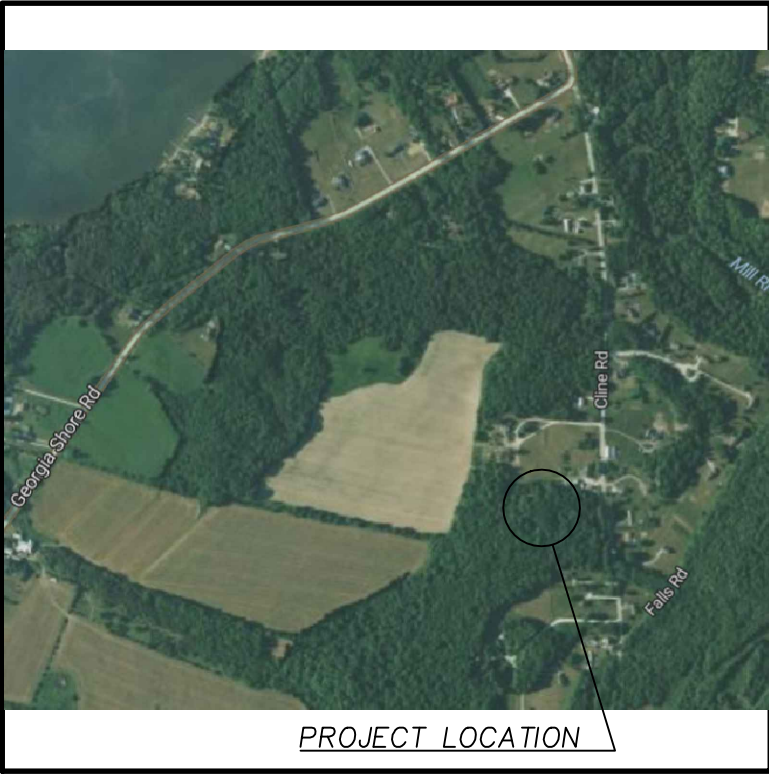
OWNER OF RECORD: DAVID & DONNA BOUDREAU LIFE ESTATE

TAX PARCEL ID: 102020000

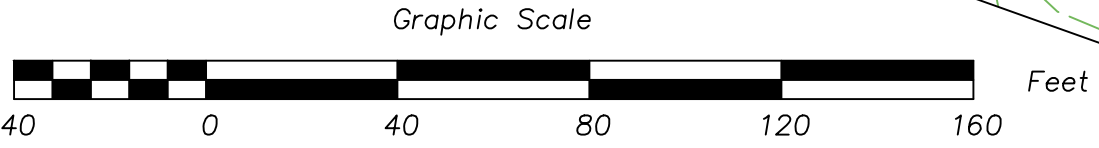
SPAN: 237-076-10236

PHYSICAL ADDRESS OF PROPERTY: 1371 CLINE ROAD
GEORGIA, VT

PURPOSE OF DESIGN:
THESE PLANS ARE BEING SUBMITTED TO ACQUIRE THE LOCAL AND STATE PERMITTING FOR A SUBDIVISION. ONE RESIDENTIAL BUILDING LOT IS PROPOSED.



LEGEND	
PAVED DRIVE OR ROAD	---
GRAVEL DRIVE OR ROAD	---
TOPOGRAPHIC CONTOURS	---
SEWER LINE	---
SEWER LINE	---
NATURAL GAS LINE	---
SEWER FORCE MAIN EXIST.	---
SEWER FORCE MAIN PROP.	---
WATER SERVICE PROPOSED	---
WATER SERVICE EXISTING	---
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EASEMENT	---
FENCE	---
SETBACKS	---
SWALE	---
WATER SUPPLY / WASTEWATER PRESUMPTIVE ISOLATION SHIELD	---
WATER SUPPLY WELL	---
UTILITY POLE	---
BENCHMARK	---
SOILS TEST PIT	---



Project Name:

BOUDREAU
1371 CLINE ROAD
GEORGIA, VT

Project #:

26-020

Date:

9/9/2026

Drawn By:

PM

Scale:

1" = 40'

Sheet Title:

DEVELOPMENT PLAN

Project Name:

BOUDREAU
1371 CLINE ROAD
GEORGIA, VT

Project #:

26-020

Date:

9/9/2026

Drawn By:

PM

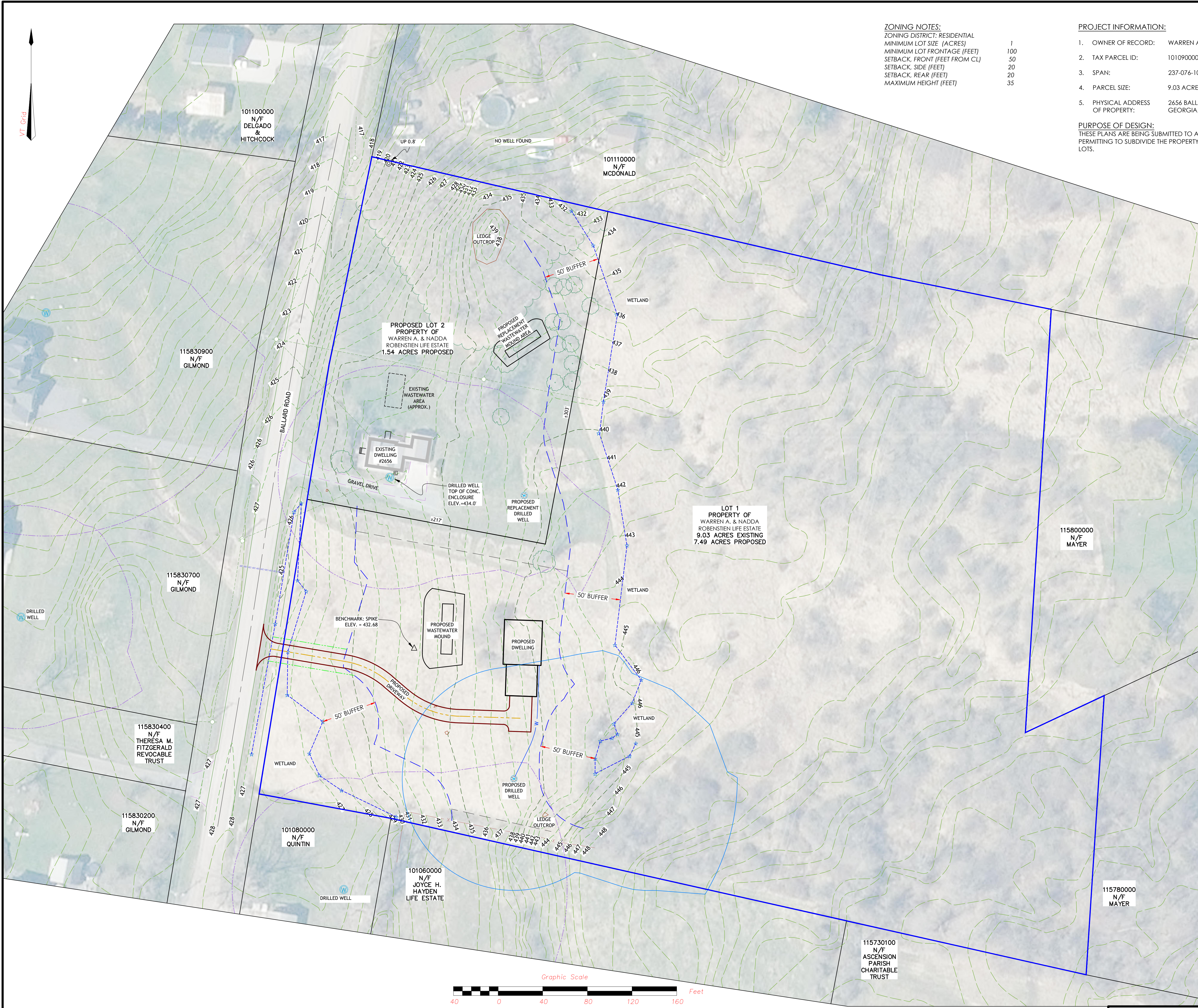
Scale:

1" = 40'

Sheet #

C2-01

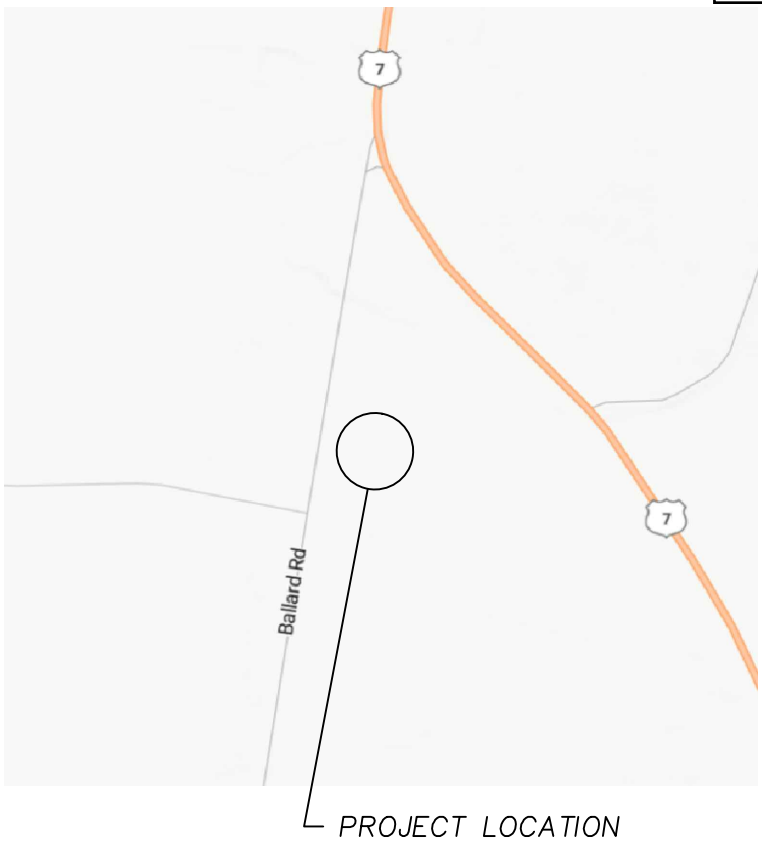
Apex Engineering, LLC
p. (802) 752-7328
e. aevermont@gmail.com



ZONING NOTES:
ZONING DISTRICT: RESIDENTIAL
MINIMUM LOT SIZE (ACRES) 1
MINIMUM LOT FRONTAGE (FEET) 100
SETBACK, FRONT (FEET FROM CL) 50
SETBACK, SIDE (FEET) 20
SETBACK, REAR (FEET) 20
MAXIMUM HEIGHT (FEET) 35

PROJECT INFORMATION:
1. OWNER OF RECORD: WARREN A. & NADDA ROBENSTIEN LIFE ESTATE
2. TAX PARCEL ID: 101090000
3. SPAN: 237-076-10313
4. PARCEL SIZE: 9.03 ACRES
5. PHYSICAL ADDRESS OF PROPERTY: 2656 BALLARD RD. GEORGIA, VT

PURPOSE OF DESIGN:
THESE PLANS ARE BEING SUBMITTED TO ACQUIRE THE LOCAL AND STATE PERMITTING TO SUBDIVIDE THE PROPERTY INTO A TOTAL OF TWO RESIDENTIAL LOTS.

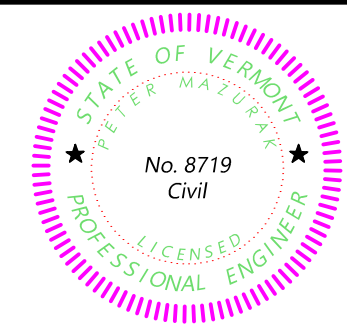


EXISTING CONDITIONS NOTES:

1. THIS PLAN DEPICTS THE PERTINENT EXISTING CONDITIONS AS OF SEPTEMBER, 2026.
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. DIGSAFE MUST BE CONTACTED PRIOR TO ANY EXCAVATION. CALL 1-888-DIG-SAFE (344-7233).

GENERAL NOTES:

1. FOR BOUNDARY INFORMATION DEPICTED WAS OBTAINED FROM PUBLISHED ONLINE PARCEL INFORMATION AND IS NOT THE RESULT OF A BOUNDARY SURVEY.

Project Name: Robenstien 2656 Ballard Road Georgia, VT		Sheet Title: Development Plan	
Project #: 24-017 Date: 09/16/2026 Drawn By: PM Scale: 1" = 40'			
Apex Engineering, LLC p. (802) 752-7328 e. aevermont@gmail.com			
Sheet #		C2-01	

Revisions: