



GEORGIA VERMONT

DRB MEETING

Tuesday, May 07, 2024 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. Boundary Line Adjustment (BLA-001-24) for Brian and Heather Dunsmore
4. **APPROVAL OF MINUTES**
 - A. DRB Meeting Minutes April 16, 2024
5. **OTHER BUSINESS**
6. **PLAN NEXT MEETING AGENDA**
 - A. May 21, 2024
7. **DELIBERATIONS**
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

**Boundary Line Adjustment
 BLA-001-24**

Owner Parcel #1: Brian and Heather Dunsmore 6086 Ethan Allen Highway Georgia, VT 05478 #802-524-3235	Owner Parcel #2: (same)
Property Tax Parcel & Location #1: 6086 Ethan Allen Highway (Lot 1) Parcel ID#116400000 Zoning District AR-1	Property Tax Parcel & Location #2: 6086 Ethan Allen Highway (Lot 2) Parcel ID#116400000 Zoning District AR-1
Engineer: Justin T. Holmes Pinnacle Engineering, PLC 189 Maple Drive, Georgia VT 05478 #802-782-5980	Surveyor: Button Professional Lans Surveyors, PC 20 Kimball Avenue, Suite 102 South Burlington, VT 05403 #802-570-0685

BACKGROUND

1. Boundary Line Adjustment for Brian and Heather Dunsmore, hereafter referred to as Applicants, located at 6086 Ethan Allen Highway (Parcel ID #116400000) Lot 1 is sized at ±81.4 acres and will be ±12.06 acres once adjusted. Frontage of parcel prior to adjustment is ±0’ and will change to ±60’ after the adjustment.
2. Lot 2 (per HE-6-0384, (1A)) is sized at ±4.59 acres prior to adjustment and will be ±74 acres once adjusted. Frontage of parcel prior to adjustment is ±220’ and will remain the same after the adjustment.
3. The boundary line request is to adjust the plat for Applicants to transfer ±69.36 acres from Lot 1, owned by Applicants, to Lot 2 (1A), also owned by Applicants.
4. Applicants were granted a Homestead Exemption (HE-6-0384) on August 8, 2002 by the State of Vermont Agency of Natural Resources: *“Lot 2 includes a single-family dwelling with onsite water and sewage disposal on ±4.59 acres. The remaining 92.4 acres will be deferred.”*
5. HE-6-0384, Lot 2 (1A) is exempt from obtaining a subdivision permit from the Agency of Natural Resources prior to sale or lease as it appears to meet the criteria set forth in Chapter 1, Subchapter 3- Subdivisions, Section 1-304 of the Environmental Protection Rules.

COMMENTS

1. Legal Description of adjusted area and boundary line adjustment plat-

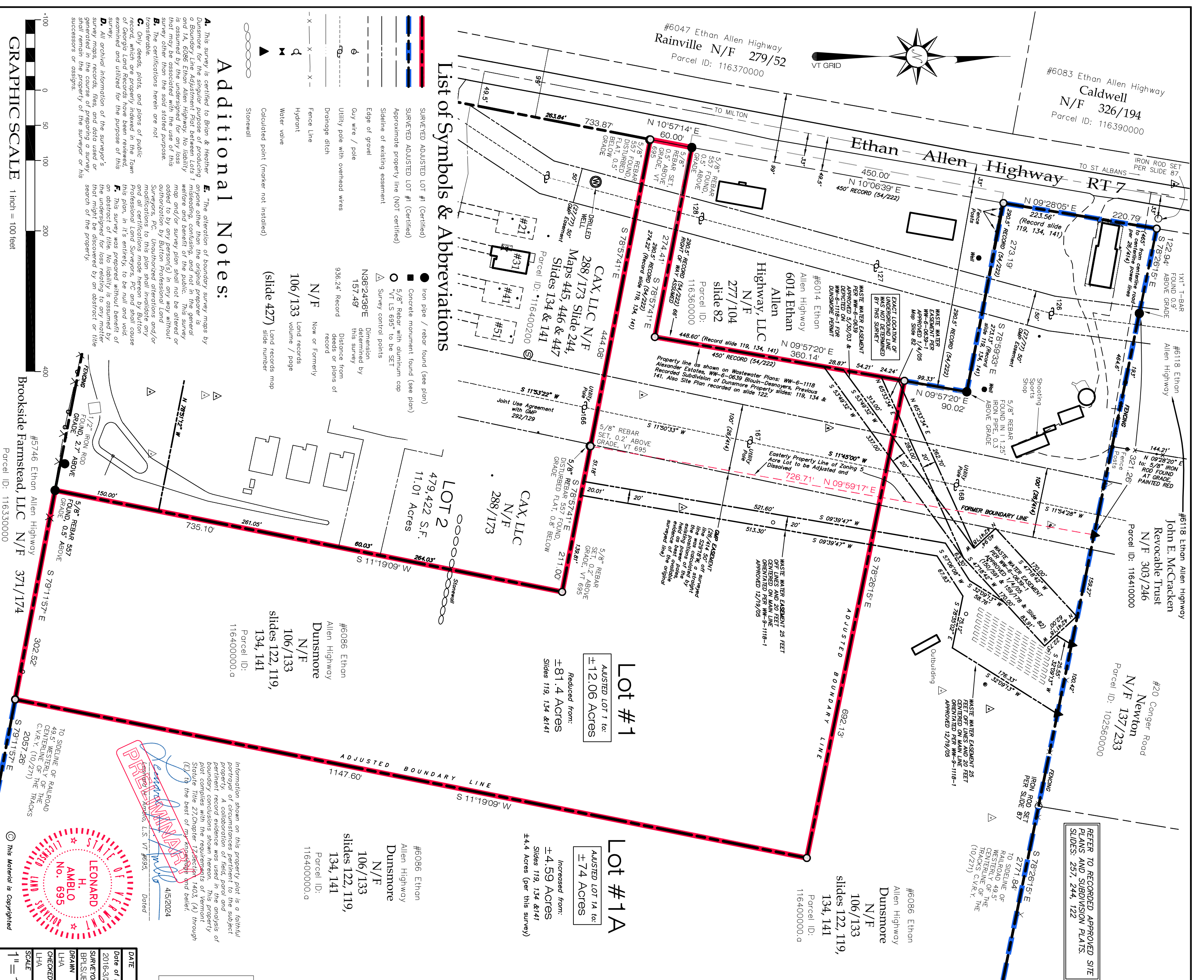
A portion of the existing Lot 1, property of Applicants, volume 106, page 133, existing area ±81.4 acres to proposed area ±12.06 acres, surveyed by Button Professional Land Surveyors, PC, to existing Lot 2 (1A), property of Applicant, volume 106, page 133, existing area ±4.59 acres to proposed area ±74 acres.

Applicant has submitted plans titled “*Boundary Line Adjustment Plat for Brian & Heather Dunsmore*” prepared by Button Professional Land Surveyors, PC dated April 5, 2024; and “*Homestead Exemption (HE-6-0384)*” prepared by Schreib Engineering, Inc. dated July 30, 2002.

- 2. Means of Access-** Lot 1 is accessed via a 60’ easement across the Alexander Estates Lot. Lot 2 (Lot 1A) is accessed via an existing drive and ±220’ frontage on Route 7.
- 3. Existing and proposed easements or rights-of-way for each lot.** Several utility and wastewater disposal easements exist and will remain unchanged.
- 4. Location of existing infrastructure for each lot-** No buildings are located on Lot 1. The existing house and outbuildings will remain on Lot 1A with existing well and leachfield.

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator



- ### List of Symbols & Abbreviations
- Iron pipe / rebar found (see plan)
 - Concrete monument found (see plan)
 - 5/8" Rebar with aluminum cap
 - "VT LS 695" to be SET
 - △ Survey control points
 - △ N36°24'39"E Dimension determined by this survey
 - △ 157.49' Distance from center of plans of record
 - △ 935.24' Record
 - △ N/F Now or Formerly
 - △ 106/133 Land records volume / page
 - △ 106/133 (slide 427) Land records map
 - Stone wall
 - Calculated point (marker not installed)
 - Stone wall

Additional Notes:

A. This survey is certified to Brian & Heather Dunsmore for the singular purpose of producing a Boundary Line Adjustment Plat between Lots 1 and 1A, 6086 Ethan Allen Highway. No liability will be associated with the use of this survey, other than the said stated purpose.

B. The certifications herein are not: Conveyance, Easements, Plats, and plans of public record, which are properly indexed in the Town of Georgia Land Records have been reviewed, examined and utilized for the purpose of this plat. This plan, in its entirety, to be null and void, if any archival information of the surveyor's survey maps, records, files, and data used or generated in the course of preparing a survey, that might be discovered by an abstract or title search of the property.

C. This survey is certified to Brian & Heather Dunsmore for the singular purpose of producing a Boundary Line Adjustment Plat between Lots 1 and 1A, 6086 Ethan Allen Highway. No liability will be associated with the use of this survey, other than the said stated purpose.

D. The certifications herein are not: Conveyance, Easements, Plats, and plans of public record, which are properly indexed in the Town of Georgia Land Records have been reviewed, examined and utilized for the purpose of this plat. This plan, in its entirety, to be null and void, if any archival information of the surveyor's survey maps, records, files, and data used or generated in the course of preparing a survey, that might be discovered by an abstract or title search of the property.

E. The location of boundary survey maps by anyone other than the original preparer is misleading, confusing, and not in the general welfare and benefit of the public. This survey map and/or survey plan shall not be altered or modified in any way without the written authorization by Button Professional Land Surveyors, P.C. Unauthorized alterations and/or modifications to this plan shall invalidate any record, which are properly indexed in the Town of Georgia Land Records have been reviewed, examined and utilized for the purpose of this plat. This plan, in its entirety, to be null and void, if any archival information of the surveyor's survey maps, records, files, and data used or generated in the course of preparing a survey, that might be discovered by an abstract or title search of the property.

F. This survey was prepared without benefit of an abstract of title. No liability is assumed by the surveyor for any errors or omissions that might be discovered by an abstract or title search of the property.

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property, recollection of field, plan and office work, and conclusions of the surveyor. This property plat complies with the requirements of Vermont Statute Title 27, Chapter 1, Section 1403. (A) through (F) to the best of my knowledge and belief.

4/5/2024
 Brian & Heather Dunsmore, L.S. VT #695. Dated

LEONARD H. AMBLIO No. 695
 VERMONT LAND SURVEYORS
 116-4000000.0

DATE	REVISION
2016-3-2024	RECORD DRAWING
	PRELIMINARY
	SKETCH/CONCEPT
	FINAL

DATE OF FIELDWORK: 2016-3-2024

DATE OF RECORDING: 2024

APPROVED BY: Brian & Heather Dunsmore

DATE OF RECORDING: 2024

DATE OF FIELDWORK: 2016-3-2024

DATE OF RECORDING: 2024

Approved by resolution of the Town of Georgia Planning Commission on the ___ day of ___ 2024, and recorded in Volume ___ Pages ___ to ___ all Requirements and Conditions of the Resolution.

Signed this ___ day of ___ 2021.

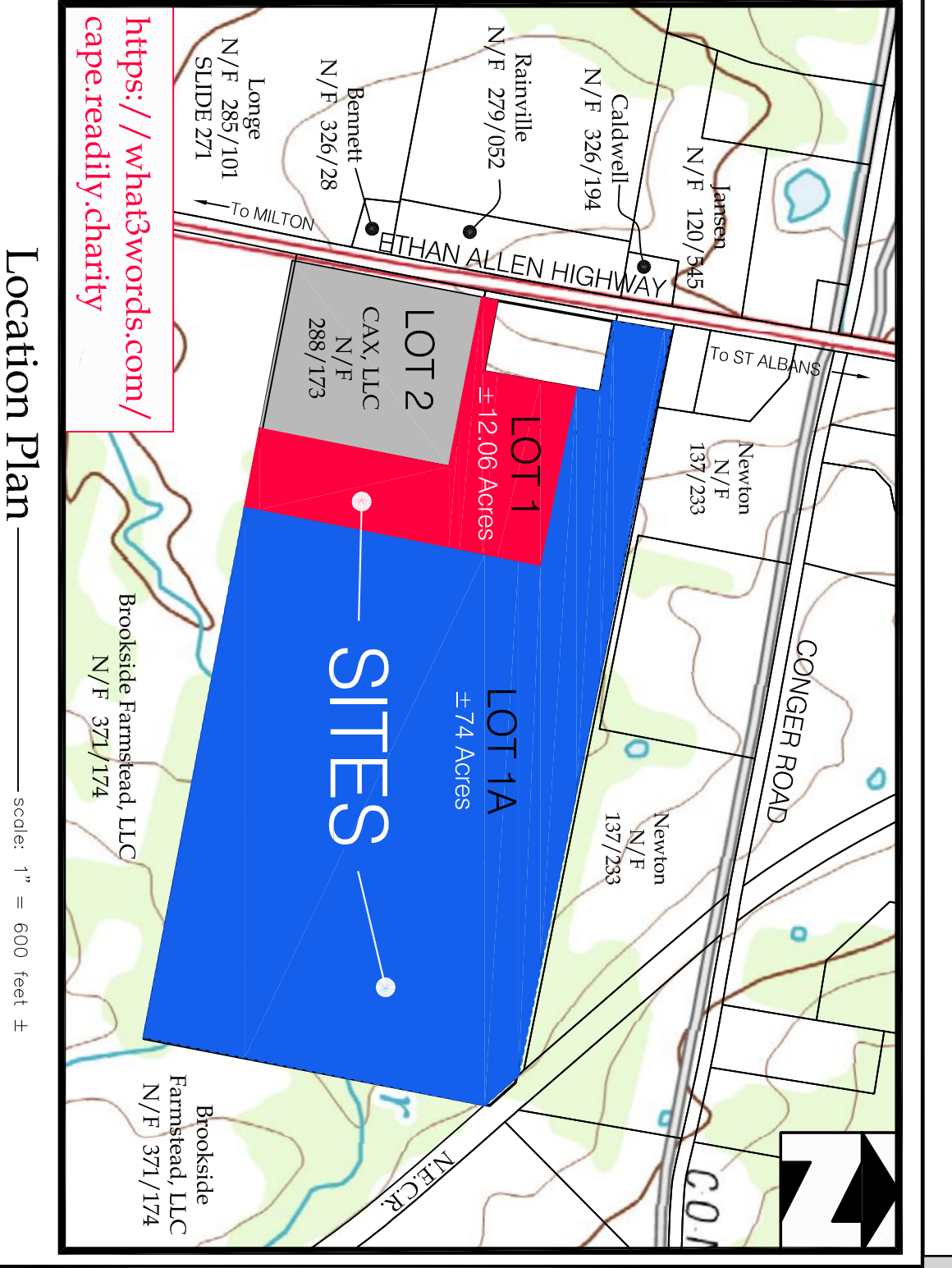
By: _____ Chair / Clerk

FOR RECORDING

Town of Georgia, Vermont
 Received for Record
 at _____ M
 and recorded in _____ minutes _____ M

ZONING INFORMATION: AR-1
 Minimum Lot Size: 5 acres per dwelling unit or use / 5 acres for multi-tenant elderly housing (for four units), 1/2 acre for each additional dwelling unit.
 Minimum Lot Frontage: 250'
 Building Setbacks: Front = 75', Side & Rear = 40'
 3,500sf per commercial use or agribusiness, 2,000sf for small scale commerce, 20 units multi-tenant elderly
 Maximum Building Height = 35'

- ### Plan References and Survey Notes
- This Boundary Line Adjustment Plat has been compiled from field surveys and record evidence including the following documents:
 - Slides 82, 87, 119, 122, 134, 141, 194, 244, MAPS 445, 446, 447.
 - North orientation is based on survey grade RTK (Real Time Kinematic) GPS observations made on 6/14/2016. The transmitting base station used was Beliefs Free Academy - Saint Albans CORS (Continuously Operating Reference Station) station. The resultant horizontal datum is NAD 83. This realization is called NAD 83(2011) epoch 2010.0. Geoid model (Geoid20). The resulting orthometric height is NAVD 88 (geoid20).
 - The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination, or methods of measurement.
 - The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
 - Iron boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40" long, crowned with an aluminum surveyor's cap stamped "VT LS 695", unless noted otherwise.
 - Button Professional Land Surveyors, PC is not responsible for submittal and / or approval of required State and Local permits.
 - The public right-of-way (R.O.W.) of Ethan Allen Highway shown hereon is based on a historic 6 foot right of way (99 feet). The present centerline location of the highway and the markers found along the sideline were utilized to conclude the sideline shown hereon.
 - The certifications herein are not transferable.
 - The location of utilities shown hereon represent observed evidence of above ground appearances only. The surveyor was not provided plans or markings on the ground to determine the location of any subterranean uses, except as noted hereon. An underground locating contractor would need to be contracted to mark areas of interest.
 - The premises shown and described hereon may be subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clear evidence of an easement or restriction of record or evidence of easements and structures, which are readily apparent from a casual aboveground view, are delineated hereon. No liability is assumed by the undersigned for any loss associated with the existence of any undiscovered easements or restrictions on the use of the property, which are not shown of record or are not readily apparent.
 - The location of underground improvements or possible encroachments are not always known and often must be estimated. If any underground improvements or possible encroachments exist or are shown, the improvements or possible encroachments are not covered by this certificate.
 - The descriptions of these lands and the physical evidence located and existing on the ground were compared and analyzed to conclude a final boundary opinion most indicative of the original intent of the conveyances and in harmony with existing physical boundary evidence.
 - Only deeds, plats, and plans of public record, which are properly indexed in the Town of Georgia Land Records have been reviewed, examined and utilized for the purpose of this survey.
 - Legal opinion is required to determine the validity of easements or their extinguishment.





State of Vermont

AGENCY OF NATURAL RESOURCES

Department of Fish and Wildlife
Department of Forests, Parks and Recreation
Department of Environmental Conservation

Department of Environmental Conservation
Wastewater Management Division
Essex Junction Regional Office
111 West Street
Essex Junction, VT 05452
(802) 879-5656

Brian & Heather Dunsmore
6086 Ethan Allen Highway
St. Albans VT 05478

Dear Applicant:

Subject: Exemption Number: HE-6-0384
Landowner: Brian & Heather Dunsmore
Lot size: 4.59 acres
Location: 6086 Ethan Allen Highway, Georgia

Project Description : Single family dwelling with onsite water & sewage disposal Lot 2 4.59 acres. Remaining 92.4 acres will be deferred.

Based on the information in the above referenced application, the lot with an existing structure/dwelling on it is exempt from obtaining a subdivision permit from the Agency of Natural Resources prior to sale or lease as it appears to meet the criteria set forth in Chapter 1, Subchapter 3-Subdivisions, Section 1-304 of the Environmental Protection Rules.

In issuing this opinion we have relied entirely on the information submitted to us, and the landowner creating this lot is responsible for its accuracy. Should it be determined in the future that the facts were not as stated, this letter will not prevent the Agency from taking appropriate enforcement action.

Although not required, it is recommended that this letter be recorded in the Georgia Land Records.

Dated at Essex Junction, Vermont on *August 1, 2002*, 2002.

FOR THE WASTEWATER MANAGEMENT DIVISION

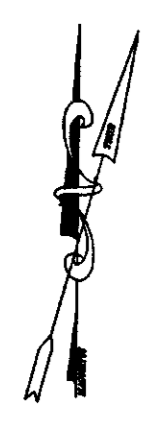
Irene L. Roberge
Irene L. Roberge
DEC Regional Office Coord.

cc: Town of Georgia Planning Commission
G. Norman Schreib

LEGEND	
	97 CONTOUR LINE
	97 PROPOSED CONTOUR
	OFFSET LINE
	TEST PIT
	POWER POLE
	PERC. TEST
	PROPERTY LINE
	RIGHT-OF-WAY
	EDGE OF ROAD
	EDGE OF DRIVE
	POWER LINE
	FENCE LINE
	MARKER
	WELL

APPROXIMATE LOCATION EXISTING SEPTIC

EXISTING RESIDENTIAL UNIT



ROUTE 7

316'±

169'±

273'±

OLD FOUNDATION

EXISTING DRILLED WELL

TP#41

TP#43

TP#45

TP#46

TP#50

TP#54

TP#49

TP#52

TP#51

TP#53

TP#55

TP#48

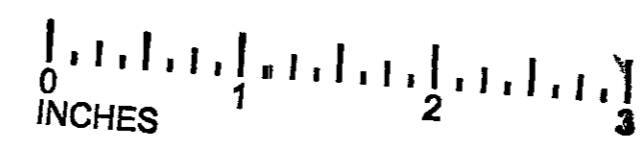
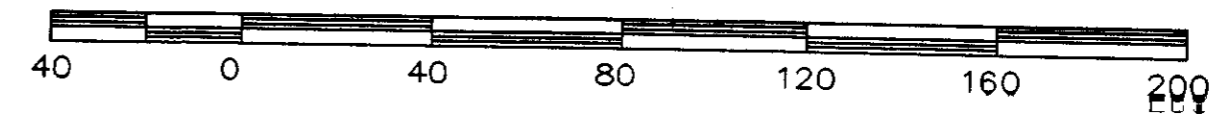
TP#47

TP#56

BLOUIN-DESNOYERS

BLOUIN-DESNOYERS

GRAPHIC SCALE



SITE PLAN

SCALE: 1" = 40'

LOT #ONE
±4,025,320 SQ.FT.
±92.4 ACRES

LOT #TWO
±200,000 SQ.FT.
±4.59 ACRES

DEFERRAL
DEFERRAL LANGUAGE SHALL BE
INCORPORATED INTO DEED

LOT #ONE
±4,025,320 SQ.FT.
±92.4 ACRES

RECEIVED
AUG - 8 2002

BRIAN & HEATHER DUNSMORE
TOWN OF GEORGIA, VERMONT
±97 ACRES
Tax Map Reference: MAP * PARCEL *
Deed Reference: VOLUME 106 PAGE 133-134

HE-6-0384

DATE: JULY 30, 2002
DRAWN: GNS
CHECKED: G.N.S.
PROJECT: 1780-1
SCALE: AS NOTED
CONTACT ENGINEER TO
FIELD VERIFY ALL
LOCATIONS PRIOR TO
CONSTRUCTION

BRIAN & HEATHER DUNSMORE

HOMESTEAD EXEMPTION

ROUTE 7 GEORGIA, VERMONT

REVIEWED BY

SCHREIB ENGINEERING, INC.
CONSULTING ENGINEERS
EGYPT ROAD
EAST FAIRFIELD, VERMONT

SHEET
1
OF
6

DRAWING NO. : 1780-1-1

REVISION 0

Boundary Line Adjustment Exemption Form

Exemption 1-304(9) - Wastewater System and Potable Water Supply Rules

Section 3. Item #A.

Step 1: Please provide the following information:

Landowner 1 - Name(s): Brian & Heather Dunsmore		Landowner 2 - Name(s): Brian & Heather Dunesmore	
Landowner 1 - Mailing Address: 6086 Ethan Allen Highway Georgia, VT 05478		Landowner 2 - Mailing Address: 6086 Ethan Allen Highway Georgia, VT 05478	
Property 911 Address, if different than Mailing Address:		Property 911 Address, if different than Mailing Address:	
Landowner 1 – Email: kdunsmores@comcast.net		Landowner 2 – Email: kdunsmores@comcast.net	
Landowner 1 - Phone Number: 802-524-3235		Landowner 2 - Phone Number: 802-524-3235	
Landowner 1 – Current Acreage: 81.4+/-	Landowner 1 - New Acreage: 12.06	Landowner 2 - Current Acreage: 4.59+/-	Landowner 2 - New Acreage: 74+/-
Town(s): Georgia		Previous State Permit #'s (if any): WW-6-1118	Lot Number(s) (if any): Lot 1 & 1A (Prev. Lot 1 & 2 Per HE-6-0384)

***please note: 27 V.S.A § 341-** requires a survey plat for a boundary line change

Step 2: Please check the box or boxes that apply to the lot line adjustment and attach any requested supporting information.

Check the boxes that apply to this land conveyance:

- (i) a lot being reduced in size is being reduced by no more than two percent, please include calculations showing percent of lot size reduction. Example: 5.9 acres take away 0.1 acres = 0.1 divided by 5.9 = 0.017 = 1.7 % reduction.); or
- (ii) a lot is increased in size;
- (iii) the boundary line being adjusted is located, after adjustment, at least 500 feet from the footprint of the building or structure on an improved lot (Please include the footprint of all buildings –except storage buildings- on the diagram that shows the original and the new proposed property lines and show the distance from the building(s) to the new proposed property line.)
- (iv) the Secretary, on a case-by-case basis, makes a written determination that the proposed adjustment will not have an adverse effect on any existing potable water supply or wastewater system on the affected lots.

Step 3A: For adjustments that meet (i) – (iii) above, please complete this form and submit this form with a plan showing the existing and proposed boundaries to the Regional Office and to the town for recording and indexing in the Town land records. When this is complete, you are exempt, and no written confirmation is required.

Step 3B: For adjustments being submitted for review under (iv) above, please complete this form and submit the form and a plan showing the existing and proposed boundaries and the location of all buildings and existing water supplies and septic systems on the affected lot(s) to the appropriate Regional Office. The Secretary will provide a written determination whether condition iv applies. If the Secretary determines that condition (iv) applies, deliver the written determination and plan to the town for recording and indexing in the town land records. **If the Secretary determines Exemption §1-304(9)(A)(iv) does not apply, a Wastewater System and Potable Water Supply permit will be required prior to adjusting the boundary line(s).**

By signing this form, the landowner is certifying the boundary line adjustment meets the exemption in section §1-304(9) (A) of the Wastewater System and Potable Water Supply Rules, effective April 12, 2019.

Landowner 1 Signature(s)

Date

Landowner 2 Signature(s)

Date

Boundary Line Adjustment Exemption Form

Exemption 1-304(9) - Wastewater System and Potable Water Supply Rules

Step 1: Please provide the following information:

Landowner 1 - Name(s): Brian & Heather Dunsmore		Landowner 2 - Name(s): Brian & Heather Dunsmore	
Landowner 1 - Mailing Address: 6086 Ethan Allen Highway Georgia, VT 05478		Landowner 2 - Mailing Address: 6086 Ethan Allen Highway Georgia, VT 05478	
Property 911 Address, if different than Mailing Address:		Property 911 Address, if different than Mailing Address:	
Landowner 1 - Email: kdunsmores@comcast.net		Landowner 2 - Email: kdunsmores@comcast.net	
Landowner 1 - Phone Number: 802-524-3235		Landowner 2 - Phone Number: 802-524-3235	
Landowner 1 - Current Acreage: 81.4+/-	Landowner 1 - New Acreage: 12.06	Landowner 2 - Current Acreage: 4.59+/-	Landowner 2 - New Acreage: 74+/-
Town(s): Georgia		Previous State Permit #'s (if any): WW-6-1118	Lot Number(s) (if any): Lot 1 & 1A (Prev. Lot 1 & 2 Per HE-6-0384)

*please note: 27 V.S.A § 341- requires a survey plat for a boundary line change

Step 2: Please check the box or boxes that apply to the lot line adjustment and attach any requested supporting information.

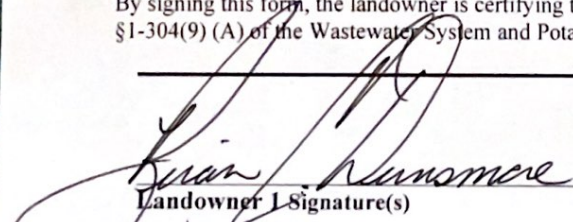
Check the boxes that apply to this land conveyance:

- (i) a lot being reduced in size is being reduced by no more than two percent, please include calculations showing percent of lot size reduction. Example: 5.9 acres take away 0.1 acres = 0.1 divided by 5.9 = 0.017 = 1.7 % reduction.; or
- (ii) a lot is increased in size;
- (iii) the boundary line being adjusted is located, after adjustment, at least 500 feet from the footprint of the building or structure on an improved lot (Please include the footprint of all buildings -except storage buildings- on the diagram that shows the original and the new proposed property lines and show the distance from the building(s) to the new proposed property line.)
- (iv) the Secretary, on a case-by-case basis, makes a written determination that the proposed adjustment will not have an adverse effect on any existing potable water supply or wastewater system on the affected lots.

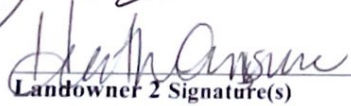
Step 3A: For adjustments that meet (i) - (iii) above, please complete this form and submit this form with a plan showing the existing and proposed boundaries to the Regional Office and to the town for recording and indexing in the Town land records. When this is complete, you are exempt, and no written confirmation is required.

Step 3B: For adjustments being submitted for review under (iv) above, please complete this form and submit the form and a plan showing the existing and proposed boundaries and the location of all buildings and existing water supplies and septic systems on the affected lot(s) to the appropriate Regional Office. The Secretary will provide a written determination whether condition iv applies. If the Secretary determines that condition (iv) applies, deliver the written determination and plan to the town for recording and indexing in the town land records. **If the Secretary determines Exemption §1-304(9)(A)(iv) does not apply, a Wastewater System and Potable Water Supply permit will be required prior to adjusting the boundary line(s).**

By signing this form, the landowner is certifying the boundary line adjustment meets the exemption in section §1-304(9) (A) of the Wastewater System and Potable Water Supply Rules, effective April 12, 2019.


Landowner 1 Signature(s)

04/09/2024
Date


Landowner 2 Signature(s)

04/09/24
Date

From: [Georgia Zoning](#)
To: [Georgia Zoning Clerk](#)
Subject: Fw: Homestead Exemption
Date: Thursday, April 11, 2024 1:30:40 PM
Attachments: [DEC Boundary Line Adjustment Form with Signatures.pdf](#)
[GEOR0110_Brian & Heather Dunsmore_6086 Ethan Allen Highway BLA 18X24 PLAT 4-5-2024 NO ORTHO.pdf](#)

Kind regards,



Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator
Floodplain Manager, Webmaster
Direct: 802-528-5890
Main: 802-524-3524
townofgeorgia.com

Please note that this email message, along with any response or reply, is considered a public record, and thus, subject to disclosure under the Vermont Public Records Law (1 V.S.A. §§ 315-320).

The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: justin pinnacle-vt.com <justin@pinnacle-vt.com>
Sent: Thursday, April 11, 2024 1:26 PM
To: Lowry, Allison <Allison.Lowry@vermont.gov>
Cc: Georgia Zoning <zoning@townofgeorgia.com>; kdunsmores (kdunsmores@comcast.net) <kdunsmores@comcast.net>
Subject: RE: Homestead Exemption

Hi Allison,

Attached please find a BLA Exemption Form to allow a boundary line adjustment of the two lots at 6086 Ethan Allen Highway in the Town of Georgia. As we discussed in previous emails below, these lots were originally created under HE-6-0384. Lot 1 is

decreased in size, but it has no improvements and would be subject to WW permitting to allow future development. Lot 1A (previously called Lot 2 in HE-6-0384) includes improvements, but it is significantly increased in size. Please note that subsequent to the HE, the original Lot 1 was subdivided to create an 11-acre Lot 2 which included a senior housing development, but I think the BLA exemption still applies here. Please advise if I am mistaken.

If this is acceptable, we'll file the exemption and Plat in the land records.

Thank you,

Justin T. Holmes, P.E.

PINNACLE ENGINEERING, PLC
189 Maple Drive
Georgia, VT 05478

(802) 782-5980

From: Lowry, Allison <Allison.Lowry@vermont.gov>
Sent: Wednesday, February 7, 2024 8:17 AM
To: justin pinnacle-vt.com <justin@pinnacle-vt.com>
Cc: 'Georgia Zoning' <zoning@townofgeorgia.com>
Subject: RE: Homestead Exemption

Hi Justin
Because there is a permit for the subdivision, we consider there to be two lots, regardless of whether they completed the subdivision with the town.
Thanks,
Allison



Allison Lowry, Environmental Analyst VI
Vermont Department of Environmental Conservation
Drinking Water & Groundwater Protection Division Essex Regional Office
111 West Street | Essex Junction, VT 05452
802-557-7532
allison.lowry@vermont.gov
<https://dec.vermont.gov/water/ww-systems>

Note: Written communications to and from state officials regarding state business are considered public records and, therefore, may be subject to public scrutiny.

To preserve, enhance, restore, and conserve Vermont's natural resources, and protect human health for the benefit of this and future generations.

From: justin pinnacle-vt.com <justin@pinnacle-vt.com>
Sent: Tuesday, February 6, 2024 7:32 PM
To: Lowry, Allison <Allison.Lowry@vermont.gov>
Cc: 'Georgia Zoning' <zoning@townofgeorgia.com>
Subject: Homestead Exemption

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Hi Allison,

Can you refresh my memory on the old homestead exemption subdivisions? The landowners did a homestead exemption in 2002 (see attached) to separate the house and 4.59 acres from the remaining acreage. I don't believe anything was done at the Town level, and the property hasn't changed hands so the deeds have not been updated. Would the State still recognize this as two separate lots? The landowners are considering a two-lot subdivision, and if two lots already exist a BLA may suffice.

Thanks for your help!

Justin T. Holmes, P.E.

PINNACLE ENGINEERING, PLC
189 Maple Drive
Georgia, VT 05478

(802) 782-5980



GEORGIA VERMONT

DRB MEETING Tuesday, April 16, 2024 at 7:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmпиVmE1MXZSaWZWLzVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

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

1. CALL TO ORDER - 7:00 PM

BOARD PRESENT

- Chair Suzanna Brown
- Vice Chair Charles Cross
- James Powell
- Gilles Rainville
- Lisa Faure
- Jared Waite, Alternate
- Chris Caspers, Alternate (Zoom)

BOARD ABSENT

- Greg Drew
- Glenn Sjoblom

STAFF PRESENT

- Doug Bergstrom, Zoning Administrator
- Kollene Caspers, Zoning Clerk

INTERESTED PARTIES PRESENT- IN PERSON

- Tim Reed
- Richard Lagro
- Ben Richards
- Steve Meilleur
- Laura Dapkiewicz
- Michelle Smith

INTERESTED PARTIES PRESENT- VIA ZOOM

Brad Ruderman
Kevin Camisa
Eric Bissonette
Carol Lavalley
Aaron Longchamp
Sophie Singer

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

Attorney Dan Triggs letter on behalf of Rhodeside Acres, to be discussed during Deliberations.

Motion to recognize the Rhodeside Acres four (4) one-acre lots as pre-existing, non-conforming and independent lots.

Motion made by Powell, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Powell, Rainville, Faure

3. PUBLIC HEARINGS

A. Preliminary Plat Approval (PR-002-24) for Sandy Birch Road LLC

Brad Ruderman and Tim Reed both present to explain the project: 7 Lot Major Subdivision

- Changes to the project since Sketch review includes reduced size of cul-de-sac to comply with A-76 standards and they lowered the acreage from Lots 16 and 17. Also added sidewalks, were able to obtain wastewater and stormwater permits, and get ability to serve letters from Georgia Fire Station and Green Mountain Power.
- They are requesting waivers for use of 60 ft ROW in lieu of road frontage, reduce road frontage for Lot 17, and installing a lined walking path within the subdivision instead of a sidewalk.
- Landscaping & Lighting: S. Brown had questions about the lighting for the safety of the neighborhood.
- Wetlands: Julie Follensbee from the State of Vermont properly examined the wetlands.
- Stormwater- grassy swales will help with the Stormwater drainage.
- S. Brown asked for the placards to explain the conservation of wetlands- no mowing or cutting of trees.
- J. Powell questioned cutting of trees for Phase II. Tim Reed explained the road entrance will be widened and the building envelopes will be cleared. The majority of the property was logged 5 or 6 years ago. The lots and the road will be cleared of trees and brush for building, but no clearing will be done in the wetlands area.
- Questions from the public regarding Phase II mound system: S. Meilleur, will there be digging for shared wastewater? Tim Reed explained the lines are already in place, will place leachfield in later. M. Smith questioned the Phase I power source and will it be shared with Phase II for the leachfield? No, Tim Reed said Phase II will have its own power source. L. Dapkiewicz, questions about easements for the septic system, these easements are in the deeds.
- Sidewalks will not be connected, due to wetlands in place and permits that are necessary. This may be revisited in the future.
- The new private road will be paved, the paving of the driveways will be up to the homeowners.

- Phase I and II streets will not be taken over by the town, the plowing and maintenance are covered by the HOAs right now. There will be two separate HOAs for Phase I and Phase II, for stormwater, wastewater and private roads.
- E. Bissonette had questions via Zoom: His property is in Milton, the land along the back side of the property and along Nottingham Drive. He is planning to install a barbed wire fence to keep illegal dumping from happening on his property, B. Ruderman will meet to help with delineating the property to erect the fence.
- J. Powell suggested boulders to be put in place along the walking trail in open space to deter motorized vehicles and 4-wheelers. Tim Reed states the HOA will also have rules against motorized vehicles in the open spaces.
- What about hunting regulations, can the HOA documents specify no hunting close to the homes? Right now there are no rules in the HOA bylaws, but HOA can post it on the property.
- L. Dapkiewicz commented the Phase I residents enjoy the sidewalk, but it is a financial burden to the HOA. S. Brown commented that the town may take over the sidewalk at some point.
- Timeline on the project will depend on permits, but developer hopes to break ground this summer. Act 250 permit is ready to be submitted.

Motion to close hearing at 7:35pm

Motion made by Rainville, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Powell, Rainville, Sjoblom, Faure

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes 3/19/2024

Motion to approve the 3/19/2024 Minutes with minor changes.

Motion made by Faure, Seconded by Rainville.

Voting Yea: Chair Brown, Vice Chair Cross, Rainville, Sjoblom, Faure

Voting Abstaining: Powell

5. OTHER BUSINESS

A. Zoning Fee Schedule

- Proposal to increase Zoning Fees based on fees in other areas, primarily Fairfax and their Zoning fee schedule.
- Fees had not been raised in 15 years prior to the raise in fees in 2022. Last December fees were raised to the current amounts. In an effort to raise money for the Town, the Selectboard wants a recommendation from the DRB regarding the Zoning fee structures.
- S. Brown had questions about ADUs, garages, and the Occupancy Permits that follow. If the owner/applicants do not say that there is ADU when building a garage we wouldn't know. Zoning Administrator will determine what the fee is for Occupancy Permit based on what is built.
- S. Brown suggested to change "original" fee to the "current" fee when listed to pay double based on old or expired permits.
- S. Brown is concerned that commercial development will be deterred by raising fees of commercial building. Is there a way to incentivize fees for developing commercial properties in

the areas where the town desires growth? This can be addressed when updating the Development Regulations next year.

- Suggestion for minimum square footage for a permit be increased from 100 sq ft to 200 sq ft. Agreed, but S. Brown is requesting the fee schedule to address the 10 foot setbacks are still necessary no matter what square footage.
- Recommendation to the Selectboard: update the fee structure with the few minor updates before the building season begins.

B. Sidewalk Discussion, Route 7 properties

- Georgia Market has \$4,000 in escrow with the Town for future sidewalks. DRB should put a plan in place for sidewalks before the sale of Georgia Market is complete. Options include installing sidewalks or transferring the funds into a sidewalk account for future sidewalks anywhere in the Town of Georgia. Current owners will work with the Town to resolve sidewalk issue before the closing of the sale of the business.
- If DRB wants to force the sidewalks paved before sale, owners will have to get at least 3 estimates on installation costs and put that money into escrow; or the new owners will be saddled with the costs of installing the sidewalks. Escrow will be held in the owner's attorney's account, not the Town's account.
- Another option is to have the owners of the property put money into a Town fund account to have the Town oversee the installation of sidewalks, a fee to have Dept of Public Works to oversee the project will also be necessary.
- The DRB is suggesting to the Selectboard that Georgia Market and other property owners in similar situations (5 sections along Route 7) obtain estimates for sidewalks and one apron. This, together with a percentage increase and an administration fee for the Town work to get the sidewalks put into place.

Motion made by Chair Brown, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Powell, Rainville, Faure

6. PLAN NEXT MEETING AGENDA

A. May 7, 2024

- BLA-001-24, Boundary Line Adjustment for Dunsmore.
- The DRB will also approve and sign the decision letter for PR-002-24.

7. DELIBERATIONS

Motion to enter into Deliberative Session at 8:25 p.m.

Motion made by Rainville, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Powell, Rainville, Faure

Motion to exit Deliberative Session at 9:15 p.m.

Motion made by Powell, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Powell, Rainville, Faure

8. ADJOURN

Motion to adjourn at 9:20 p.m.

Motion made by Rainville, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Powell, Rainville, Faure

Posted to the Town website.

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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

DRAFT