



GEORGIA VERMONT

DRB MEETING

Tuesday, February 18, 2025 at 7:00 PM
Chris Letourneau Meeting Room and via Zoom
Agenda

Zoom Details:

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

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

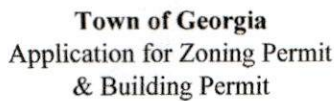
Dial by your Location: 1 929 205 6099 (New York)

1. **CALL TO ORDER - 7:00 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **PUBLIC HEARINGS**
 - A.** VAR-001-25, Florucci, Variance
 - B.** PR-001-25, Gamache, PUD Duplex Development
4. **APPROVAL OF MINUTES**
 - A.** DRB Meeting Minutes: February 4, 2025
5. **OTHER BUSINESS**
6. **PLAN NEXT MEETING AGENDA**
 - A.** March 18, 2025
7. **DELIBERATIONS**
 - A.** Decision Letter, FP-001-25 Rooney
 - B.** Decision Letter, SK-001-25, Favreau
 - C.** Decision Letter, SP-001-25 & CU-001-25, Harrison
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**



Section 3. Item #A.

- Application Approval Date 12/12/24
 Appeal Period Expires / /
 Zoning District
 Permit Number

G

Check box(es) which describe proposed use or construction
(circle choice in parenthesis)

N = New A = Addition R = Remodel

Residential:	N	A	R
Single Family	☐	☐	☐
Two-family (Duplex)	☐	☐	☐
Multi-family	☐	☐	☐
Condominium / Townhouse	☐	☐	☐
Manufactured Home	☐	☐	☐
Seasonal Camp	☐	☐	☐
ADU (accessory dwelling unit)	☐	☐	☐
Inclusions or Additions:			
Garage ☐ attached ☒ detached Addition	☒	☐	☐
Porch ☐ enclosed ☐ open	☐	☐	☐
Deck / Patio	☐	☐	☐
Pool ☐ in ground ☐ above	☐	☐	☐
Shed / Play House / Coop	☐	☐	☐
Barn ☐ residential ☐ agriculture	☐	☐	☐
Greenhouse ☐ residential ☐ agriculture	☐	☐	☐
Fence (< 5' in height no permit required)	☐	☐	☐
☒ Other: <u>Garage w/Workshop</u>			
Non-Residential:			
Commercial / Industrial	☐	☐	☐
Sign	☐	☐	☐
Other:	check if needed		
Change in Use	☐		
Home Occupation	☒		
Permit Renewal Appeal	☐		
Variance / Waiver	☐		

H	
Please check the appropriate box for the following:	
Additional Property Information	Yes No
Is there a stream or wetland on property?	☒ ☐
Is the property in a Special Flood Hazard Area?	☐ ☒
Is the property in an L1 zone on Lake Champlain?	☐ ☒
Is the property in the South Village?	☐ ☒
Project involve work in town right of way?	☐ ☒
Project involve a change in the # of bedrooms?	☐ ☒
Project involve demolition / renovation?	☐ ☒
Have you attached a drawing of project?	☒ ☐
Is this a primary residence?	☒ ☐
Is there an HOA (Home Owners Association)?	☐ ☒
Property have a E911 sign at end of driveway?	☐ ☒
Is there an increase in impervious surface? (includes roof, deck, porch, pavement, patio etc.)	☒ ☐
If yes total square feet	1,872 ft ²

D	Previous Permits / Subdivision Name / Driveway Permit / DRB Application
	/

VT Building Energy Standards Certificate (RBES): *The [Vermont Residential Building Energy Standard \(RBES\)](#) - 30 V.S.A. § 51 affects all new homes built after July 1, 1998. It is the energy code for all residential buildings 3 stories or less above grade in Vermont. RBES Disclosure Statement must be filled out and recorded with the town prior to the issuance of a Certificate of Occupancy. Applicant must certify the following:*

☒ Structure which is subject of this application DOES NOT require an RBES Certificate

☐ Structure which is subject of this application DOES require an RBES Certificate

Property Owner Acknowledgement: *The undersigned applicant hereby affirms that the information provided in this application is true, accurate, and complete. I understand if this application is approved, I must post the building poster provided on the property in public view and allow a 15 day appeal period before work begins. I understand Vermont law allows 30 days to find this application complete. I understand that my signature on this application constitutes permission for on-site inspection of the property described on this application form under Article 3 of the Georgia Development Regulations.*

Applicant Signature: [Signature] Date 12/12/24 Co-Applicant Signature: _____ Date ____/____/____



Town of Georgia
Application for Zoning Permit
& Building Permit

OFFICIAL USE ONLY — ZONING ADMINISTRATOR ACTION — OFFICIAL USE ONLY

Date Application Received: 12/12/24 Zoning District: AR-1

Project Description: Garage / Home Occupation

Additional Action Needed:

Variance / Waiver: _____

Appeal: _____

Conditional Use Res: _____

Conditional Use Com: _____

Concept / Sketch Plan: _____

Site Plan: _____

BLA: _____

Amend / Renew: _____

Meeting date with DRB: / /

Meeting date with DRB: / /

Meeting date with DRB: / /

Meeting date with DRB: / /

Meeting date with DRB: / /

Meeting date with DRB: / /

Meeting date with DRB: / /

Meeting date with DRB: / /

Final Zoning Administrator Action

ZONING PERMIT

☐ Approved Date: / / Zoning Administrator: _____

Permit EFFECTIVE date: / / Permit EXPIRATION date: / /

CONDITIONS of Approval:

- ☐ RBES Required ☐ Certificate of Occupancy Required ☐ VTRANS Permit Required
☐ Driveway Permit ☐ ROW Permit ☐ Class 4 Road Agreement
☐ Other: Garage w/Workshop ☐ E911 Sign

☒ Denied Date: 12/13/24 Zoning Administrator: / /

Reason for Denial: Town of Georgia Development regulations

Section 5.12 Wetland and Vernal Pools

Fees

Permit Fee: \$ _____

Recording Fee: \$ _____

RBES Record: \$ _____

VTRANS Record: \$ _____

Driveway Permit: \$ _____

ROW Permit: \$ _____

Road Inspection: \$ _____

Cert. of Occupancy: \$ _____

Cert of Occ Record: \$ _____

Impact Town: \$ _____

Impact School: \$ _____

Other: \$ _____

Total Fees Zone: \$ _____

Total Record: \$ _____

Total Highway: \$ _____

Total Impact Town: \$ _____

Total Permit Fees: \$ _____

Notice of Appeal Rights: Any interested person may appeal this decision by filing a written Notice of Appeal with the Zoning Administrator or DRB Clerk within 15 days of the date of this decision. (Title 24 VSA ch. 117 Section 4465)

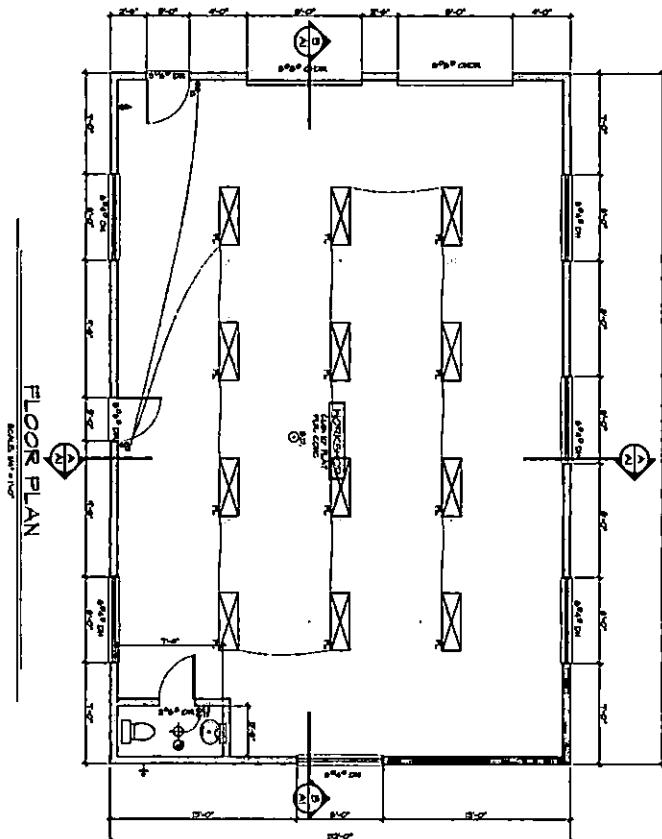
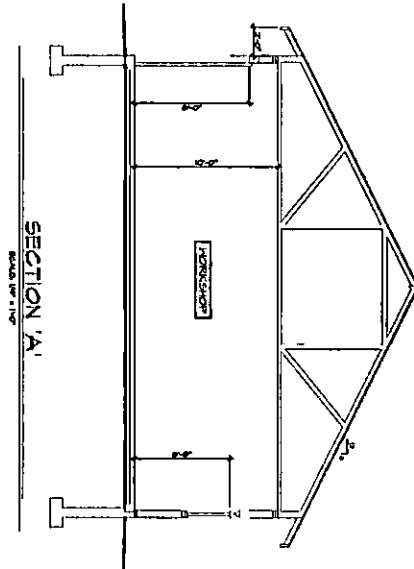
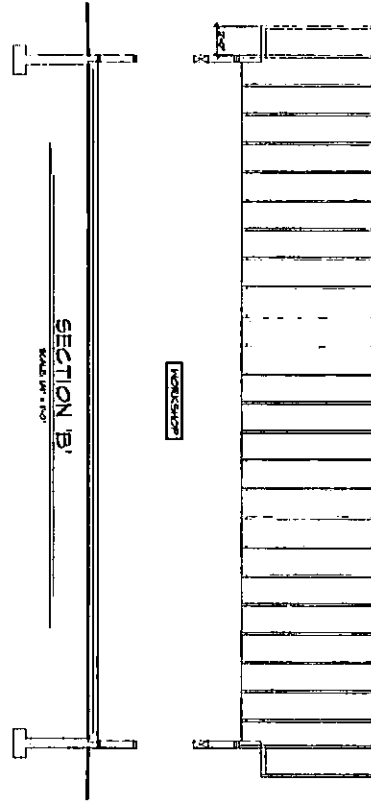
This permit does not authorize commencement of any development activity approved by the permit until the permit takes effect as set forth above.

Site modifications and improvements made prior to this permit becoming effective may be subject to removal and site restoration if a timely appeal is commenced.

Expiration: This permit expires one year from the date of issue or date listed at top of permit and may be extended one additional year upon application.

Conditions: Conditions imposed by the Zoning Administrator, Planning Commission, DRB, or Selectboard are hereby incorporated into this permit and are binding on the permittee.

Note: The applicant retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802) 477-2241 to speak with a regional Permit Specialist.



ELEC. SCHEDULE

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B RECOMMENDATIONS.

2. THE ELECTRICAL SYSTEM SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 100 AMPERES OF AVAILABLE POWER AT THE MAIN SERVICE ENTRANCE.

3. THE ELECTRICAL SYSTEM SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 100 AMPERES OF AVAILABLE POWER AT THE MAIN SERVICE ENTRANCE.

4. THE ELECTRICAL SYSTEM SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 100 AMPERES OF AVAILABLE POWER AT THE MAIN SERVICE ENTRANCE.

5. THE ELECTRICAL SYSTEM SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 100 AMPERES OF AVAILABLE POWER AT THE MAIN SERVICE ENTRANCE.

6. THE ELECTRICAL SYSTEM SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 100 AMPERES OF AVAILABLE POWER AT THE MAIN SERVICE ENTRANCE.

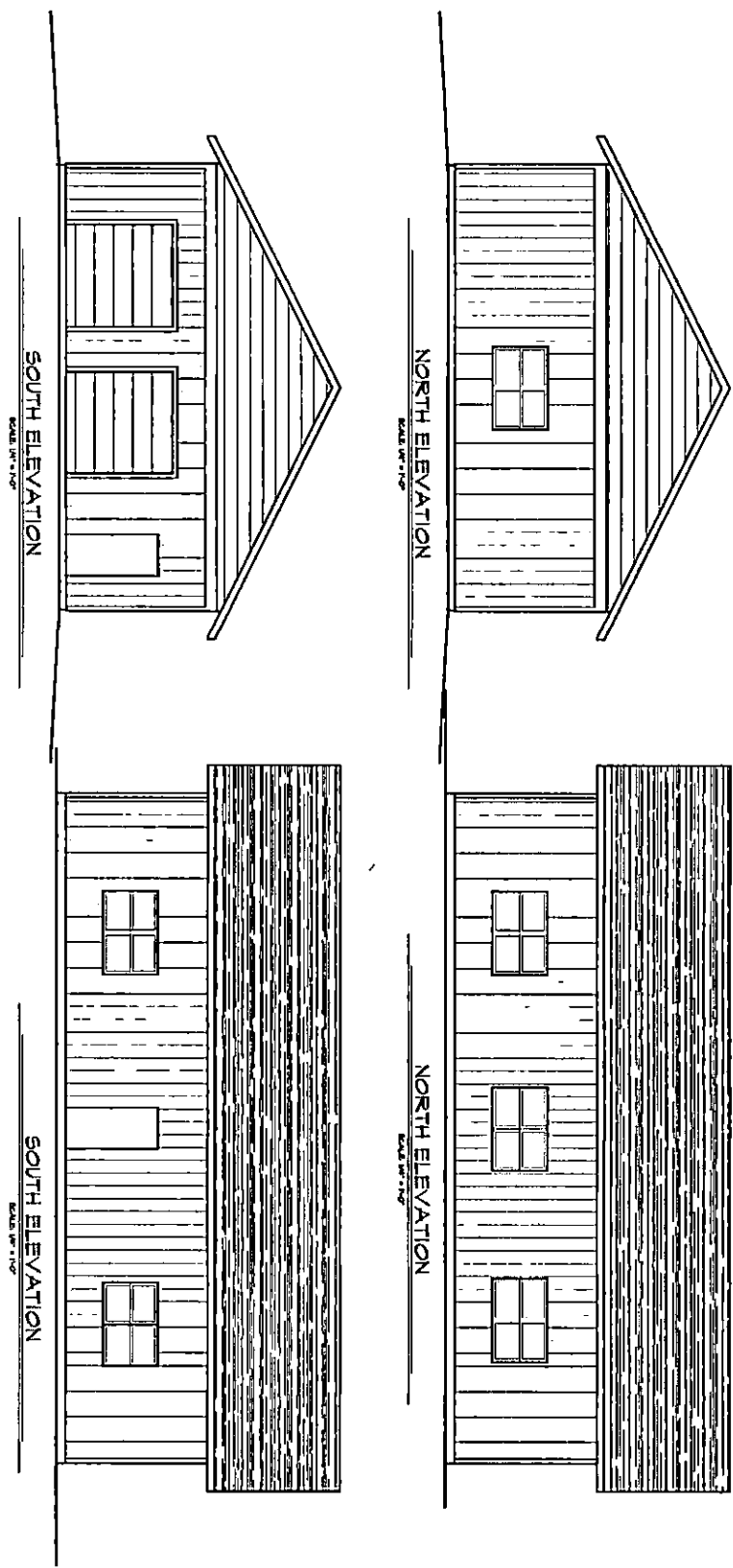
7. THE ELECTRICAL SYSTEM SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 100 AMPERES OF AVAILABLE POWER AT THE MAIN SERVICE ENTRANCE.

8. THE ELECTRICAL SYSTEM SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 100 AMPERES OF AVAILABLE POWER AT THE MAIN SERVICE ENTRANCE.

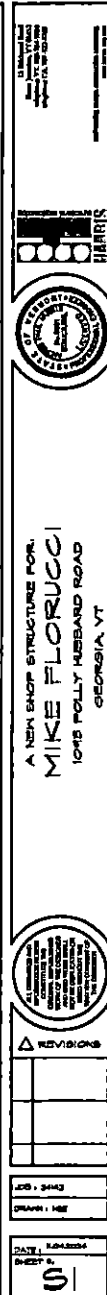
9. THE ELECTRICAL SYSTEM SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 100 AMPERES OF AVAILABLE POWER AT THE MAIN SERVICE ENTRANCE.

10. THE ELECTRICAL SYSTEM SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 100 AMPERES OF AVAILABLE POWER AT THE MAIN SERVICE ENTRANCE.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	100 AMPERES SERVICE ENTRANCE	11	100 AMPERES SERVICE ENTRANCE
2	100 AMPERES SERVICE ENTRANCE	12	100 AMPERES SERVICE ENTRANCE
3	100 AMPERES SERVICE ENTRANCE	13	100 AMPERES SERVICE ENTRANCE
4	100 AMPERES SERVICE ENTRANCE	14	100 AMPERES SERVICE ENTRANCE
5	100 AMPERES SERVICE ENTRANCE	15	100 AMPERES SERVICE ENTRANCE
6	100 AMPERES SERVICE ENTRANCE	16	100 AMPERES SERVICE ENTRANCE
7	100 AMPERES SERVICE ENTRANCE	17	100 AMPERES SERVICE ENTRANCE
8	100 AMPERES SERVICE ENTRANCE	18	100 AMPERES SERVICE ENTRANCE
9	100 AMPERES SERVICE ENTRANCE	19	100 AMPERES SERVICE ENTRANCE
10	100 AMPERES SERVICE ENTRANCE	20	100 AMPERES SERVICE ENTRANCE



[illegible]





GEORGIA VERMONT

Variance Application Permit # VAR-001-25

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

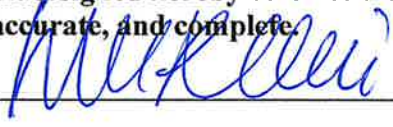
Owner(s): Michael Florucci
Address: 1093 Polly Hubbard Rd
Georgia, VT
Zip Code 05478 Telephone (619)208-4393
Email michaelfl80@gmail.com

Applicant(s): Michael Florucci
Address: 1093 Polly Hubbard Rd
Georgia, VT
Zip Code 05478 Telephone (619)208-4393
Email michaelfl80@gmail.com

Tax Parcel ID: 111380000 Zoning District: AR-1

CERTIFICATION OF APPLICANT(S)

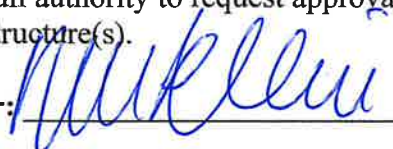
AFFIRMATION: The undersigned hereby certifies that the information submitted in this application is true, accurate, and complete.

Signature of Applicant:  Date: 12/23/24

Signature of Applicant: _____ Date: _____

PROPERTY OWNERS' AUTHORIZATION

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

Signature of Owner:  Date: 12/23/24

Signature of Owner: _____ Date: _____

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

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

1. List adjacent property owners including those across the road right-of-way.
Please submit stamped addressed envelopes for each adjacent property owner.

See Attachment 1

2. Request for variance under Section(s) 5.12
of the Town of Georgia Zoning Regulations.

3. Describe in detail the variance you are seeking.
I'm requesting permit approval for building an accessory structure in an area of maintained yard that is a
class II wetland or buffer.
-
-

4. Title of plan(s) submitted with application, and, if applicable, firm which prepared plan, project number; date of plan and revisions; building elevation where required. Plans shall include, where applicable, land use areas, existing and proposed structures, roads, driveways, parking and loading spaces, pedestrian walkways, general landscaping, sign, and lighting. Please provide eight copies no larger than 24" x 18" with application. See Table 3.2 in Section 3.3 of the Development Regulations for the full listing.
Site Plan - Michael Logan Florucci - prepared by Barnard & Gervais, LLC - Proj. # 23388 dated 01-31-2024
-
-

5. Property Dimensions: Please submit sketch or plans showing the following dimensions:

Lot Size (in acres): 10.2 Lot Frontage: 250 Lot Depth: 1,700

Current Setbacks:

Front Yard	Left Side Yard	Right Side Yard	Rear Yard
Setback: <u>195</u>	Setback: <u>115</u>	Setback: <u>83</u>	Setback: <u>1500</u>

Proposed Setbacks:

Front Yard	Left Side Yard	Right Side Yard	Rear Yard
Setback: <u>105</u>	Setback: <u>115</u>	Setback: <u>55</u>	Setback: <u>1500</u>

Current Building Height: 2 Story **Proposed Building Height:** 20'

Variance Justification

All applications for variance must be heard by the Zoning Board of Adjustment according to the criteria set forth in 24 V.S.A. Section 4469(a). The DRB must find that your application meets **all five of these criteria** in order to approve your application. In

support of your application, please describe why you feel your application meets these criteria (attach a separate sheet if necessary).

1. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions, and not the circumstances or conditions generally created by the provisions of the bylaw in the neighborhood or district in which the property is located.:

The entirety of the property north of the mill river is Class II wetland or buffer, providing no alternative building location that would not violate section 5.12 of the zoning regulations.

2. Because of these physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the bylaw, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property: _____

This structure is required for my home based business and no other site exists on the property that would fall within section 5.12 of the zoning regulations.

3. The unnecessary hardship has not been created by the applicant: _____

Full wetland mapping of the property was not done until after purchasing the property, when the existing septic system failed and required replacement.

4. The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare: _____

The proposed structure is in keeping with the character of the area, confined to the subject property, and well within setbacks for the area.

5. The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the bylaw and from the plan.:
See Attachment 2

NOTE: The DRB may not grant a variance for a use or structure which is not permitted or conditionally permitted within a subject zoning district.

DECISION/ACTION TAKEN (FOR TOWN USE ONLY):

Date received: 12/23/24 Fee paid: _____ Check # 157

Approved ☒ Denied ☐ Returned (incomplete) _____ Date: 1/17/25

Permit valid on _____

Signed: Koller [Signature]

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator

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

Appeal / Variance Request, Michael Florucci, 1093 Polly Hubbard Rd

Attachment 2

Recognizing the value of wetlands to the area, all efforts were made to not just minimize negative impacts associated with the building project, but to offset them in ways that can create a net improvement to the overall functions and values of wetlands on the subject property.

Multiple site locations and building positions were considered. The maintained yard east of the driveway was selected as it is overall slightly higher and drier than the rest of the yard, contains a stretch of upland, contains an old/failed underground leach field, contains new and upgraded septic tanks, and has seen the most extensive work to facilitate septic replacement. The orientation of the structure was selected so as to facilitate future placement of solar panels on the south facing roof.

A significant component of this planned project is restoration of a large area of maintained yard west of the driveway. The restoration area is 3 to 4 times the footprint of the proposed accessory structure. Not only will maintenance be halted in this area, but it will be re-populated with trees, shrubs, and plants that are native to Vermont wetland sites. In excess of \$3,000 has already been spent on this effort. Planting includes a dense native shrub row along the outer perimeter of the restoration area that, when fully grown, should discourage human entry into the area and provide better seclusion for wildlife. Native trees and shrubs will be planted throughout the internal space. Non-native lawn grasses will be removed as best as possible and the area will be re-seeded with a New England Wetmix (wetland seed mix).

Plant list:

Shrubs:

- Rhododendron Viscosum (Swamp Azalea) - 20 ea
- Lindera Benzoin (Spicebush) - 30 ea
- Viburnum Nudum (Wild Raisin) - 20 ea
- Cornus Sericea (Red-Osier Dogwood) - 5 ea
- Rosa Palustris (Swamp Rose) - 20 ea
- Photinia Pyrifolia (Red Chokeberry) - 15 ea
- Rhododendron Canadense (Rhodora) - 15 ea
- Myrica Gale (Sweetgale) - 15 ea

Trees:

- Acer Saccharinum (Silver Maple) - 4 ea
- Alnus Incana (Speckled Alder) - 10 ea

Seed Mix:

Fox Sedge (*Carex vulpinoidea*), Lurid Sedge (*Carex lurida*), Blunt Broom Sedge (*Carex scoparia*), Blue Vervain (*Verbena hastata*), Fowl Bluegrass (*Poa palustris*), Hop Sedge (*Carex lupulina*), Green Bulrush (*Scirpus atrovirens*), Creeping Spike Rush (*Eleocharis palustris*), Fringed Sedge (*Carex crinita*), Soft Rush (*Juncus effusus*), Spotted Joe Pye Weed (*Eupatorium maculatum*), Rattlesnake Grass (*Glyceria canadensis*), Swamp aster (*Aster puniceus*), Blueflag (*Iris versicolor*), Swamp Milkweed (*Asclepias incarnata*), Square stemmed Monkey Flower (*Mimulus ringens*)

In summary, while the area of maintained yard selected for the building site is technically Class II wetland or buffer, most of its value as a wetland has already been destroyed. By actively restoring a far larger area of the maintained yard west of the driveway, the full project proposal will improve the overall wetland functions and values of the property.



WETLAND IMPACT CALCULATIONS		
	WETLAND IMPACT (SF)	WETLAND BUFFER IMPACT (SF)
TOTAL	2903	815
PERMANENT	1431	457
TEMPORARY	1472	358

PROJECT NOTES:
1. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LEGAL REQUIREMENTS OF A BOUNDARY SURVEY AS DESCRIBED IN 27 V.S.A. § 1403. PROJECT PERIMETER LINES ARE BASED ON GEORGIA TAX MAPS SHOWN ON THE AGENCY OF NATURAL RESOURCES (ANR) ENVIRONMENTAL INTEREST LOCATOR AND EVIDENCE FOUND DURING THE DECEMBER 2023 TOPOGRAPHIC SURVEY. NO WARRANTY IS MADE TO THE ACCURACY OF THE BOUNDARY LINES SHOWN HEREON.

2. THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD AND GERVAIS, LLC IN DECEMBER 2023.

3. THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NAVD88 (GEOID12B) ESTABLISHED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH TRIMBLE R12i AND TRIMBLE R780 GNSS RECEIVERS ADJUSTED TO VERMONT GRID ON RANDOM CONTROL POINTS USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION OF THE VT CORS NETWORK. THE ELEVATIONS ON THIS PLAN OUTSIDE THE DASHED BOUNDARIES SHOWN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.

4. FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE. TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.

5. NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD AND GERVAIS, LLC. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION OR SITE WORK. THE CONTRACTOR SHALL NOTIFY THE DIG SAFE NETWORK AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.

6. THE REPLACEMENT MOUND SYSTEM IS CONSIDERED A "BEST FIX" AND HAS BEEN DESIGNED IN REASONABLE CONFORMANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, "WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES" EFFECTIVE NOVEMBER 6, 2023.

7. IN ACCORDANCE WITH SUBSECTION 1-802 OF THE STATE OF VERMONT, ENVIRONMENTAL PROTECTION RULES (EPR) CHAPTER 1, EFFECTIVE NOVEMBER 6, 2023 A VARIANCE IS BEING REQUESTED TO INSTALL THE REPLACEMENT WASTEWATER DISPOSAL SYSTEM. A VARIANCE IS BEING REQUESTED AS A RESULT OF THE FOLLOWING SITE CONDITIONS:

7A. BASED ON THE HYDROGEOLOGIC EFFLUENT MOUNDING ANALYSIS THAT WAS PERFORMED, THE EFFLUENT PLUME WILL BE MAINTAINED BELOW GROUND SURFACE UNDER NORMAL OPERATING CONDITIONS AND SEASONAL HIGH GROUNDWATER CONDITIONS. HOWEVER, EFFLUENT MOUNDING WILL OCCUR WITHIN 6 INCHES OF THE GROUND SURFACE. TO COMPENSATE FOR THAT AN ADDITIONAL 6 INCHES OF PERMEABLE SOIL IS BEING PROPOSED THAT EXTENDS 25 FEET DOWNSLOPE OF THE MOUND TO PROVIDE ADEQUATE "FREEBOARD".

8. THE EXISTING CONCRETE SEPTIC TANK SHALL BE PUMPED OUT, INSPECTED AND CONFIRMED TO BE 1,000 GALLONS IN SIZE. IF THE TANK IS WATER-TIGHT, IT CAN BE REUSED AS PART OF THE REPLACEMENT SYSTEM. IF THE TANK IS REUSED, IT SHALL BE RETROFITTED WITH A POLYLOK PL-122 EFFLUENT FILTER OR APPROVED EQUAL. THE FILTER ACCESS IS REQUIRED TO BE COMPLETED FLUSH WITH THE FINISH GRADE AND IT IS RECOMMENDED THAT THE PUMP OUT COVER BE FITTED WITH RISERS AND COMPLETED FLUSH WITH THE FINISH GRADE. IF THE EXISTING SEPTIC TANK IS IN POOR CONDITION OR IS NOT WATER-TIGHT, IT SHALL BE REMOVED AND REPLACED WITH A NEW 1,000 GALLON CONCRETE SEPTIC TANK WITH APPROVED EFFLUENT FILTER.

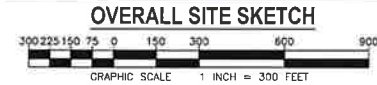
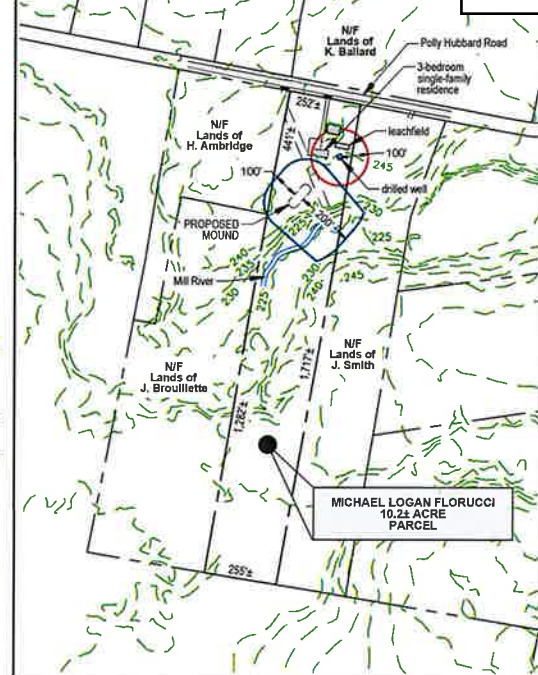
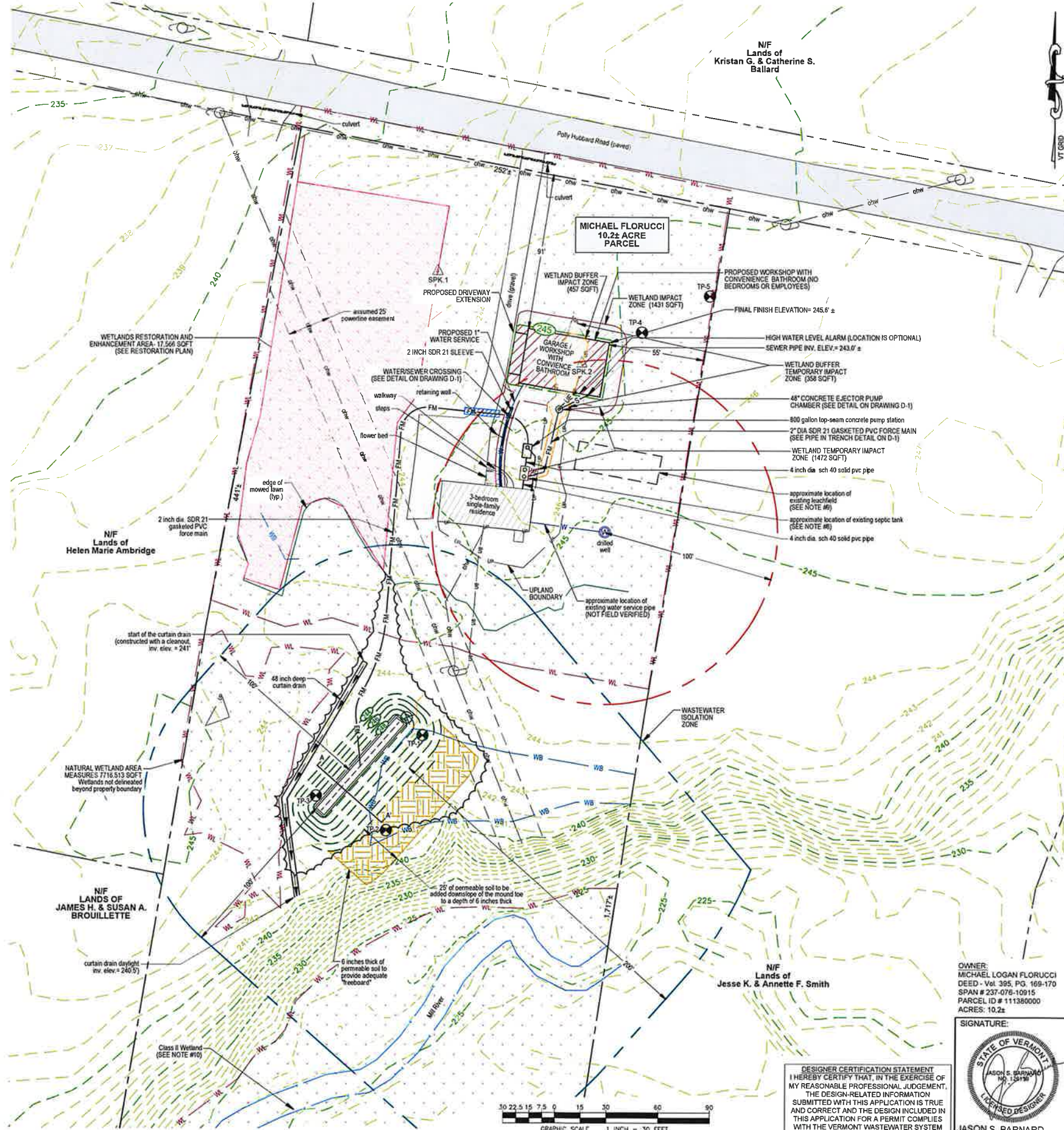
9. THE EXISTING LEACHFIELD WAS NOT FIELD VERIFIED, THE SYSTEM SHALL BE ABANDONED IN-PLACE. THE EXISTING DISTRIBUTION BOX SHALL BE LOCATED, PUMPED OUT, COLLAPSED AND FILLED WITH A GRANULAR MATERIAL. ALL WASTEWATER PIPING ENCOUNTERED DURING THE WORK SHALL BE CUT AND CAPPED.

10. WETLANDS SHOWN HEREON HAVE BEEN DELINEATED BY BARNARD AND GERVAIS, LLC, AND VISITED BY DISTRICT WETLANDS ECOLOGIST KRYSTAL T. SEWELL, IN ORDER TO CONSTRUCT THE REPLACEMENT SYSTEM AT THE PROPOSED LOCATION, A WETLANDS PERMIT IS BEING APPLIED FOR THROUGH THE STATE OF VERMONT WETLANDS DIVISION.

11. BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.

12. ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (VOSHA) GUIDELINES FOR TRENCH EXCAVATIONS.

13 THE CONTRACTOR AND/OR LANDOWNER SHALL ADHERE TO THE GUIDELINES SET FORTH IN THE STATE OF VERMONT EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION SITES. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR SITE CONTRACTOR TO ENSURE THESE GUIDELINES ARE FOLLOWED AND EROSION/SEDIMENT CONTROL MEASURES ARE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT.



	BOUNDARY LINE/R.O.W. (EXISTING)
	BOUNDARY LINE/R.O.W. (ABUTTING)
	1-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
	1-FOOT GROUND SURVEY CONTOUR
	FINISH GRADE
	ZONING SETBACKS
	TREE LINE
	PROPOSED LIMITS OF CLEARING
	STONE WALL (EXISTING)
	DITCHLINE
	GRAVITY SEWER (EXISTING)
	GRAVITY SEWER (PROPOSED)
	FORCE MAIN
	1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
	WELL ISOLATION
	WASTEWATER ISOLATION
	WETLAND BOUNDARY
	WETLAND BUFFER
	WETLAND IMPACT
	WETLAND BUFFER IMPACT
	WETLANDS RESTORATION AREA
	UNDERGROUND ELECTRICAL CONDUIT
	UNDERGROUND GAS LINE
	UNDERGROUND TELEPHONE LINE
	UTILITY POLE/OVERHEAD WIRES
	SURVEY TRAVERSE STATION
	TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
	TEST PIT (TP-01)
	DRILLED WELL (UNLESS OTHERWISE NOTED)

10-21-2024	PROPOSED ACCESSORY BUILDING & DRIVEWAY WITH WETLANDS IMPACTS AND TABLE	DT
4-4-2024	RELOCATED CURTAIN DRAIN AND ADDED WETLAND TABLE	SUDT
3-29-2024	WETLAND DELINEATION BOUNDARY ADDED	SUDT
02-09-2024	REVISED DOWNSLOPE MOUND GRADING TO 4 ON 1	CS
DATE	DESCRIPTION	BY

	BARNARD & GERVAIS, LLC 167 Main Street, P.O. Box 620 Ennsburg Falls, VT 05450 Telephone: (802) 533-5168		Land Surveying Water & Wastewater Environmental Consulting 16523 VT Route 116, P.O. Box 133 Ennsburg, VT 05461 Telephone: (802) 452-2597	
	REPLACEMENT WASTEWATER DISPOSAL SYSTEM DESIGN			
MICHAEL LOGAN FLORUCCI				
1093 POLLY HUBBARD ROAD, GEORGIA, VERMONT				
SITE PLAN				
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:				
☐ PRELIMINARY DRAFT ☒ FINAL STATE SURVEY				
				PROJECT NO. 23388
				DATE: 01-31-2024
				SCALE: 1" = 30'
				SURVEY: JG, TG
				DRAWN: JG, CS, DT
				CHECKED: JB
				DRAWING NO. S-1
				SHEET 1 OF 2

DESIGNER CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT, IN THE EXERCISE OF
MY REASONABLE PROFESSIONAL JUDGEMENT
THE DESIGN-RELATED INFORMATION
SUBMITTED WITH THIS APPLICATION IS TRUE
AND CORRECT AND THE DESIGN INCLUDED IN
THIS APPLICATION FOR A PERMIT COMPLIES
WITH THE VERMONT WASTEWATER SYSTEM
AND POTABLE WATER SUPPLY RULES.

**Variance Application
VAR-001-25**

Owner/Applicant: Michael Florucci 1093 Polly Hubbard Road Georgia, VT 05478 619-208-4393 Michaelfl80@gmail.com	Property Tax Parcel & Location: 1093 Polly Hubbard Road Parcel# 111380000 Zoning District: AR-1
Surveyor/Engineer: Barnard & Gervais, LLC PO Box 820, Enosburg Falls, VT 05450 #802-933-5168	

BACKGROUND

Michael Florucci, hereafter referred to as Applicant, is requesting a variance for permit approval to build an accessory structure in an area of maintained yard that is a Class II Wetland or buffer. The parcel is located at 1093 Polly Hubbard Road, within the AR-1 zoning district. The parcel is ±10.2 acres in size, benefitted by ±250 ft of frontage along Polly Hubbard Road.

Applicant proposes building a ±1500 square foot accessory building east of the existing driveway in an area that has been determined wetlands and wetland buffer by Vermont Agency of Natural Resources (ANR). The selected area is higher and drier than the rest of the yard, has seen the most extensive work to facilitate septic replacement and is able to accommodate future placement of solar panels on the south facing roof.

A restoration plan is in place in a large area of maintained yard west of the driveway. The restoration area is 3 to 4 times the footprint of the proposed accessory structure. This area will be planted with trees, shrubs and plants that are native to Vermont wetland sites. Planting includes a dense native shrub row along the outer perimeter of the restoration area that, when fully grown, should discourage human entry into the area and provide better seclusion for wildlife. See *Attachment 2* for additional information.

**VARIANCE JUSTIFICATION
Setbacks for AR-1 Zoning District**

(Town of Georgia Development Regulations dated February 27, 2023 Section 6.4B)

	AR-1 Required:	VAR-001-25
Minimum lot size	5 acres	±10.2 acres
Lot Frontage	250 ft.	±250 ft
Front yard setback	75 ft.	±105 ft
Left Side yard setback	40 ft.	±115 ft
Right Side yard setback	40 ft.	±55 ft.
Rear yard setback	40 ft.	±1500 ft

Building height	35 ft. max	±20 ft
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All applications for variance must be heard by the Zoning Board of Adjustment according to the criteria set forth in 24 V.S.A. Section 4469(a). The DRB must find that your application meets **all five of these criteria** in order to approve your application.

1. *There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions, and not the circumstances or conditions generally created by the provisions of the bylaw in the neighborhood or district in which the property is located.:* The entirety of the of the property north of the Mill River is Class II wetland or buffer, providing no alternative building location that would not violate Section 5.12 of the Town of Georgia Zoning Regulations (2/27/2023).
2. *Because of these physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the bylaw, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property:* This structure is required for my home based business and no other site exists on the property that would fall within Section 5.12 of the Zoning regulations.
3. *The unnecessary hardship has not been created by the applicant:* Full wetland mapping of the property was not done until after purchasing the property, when the existing septic system failed and required replacement.
4. *The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare:* The proposed structure is keeping with the character of the area, confined to the subject property and well within the setbacks for the area.
5. *The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the bylaw and from the plan.:* See **Attachment 2** document.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk



Town of Georgia

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

Preliminary Plat Application

Application # PR 001-25

Submission Requirements: Within six months of receipt of letter from the Planning Department classifying your project as a major subdivision, complete and submit this application with all required elements from the attached outline & fees. Submit one 11x17" sets of site plan maps, with a digital copy in *.pdf format, incorporating any recommendations made by the Development Review Board (DRB) in its Sketch Plan review letter. Applicant must also provide a list for all abutters, including those across a public or private right of way. **Incomplete applications will be returned and will delay scheduling your hearing.**

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): Anthony & Lillian Gamache
Address: 147 Georgia Middle Road
Georgia, VT
Zip Code 05468 Telephone 802-524-6347
Email _____

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

Tax Parcel ID: 109960100 Zoning District: AR-2 PUD ☒ Yes ☐ No

CERTIFICATION OF APPLICANT(S)

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

Signature of Applicant: Anthony Gamache Date: 1/17/25

Signature of Applicant: Lillian Gamache Date: 1/17/2025

PROPERTY OWNERS' AUTHORIZATION

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

Signature of Owner: Anthony Gamache Date: 1/17/25

Signature of Owner: Lillian Gamache Date: 1/17/2025

Location of Property: Lot 3A created under FP-005-23 at south end of 147 Georgia Middle Road

Parcel ID No.: 109960100 Zoning District: AR-2 Is this a PUD? ☒ Yes ☐ No

Deed Reference: Volume 99 Page 320 Size of Parcel: 20.66 acres

Previous subdivision of parcel (if applicable)

Permittee name: Anthony & Lillian Gamache - FP-005-23
Date: 12/19/23 Map #

Previous Site Plan Approval (if applicable)

Permittee name: Anthony & Jillian Gamache - SP-002-23 & CU-004-23
Date: 12/19/23 Map #

If applicable:

Engineer: Justin Holmes, Pinnacle Eng. Surveyor: Mark Day, Day Land Surveying
Phone: 802-782-5980 Phone: 802-849-6516
Email: justin@pinnacle-vt.com Email: mark@daylandsurveying.com

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

Number and size of proposed lots:

No additional lots are proposed. Landowners propose 4 duplexes (8 units) on an existing lot to replace the previously approved 4-unit residential building (see CU-004-23 and SP-002-23). Duplexes are a permitted use. The multiple principal uses/buildings necessitate PUD approval.

Names and addresses of abutting property owners:

See Attached

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

Access is to be provided by the private road approved under SP-002-23. This road will be lengthened and a cul-de-sac will be added to provide better access for emergency service vehicles in accordance with Town Road Standards

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

Overall Site Plan, Detailed Site Plan, Grading and Utility Plan, Details & Specifications.

Location of parking and proposed number of spaces:

Each unit will have a garage space plus a space in front of the garage. Additional parallel parking spaces are also proposed along the road and cul-de-sac. Including garage spaces, a total of 22 spaces are proposed. Backing of vehicles into the private road is proposed to allow the buildings to be clustered.

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

The proposed road access has been approved by the DRB and Road Access Permit DP-2024-007. The approved road is to be lengthened and a cul-de-sac added in accordance with Town Road Standards.

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

The proposed private road will be within a 60-foot-wide right-of-way. Electric and communications utilities will also be within this right-of-way. Open space area will be provided with rights of access to residents of the property.

Proposed and/or existing wastewater disposal and water supply:

A single mound leachfield is proposed to dispose of wastewater from the 8 units. Two drilled wells are proposed - each will serve 4 units.

Proposed drainage/storm water runoff (if required):

A State stormwater permit is required as the proposed impervious area exceeds 0.5 acres. Catch basins, storm piping, grass swales, infiltration and extended detention are proposed to treat stormwater. The 3-9050 permit will be filed in the coming days.

Proposed landscaping (if applicable):

Additional evergreen plantings are proposed along property lines abutting residential neighbors. A few ornamental plantings will be provided around the units. Some trees may be utilized to demark the wetland buffer/impact boundaries.

Size and location of proposed and/or existing buildings:

No buildings currently exist on the property. The previously approved 4-household dwelling will be replaced by 4 duplexes with approximate overall dimensions of 40' by 60'.

State permits required and/or obtained for this project:

An Individual Wetland Permit (#2023-0310) has been issued to allow construction of the private road through buffer area. A WW permit is required as well as stormwater permits (3-9050 and 3-9020).

Proposed lighting (if any):

No street lighting is proposed. Only building-mounted residential lighting is proposed. No flood lights are allowed. All lighting will comply with the Town lighting standards.

Notes

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

**Application Submission Requirements
Preliminary Plat for Major Subdivisions**

The Preliminary Subdivision Plat shall consist of one or more maps or drawings which may be printed or reproduced on paper with all dimensions shown in feet or decimals of a foot, drawn to a scale of not more than one hundred (100) feet per inch, showing or accompanied by the following information:

1. Proposed subdivision name or identifying title and the name of the town.
2. Name and address of the record owner, subdivider and designer of the preliminary plat, and any option holders of the proposed subdivision.
3. Number of acres within the proposed subdivision, location of property lines, existing easements, buildings, watercourses, and other essential existing physical features.
4. The names of all subdivision immediately adjacent and the names of owners of record and deed reference of adjacent acreage.
5. The zoning district designation of the area to be subdivided and any zoning district boundaries affecting the tract.
6. Deed reference, tax map reference.
7. The location and size of any existing sewers and water mains, culverts and drains on the property to be subdivided.
8. Location, names and present widths of existing and proposed streets, highways, easements, building lines, alleys, parks, and other public open spaces as well as similar facts regarding adjacent property two hundred (200) feet from property lines. Street names are to be submitted to the Georgia Selectboard. The approval is to be documented by means of a letter.
9. Contour lines at intervals of five (5) feet for existing grades and for proposed finished grades where changes of existing ground elevation will be five (5) feet or more.
10. Typical cross sections of the proposed grading and roadways and of sidewalks.
11. Complete survey of subdivision tract by a licensed land surveyor.
12. Date, true north point and scale.
13. Means of providing water supply to the proposed subdivision.
14. Means of on-site disposal of septic wastes including location and results of tests to ascertain subsurface soil, rock and ground water conditions, depth to ground water unless pits are dry at depth of five (5) feet, location and results of percolation tests on each lot.
15. Provisions for collecting and discharging storm drainage, in the form of a drainage plan.
16. Preliminary designs of any bridge or culverts which may be required.
17. The proposed lot lines with approximate dimensions and suggested locations of buildings. 4
18. The location of temporary markers adequate to enable the Commission to location readily and appraise the basic layout in the field. Unless an existing street intersection is shown, the distance along a street from one corner of the property to the nearest existing street intersection shall be show.
19. All parcels of land proposed to be dedicated to public use and the conditions of such dedication.
20. The location of natural features or site elements to be preserved.
21. Fire protection letter of requirements from the Fire Department.

22. List of waivers, if any, the subdivider desires from the requirements of these regulations.

The preliminary plat shall be accompanied by a vicinity map drawn at the scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area. The vicinity map shall show all the area within two thousand (2,000) feet of any property line of the proposed subdivision or any smaller area between the tract and all surrounding existing streets, provided any part of such a street used as part of the perimeter for the vicinity map is at least five hundred (500) feet from any boundary of the proposed subdivision. Within such area, the vicinity map shall show:

- 1. All existing subdivisions and approximate tract lines of parcels together with the names of the record owners of all adjacent parcels of land; namely, those directly abutting or directly across any street adjoining the proposed subdivision.
- 2. Locations, widths, and names of existing, filed or proposed streets, easements, building lines and alleys pertaining to the proposed subdivision and to the adjacent properties as designated in Paragraph (1) above.
- 3. An outline of the platted area together with its street system and an indication of the future probable street system of the remaining portion of the tract, if the preliminary plat submitted covers only part of the subdivider's entire holding.

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

Decisions

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

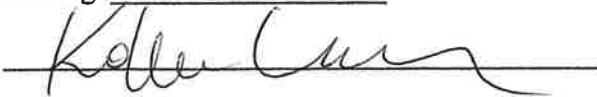
Decisions shall be distributed per requirements in Title 24, Chapter 117, Section 4464, Vermont Statutes Annotated.

(FOR TOWN USE ONLY):

Date received: 1/17/25 Fee paid: 1400 Check # 242

Returned (incomplete) _____ Date: _____ Date Application Accepted: _____

Date of Hearing: _____

Signed: 

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator

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

ANTHONY & LILLIAN GAMACHE
PROPOSED DUPLEX DEVELOPMENT
LOT 3A - GEORGIA MIDDLE ROAD, GEORGIA, VT

PROJECT NARRATIVE

Revised 1/16/25

Anthony and Lillian Gamache propose a modification to their previously approved multi-family residential development located on their existing 20.66-acre (+/-) parcel created in 2023 under FP-005-23, SP-002-23 and CU-004-23. Instead of the four-household residence, four duplex buildings are proposed with a total of 8 residential units. A two-household residence is a permitted use within the AR-2 Zoning District; however, the multiple principal structures and uses necessitate PUD approval from the DRB. The project has received a sketch letter and this narrative is part of the Preliminary Application.

The parcel is surrounded by their homestead property to the north and west as well as residential properties to the east and south. Lot 3A includes mild to moderate slopes with no areas exceeding 25%. The site includes a mix of well-drained to somewhat poorly drained soils. There is a farm ditch that was recently mapped as a stream though the drainage area is less than 0.10 square miles and flows are intermittent. Class II wetlands exist adjacent to this stream. The area nearest the proposed development has been delineated by Fitzgerald Environmental Associates, LLC, and an Individual Wetland Permit (#2023-0310) has been issued to allow impacts to the wetland buffer associated with construction of the private road. The wetland areas will be demarked and work will be completed in accordance with that permit. There are no other significant environmental concerns on or adjacent to the subject property.

Lot #3A includes about 230' of frontage on Georgia Middle Road. The private road previously approved under DP-2024-007 and the DRB will be extended and modified to include a cul-de-sac. The private road results in a total frontage length of 1,554'. The new road is to be constructed in accordance with Vermont Agency of Transportation Standard B-71b, A-76 and Town Private Road Standards. Available sight distances exceed the minimum requirements for the 40 mph Georgia Middle Road speed limit. The duplex units will each include up to 3 bedrooms. Each unit will include a 1-car garage plus a parking space in front of the garage and additional parking spaces available along the private road. Two new drilled well water supplies are proposed - each will serve two duplexes. A mound wastewater disposal system is proposed.

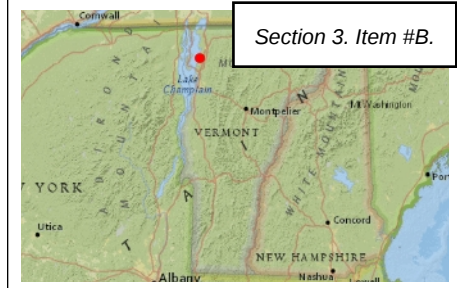
A 4.15-acre open space area is proposed at the western end of Lot 3A in accordance with the 20% PUD requirement. This area is comprised of approximately equal parts grass meadow and woods with no mapped wetlands shown on the Vermont Significant Wetlands Inventory or the Wetland Advisory layer of the Vermont Natural Resources Atlas. Language is proposed in the deed to allow recreational use of this area for residents of the development. The land is not enrolled in the Current Use program. The parcel does include soils mapped as primary agricultural soils of statewide importance, but the property is located within the AR-2 district so section 7.2 does not apply.

Additional landscaping is proposed to lessen visual impacts of the proposed buildings from adjacent properties as part of this PUD application. No neighboring residences are located immediately adjacent to the property. Only minor lighting customary with residences will be installed. Stormwater treatment is proposed in accordance with the Vermont Stormwater Management Manual as the proposed impervious area exceeds 0.5 acres necessitating an operational stormwater permit. Erosion control will be provided in accordance with the Low Risk Site Handbook.

Though not required for the proposed density, the landowners wish to state their intention to construct the duplexes in a way that would take advantage of density bonuses outlined in Section 3.5.F of the Development Regulations to potentially allow development elsewhere on Lot 3A at some point in the future.

The landowners currently wish to construct and rent these duplexes. They will be responsible for all site and facility maintenance. The landowners understand that if they wish to sell the units at some point in the future, the Town will need to review deeds, easements and HOA documents that address maintenance of the road, wastewater, water supply, stormwater, landscaping, common area, etc. prior to close.

The following waivers were granted by the DRB within the Sketch Plan Review letter: a) multiple principal structures on a lot in accordance with Town of Georgia Development Regulations Section 6.6.C.2, b) a reduction of the front building setback to as little as 33' from the centerline of the new road, and c) backing of motor vehicles into a private road in accordance with Section 5.2.B.2.d. The private road frontage was utilized to calculate minimum road frontage, so a frontage waiver was not required.



LEGEND

Parcels (standardized)

Roads

Town Boundary

Interstate

US Highway; 1

State Highway

Town Highway (Class 1)

Town Highway (Class 2,3)

Town Highway (Class 4)

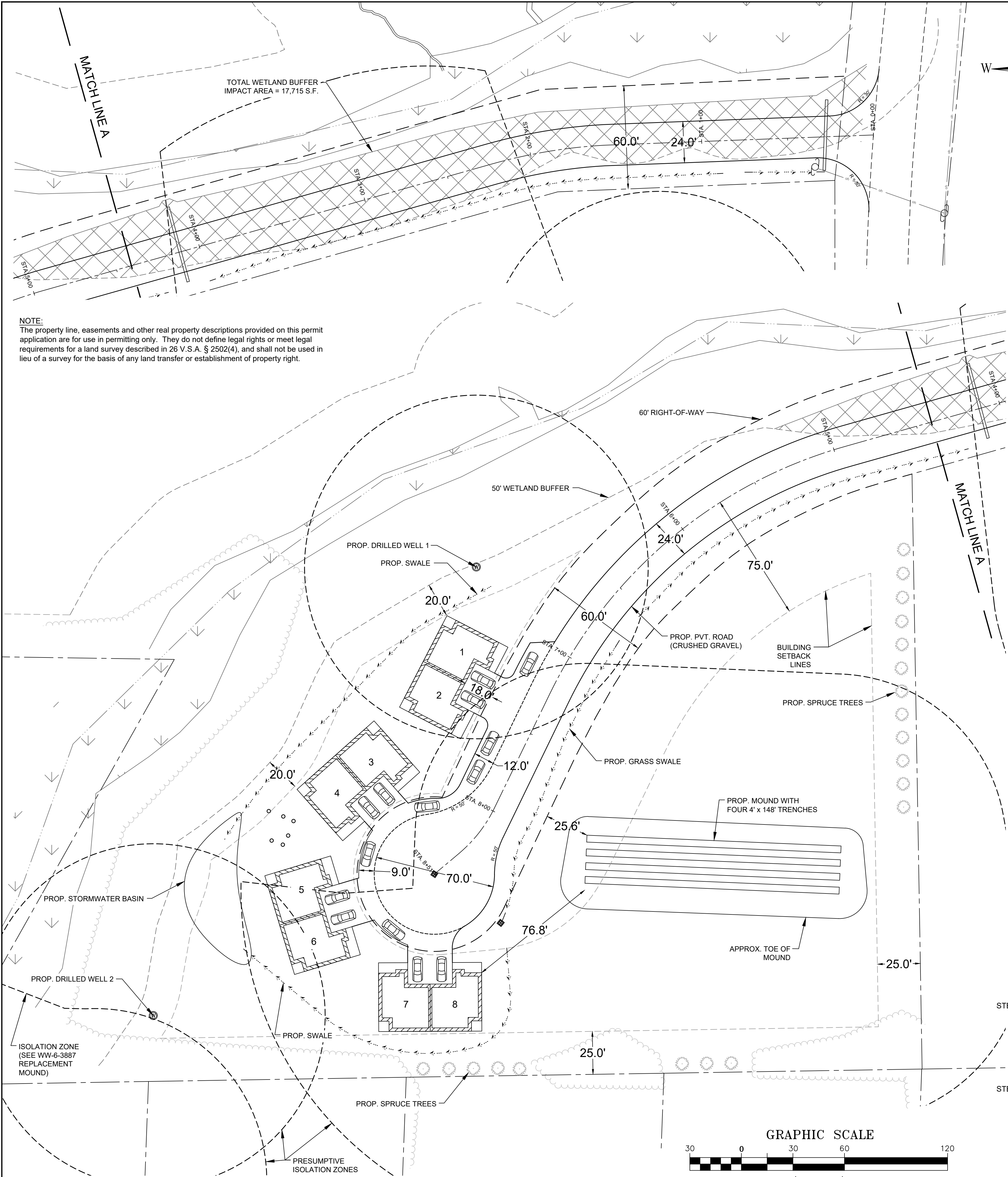
State Forest Trail

National Forest Trail

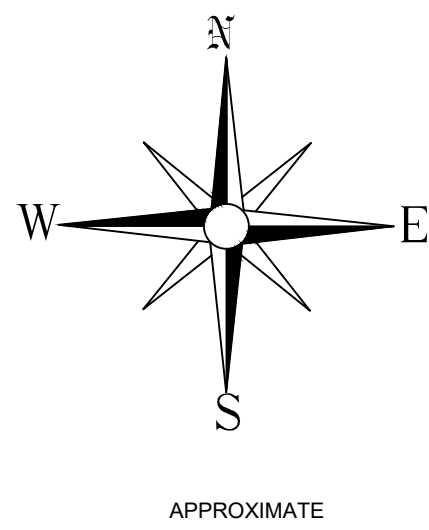
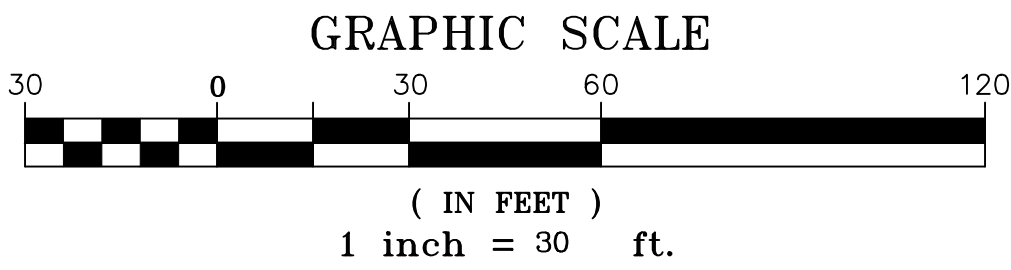
Legal Trail

Private Road/Driveway

Proposed Roads

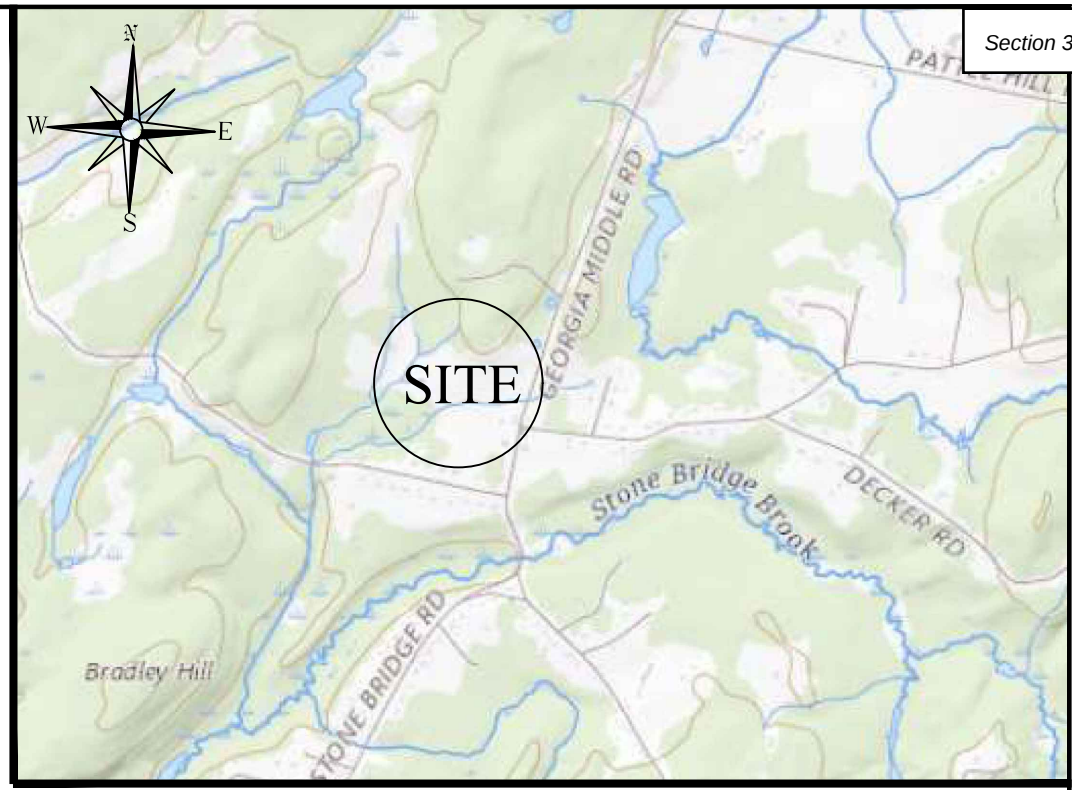


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PINNACLE ENGINEERING, PLC



GENERAL PLAN LEGEND

- existing property line
- proposed property line
- proposed easement line
- wood fence
- wire fence
- 2' contour
- 10' contour
- proposed contour
- existing building
- proposed building
- existing water service
- proposed water service
- existing sewer line
- proposed sewer line
- existing sewer forcemain
- proposed sewer forcemain
- existing storm drain
- proposed storm drain
- proposed underground utility
- existing overhead utility
- existing yard light
- proposed yard light
- treeline
- utility pole
- guy wire/pole
- existing culvert
- existing drilled well
- proposed drilled well
- existing catch basin/yard drain
- proposed catch basin
- wetland
- wetland buffer



SITE LOCATION MAP

SOURCE: USGS 7.5 Minute Topographic Map Series Georgia Plains, Vermont Quadrangle
APPROXIMATE SCALE: 1" = 2,000'

GENERAL NOTES:

- LANDOWNERS: ANTHONY & LILLIAN GAMACHE
147 GEORGIA MIDDLE ROAD, GEORGIA, VT 05468
- EXISTING LOT: LOT 3A IS PARCEL #109960100
LOT 3A IS AN UNIMPROVED 20.66-ACRE PARCEL CREATED IN 2023 (FP-005-23) AND WAS PERMITTED TO ALLOW A FOUR-HOUSEHOLD RESIDENCE (SP-002-23 AND CU-004-23)
- PROPOSED USE: LANDOWNERS PROPOSE REPLACEMENT OF THE FOUR-HOUSEHOLD RESIDENCE WITH 4 DUPLEXES FOR A TOTAL OF 8 RESIDENTIAL UNITS. DUPLEXES ARE A PERMITTED USE WITHIN THE AR-2 RESIDENTIAL MEDIUM DENSITY DISTRICT. THE MULTIPLE PRINCIPAL STRUCTURES AND USES ON THE LOT NECESSITATE PUD APPROVAL FROM THE DRB.
- ZONING REQUIREMENTS:
AR-2 - MEDIUM DENSITY ZONING DISTRICT

CRITERIA	MINIMUM	PROPOSED
DENSITY	3 AC/DUPLEX	5.2 AC/DUPLEX **
FRONTAGE	150 FT	1554 ± FT (INCL. PVT. RD)
FRONT YARD	75 FT TO 6	33+ FT (REDUCTION GRANTED)
SIDE YARD	25 FT	25 FT
REAR YARD	25 FT	105 FT
MAX. HEIGHT	35 FT	28 FT

** - ADDITIONAL DENSITY BONUSES ARE ALLOWED PER SECTION 3.5.F. THE PROPOSED BUILDINGS MAY BE UTILIZED TO REQUEST A BONUS IN THE FUTURE.
- THE PRIVATE ROAD APPROVED UNDER DP-2024-007, FP-005-23, SP-002-23 AND CU-004-23 WILL BE EXTENDED AND MODIFIED TO SERVE THE PROPOSED DUPLEXES. A CUL-DE-SAC IS PROPOSED. THE NEW ROAD IS TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN STANDARDS AND VTRANS STANDARDS B-71B AND A-76. INTERSECTION SIGHT DISTANCES EXCEED THE MINIMUM REQUIREMENTS.
- PARKING:
LOT #3A = DEVELOPMENT REGULATIONS REQUIRE 2 PARKING SPACES PER DWELLING UNIT. HOME ACT REDUCED REQUIRED PARKING TO 1.5 SPACES PER DWELLING UNIT FOR DUPLEXES IN AREAS NOT SERVED BY MUNICIPAL WATER AND SEWER. REQUIRED PARKING SPACES = 12. SPACES PROVIDED = 22 INCLUDING 1 GARAGE SPACE PER UNIT PLUS 1 DRIVEWAY SPACE IN FRONT OF THE GARAGE AND 6 SPACES ALONG THE EDGE OF THE PRIVATE ROAD. A WAIVER WAS GRANTED TO ALLOW VEHICLES TO BACK INTO THE ROAD. ESTIMATED PEAK PM TRIPS = 5.0.
- THIS PROJECT RESULTS IN AN IMPERVIOUS AREA INCREASE OF 0.85 ACRES SO A STATE STORMWATER OPERATIONAL GENERAL PERMIT IS REQUIRED. TOTAL DISTURBED AREA WILL EXCEED THE 1-ACRE THRESHOLD FOR A STORMWATER CONSTRUCTION GENERAL PERMIT. IT IS ANTICIPATED THE SITE WILL QUALIFY AS A LOW-RISK SITE. NO STREAM ALTERATION PERMIT IS REQUIRED AS NO DISTURBANCE OF THE STREAM IS PROPOSED. THE DRAINAGE AREA TO THE STREAM IS LESS THAN 0.10 SQUARE MILES SO NO BUFFER IS REQUIRED.
- EXISTING SITE SOILS INCLUDE AREAS CLASSIFIED AS PRIME AG SOILS. PROPOSED DEVELOPMENT IS LOCATED WITHIN THE AR-2 DISTRICT IN COMPLIANCE WITH SECTION 7.2 OF THE GEORGIA DEVELOPMENT REGULATIONS.
- A WETLAND DELINEATION WAS PERFORMED BY FITZGERALD ENVIRONMENTAL ASSOCIATES. AN INDIVIDUAL WETLAND PERMIT HAS BEEN ISSUED (2023-0310). THE EDGE OF IMPACTED AREA, BUFFER AND MOW AREA WILL BE DEMARKED BASED ON THE APPROVED WETLAND IMPACT PLAN.

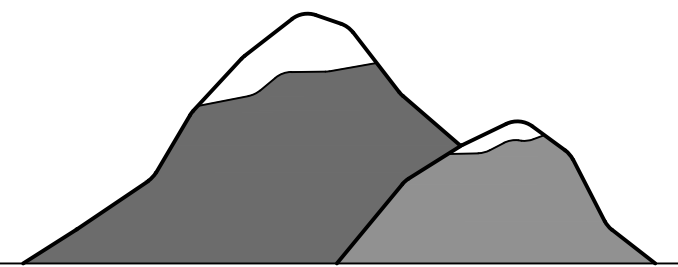
CONSTRUCTION SEQUENCE AND SCHEDULE

- STEP 1: INSTALL EROSION CONTROL MEASURES AND WETLAND PROTECTION. IDENTIFY AND LOCATE EXISTING UTILITIES. PRESERVE AND STOCKPILE TOPSOIL ON-SITE IN AREAS OF PROPOSED DISTURBANCE FOR THE RESIDENCES AND DRIVEWAY. ROUGH IN ROAD. INSTALL CELLAR HOLE FOR FIRST UNIT AS WELL AS SHARED WATER SUPPLY, WASTEWATER DISPOSAL, STORMWATER INFRASTRUCTURE AND UTILITIES. PERFORM ROUGH SITE GRADING. ESTIMATED START DATE: SPRING 2025 - UPON RECEIPT OF ALL PERMITS.
- STEP 2: CONSTRUCT PROPOSED PRIVATE ROAD AND FIRST BUILDING FOUNDATION. CONSTRUCT PROPOSED BUILDINGS AND DRIVEWAYS SEQUENTIALLY. PERFORM FINAL SITE GRADING AND INSTALL TURF AND LANDSCAPING. INSTALL FINAL COURSE OF CRUSHED GRAVEL AND SIGNAGE. ESTIMATED START DATE: SPRING 2025. ESTIMATED COMPLETION DATE: FALL 2027.

REV.	DATE	DESCRIPTION	BY
1	1/20/25	REV. FOR PRELIM. SUBMITTAL	JTH

ANTHONY & LILLIAN GAMACHE
PROPOSED DUPLEX DEVELOPMENT
LOT 3A, GEORGIA MIDDLE RD, GEORGIA, VT

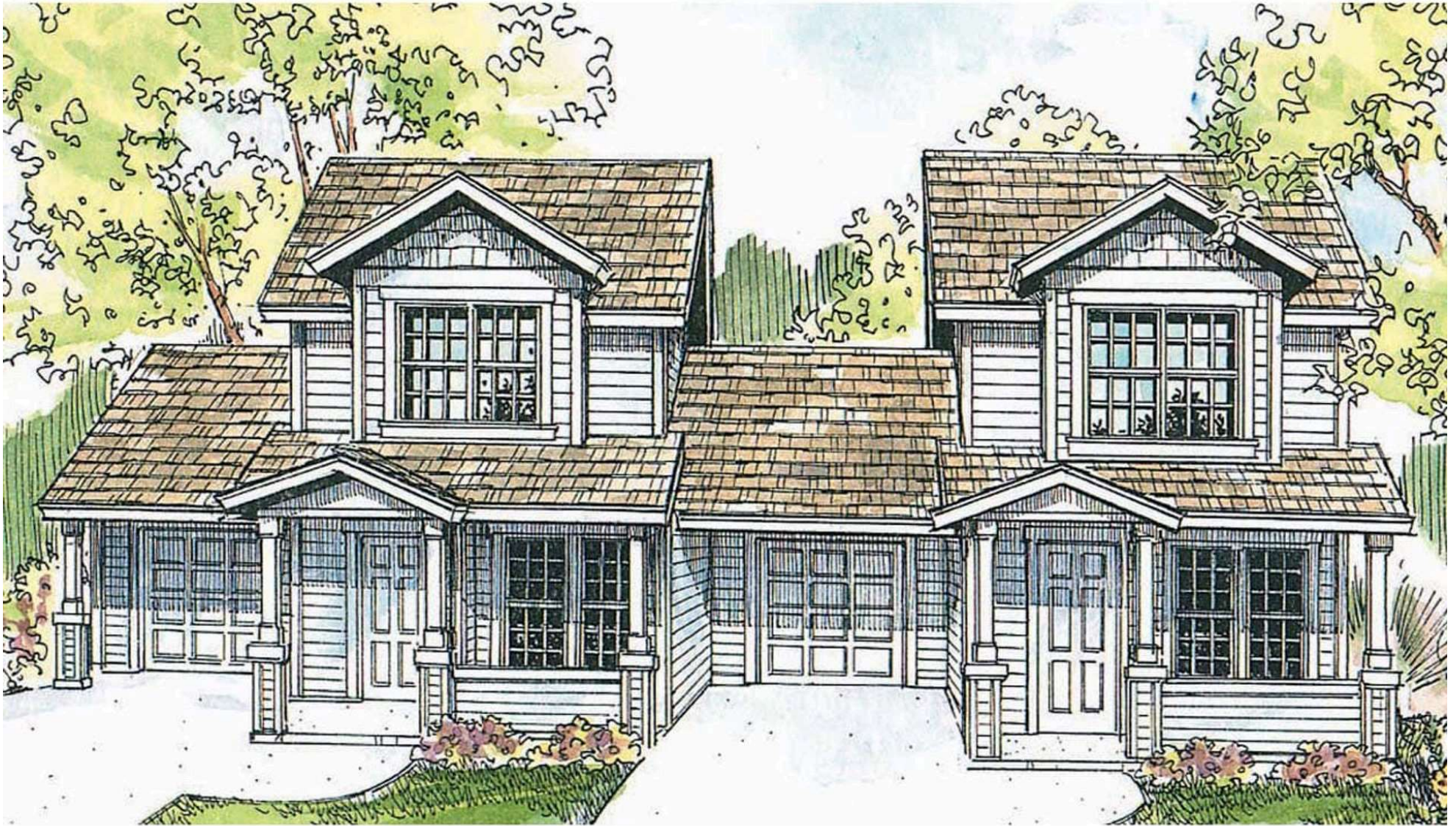
DETAILED SITE PLAN



PINNACLE
ENGINEERING, PLC

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

DATE: 11/20/24
SHEET 2 OF 8



**PRELIMINARY PLAT REVIEW
Proposed PUD Duplex Development
PR-001-25**

Owner/Applicant: Anthony & Lillian Gamache 147 Georgia Middle Road Milton, VT 05468 #802-524-6347 / apgama@yahoo.com	Property Tax Parcel & Location: 147 Georgia Middle Road- Lot3A Parcel#109960000 Zone: AR-2
Engineer: Justin Holmes, Pinnacle Engineering, PLC 189 Maple Drive, Georgia, VT 05478 #802-782-5980	Surveyor: Mark Day, Day Land Surveying #802-849-6516 mark@daylandsurveying.com

Background

Anthony & Lillian Gamache, hereafter referred to as Applicant, are requesting Preliminary Plat review for a four (4) duplex/eight (8) unit Planned Unit Development (PUD). The parcel is located at 147 Georgia Middle Road (Lot3A) and consists of ± 20.66 acres. The parcel is located within the AR-2 zoning district. Said parcel is benefitted by ± 1554 ft of road frontage along Georgia Middle Road.

Applicant is proposing the four (4) duplexes on one parcel of land as a PUD project with common interest community language. The Open Space easement will include ± 4.15 acres at the western edge of the lot, half the lot is wooded and half will remain hayfield.

The proposed duplex development project falls under the definition of Planned Unit Development (PUD) in the Town of Georgia Development Regulations (2/27/2023):

COMMENTS

General Subdivision and Site Plan Review Requirements

- 1. Dimensional Requirements.** The dimensional requirements of the AR-2/PUD Zoning District and the proposed lot dimensions are as follows:

	AR-2 /PUD	Proposed Lot 3A
Minimum Lot Size	2 acres/duplex	± 20.66 acres
Lot Frontage	150 ft	± 1554 ft*
Front Yard Setback	75 ft	$\pm 33+$ ft
Side Setbacks	25 ft	± 105 ft
Rear Setbacks	25 ft	± 105 ft
Building Height (max)	35 ft	± 28 ft

*The proposed private road results in a total frontage length of 1,554 ft, but a frontage reduction is requested if only the ± 230 ft of Georgia Middle Road frontage may be utilized.

2. **Site plans.** Applicant has submitted two site plans titled “Detailed Site Plan” prepared Pinnacle Engineering, PLC dated 11/20/2024; and an “Overall Site Plan” prepared by Pinnacle Engineering, PLC dated 11/20/2024. Applicant has also provided a Grading and Utility Plan, Details & Specifications.
3. **Waivers.** The following waivers were granted by the DRB within the Sketch Plan Review Letter:
 - (1) Waiver to allow multiple principal structures/ uses on a single lot. (6.6.C.2, Georgia Development Regulations 2/27/2023)
 - (2) Waiver to allow the reduction of front building setbacks to as little as 33’ as measured from the centerline of the new private road to allow homes to be clustered.
 - (3) Waiver to allow backing of motor vehicles into a private road to allow homes to be clustered. (5.2.B.2.d, Georgia Development Regulations 2/27/2023)
4. **Lot layout.** As proposed, there is only one lot, which will remain the same as the mylar submitted (Map Slide 300, Map 668).
5. **Suitability for development.** The parcel has been deemed suitable for development according to the 2023 Final Plat Decision (FP-005-23).
6. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** Steep slopes and wetlands are featured on the property. No development is proposed on or near any slopes or wetlands.
7. **Storm water and erosion control plan during construction.** A state stormwater permit is required as the proposed impervious area exceeds 0.5 acres. Catch basins, storm piping, grass swales, infiltration and extended detention are proposed to treat stormwater. The 3-9050 permit will be filed in the coming days.
8. **Conformance with Town Plan and Bylaws.** This project meets the minimum dimensional requirements for a PUD in the AR-2 zoning district, with a waiver for the front building setbacks and multiple units on a single parcel. The project will add duplex residences to the existing residential structures in the area.
9. **Water and Air Pollution.** None Listed.
10. **Pedestrian Accessibility.** Sidewalks have not been addressed in the Preliminary Plat Review application.
 - 7.8 Pedestrian Accessibility (Town of Georgia Development Regulations, 2/27/2023)**
 - B. Public Sidewalks.** The following standards shall apply to all sidewalks that are intended to serve the general public in Georgia:
 1. **Location.** Sidewalks shall be required in the following locations:
 - (e) As required by the DRB within the PUD or subdivision in any zoning district. The DRB may require a sidewalk or sidewalk easement on at least one side of each road approved as a part of a PUD.

11. **Municipal Services.** Applicant has not obtained an Ability to Serve letter from the Fire Chief. A letter will be required for Final Plat Review.
12. **Individual Water Supply.** A shared mound leach field and two drilled wells will serve the eight (8) units. Two drilled wells are proposed, each will serve 4 units.
13. **Vehicular Traffic.** The private road approved under SP-002-23 and DP-2024-007 is to be lengthened to serve the four (4) buildings. A cul-de-sac will be added to provide better access for emergency service vehicles in accordance with Town of Georgia road standards.
14. **Existing and/or proposed easements and rights-of-way.** The proposed private road will be located within a 60' right-of-way. The Open Space area will be provided with rights of access to residents of the property.
15. **Landscaping Plan and Lighting.** Additional evergreen trees are proposed along property lines abutting residential neighbors. A few small ornamental plantings will be provided around the units. Some trees may be utilized to demark the wetland buffer/impact boundaries.

No street lighting is proposed. Only building-mounted residential lighting is proposed. No flood lights are allowed. All lighting will comply with the Town lighting standards.
16. **State permits.** The Applicant shall submit any and all required State Permits with the Final Plat Application. An individual Wetland Permit (#2023-0310) has been issued to allow construction of the private road through buffer area. A wastewater permit is required as well as stormwater permits (3-9050 and 3-9020).

ARTICLE 7 PLANNING and DESIGN STANDARDS:

Section 7.1 Energy Efficient Design – Developments are encouraged to incorporate energy-efficient siding of buildings.

Section 7.2 Farm and Forestland Preservation – Not applicable.

Section 7.3 Site Design – See site plans.

Section 7.4 Exterior Storage of Materials or Equipment – Not applicable.

Section 7.5 Landscaping and Screening – Additional landscaping is proposed along property lines abutting residential neighbors, around the units and some trees may be utilized to demark the wetland buffer/impact boundaries.

Section 7.6 Outdoor Lighting – No street lighting is proposed. Only building-mounted residential lighting is proposed. No flood lights are allowed. All lighting will comply with the Town lighting standards.

Section 7.7 Vehicular Circulation – The private road and cul-de-sac will adhere to Town of Georgia road standards.

Section 7.8 Pedestrian Accessibility – Sidewalks shall be added in accordance with the Town of Georgia Development Regulations, (2/27/2023):

Section 7.8 (B)(1) Sidewalks shall be required in the following locations:

(e) As required by the DRB within the PUD or subdivision in any zoning district. The DRB may require a sidewalk or sidewalk easement on at least one side of each road approved as a part of a PUD.

Section 7.9 Parking, Traffic Access, and Circulation – Each unit will have a garage space plus a space in front of the garage. Additional parallel parking spaces are also proposed along the road and cul-de-sac. Including garage spaces, a total of 22 spaces are proposed.

Section 7.10 Street Signs – In accordance with Town of Georgia regulations.

Section 7.11 Public and Private Road Standards – Applicant shall follow the A76 Standards and Town of Georgia's Private Road and Driveway Standards.

Section 7.12 Site Preservation and Erosion Control – (see below)

Section 7.13 Stormwater – A state stormwater permit is required as the proposed impervious area exceeds 0.5 acres. Catch basins, storm piping, grass swales, infiltration and extended detention are proposed to treat stormwater.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk

cc: Applicant and Engineer



GEORGIA VERMONT

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

Zoom Details:

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

Meeting ID: 616 584 3896 | Passcode: 5243524

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

1. CALL TO ORDER - 7:00 PM

DRB BOARD PRESENT

Chair Suzanna Brown, Vice Chair Charles Cross, Greg Drew (Via Zoom), James Powell, Gilles Rainville, Jr., Lisa Faure, and Chris Caspers (alternate)

DRB BOARD ABSENT

Glenn Sjoblom, Jared Waite (alternate)

STAFF PRESENT

Doug Bergstrom, Zoning Administrator; Kollene Caspers, Zoning Clerk

PRESENT FOR FP-001-25

Peter Mazurak, Engineer for Applicants

PRESENT FOR SK-001-25

Ivan Favreau, Applicant
Leland Lampman and Kathryn Vidal, abutters

PRESENT FOR SP-001-25/CU-001-25

Peter Garceau, Engineer for Applicants

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

- A. FP-001-25 Rooney, 2 Lot Minor Subdivision
- Peter Mazurak, Engineer for Applicant was present to represent the project.

- Wastewater permit for the property was submitted for recording.
- Easement/ROW for water from the school exists, but there are no pipes under the road to connect to the house. Applicants rely on their own water source.

Motion to close the hearing at 7:03pm

Motion made by Rainville, Seconded by Vice Chair Cross.

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

B. SK-001-25 Favreau, 2 Lot Minor Subdivision

- Ivan Favreau, Applicant, was present for the hearing.
- No changes have been made from the submitted site plan. Applicant is subdividing to sell the unoccupied lot in the future. Currently the land contains a shed and is fenced for horse recreation.
- Abutters Leland Lampman and Kathryn Vidal questioned the lot lines on their side of the property. Applicant's fence is past the property line onto their property. The fence can stay until the lot is sold, then the abutters requested fence removal so they have access to their property.

Motion to close the hearing at 7:12pm

Motion made by Rainville, Seconded by Powell.

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

C. SP-001-25 & CU-001-25, Harrison, Earth Extraction

- Peter Garceau, Engineer for Applicants, was present for the hearing.
- Quarry sand and rock extraction was permitted by the Town of Georgia in August 2016 (PC-013-16).
- Applicants are asking for extraction in a location that was paused from use for the purpose of historical/archeological studies. The studies have concluded, and Applicants wish to make use of the rock.
- Applicants are also requesting the Town of Georgia allow access to the quarry during the December-April shut down, on specific days approved by the State of Vermont/ANR and to access to the stockpiles only (i.e., no extraction, blasting or crushing). Stone is needed throughout the year, and Act 250 will set parameters throughout the winters.
- S. Brown questioned the flashing light that is triggered when trucks wait to exit the quarry. The cycle may not be long enough. P. Garceau will look into whether a second trigger or longer flashing light is needed.
- Extraction in the presented area will not change any current operations, is within the existing blasting envelope, and has been estimated to add an additional 1.5 years to the life expectancy of the pit (from 16 years to 17.5 years).

Motion to close hearing at 7:32pm

Motion made by Vice Chair Cross, Seconded by Drew.

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

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: January 7, 2025

Motion to approve minutes with minor change.

Motion made by Rainville, Seconded by Vice Chair Cross.

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

5. OTHER BUSINESS

A. DRB Positions

- 2 board positions and 1 alternate position will be available after March elections.
- Chris Caspers will stay on as an alternate.

6. PLAN NEXT MEETING AGENDA

A. February 18, 2025

- Two hearings, VAR-001-25 Florucci & PR-001-25 Gamache

7. DELIBERATIONS

Motion to enter into deliberative session at 7:41pm

Motion made by Rainville, Seconded by Vice Chair Cross.

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

Motion to exit from deliberative session at 8:05pm

Motion made by James Powell, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Faure, Caspers

A. Decision Letter for SP-006-24 & CU-004-24, 7 North Real Estate Holdings, LLC

- Action out of deliberative session: S. Brown signed the decision letter.

8. ADJOURN

Motion to adjourn at 8:06pm

Motion made by Vice Chair Cross, Seconded by Caspers.

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

Posted to the Town website.

Signed: Kollene Caspers, Zoning Clerk, DRB Clerk

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

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

**NOTICE OF DECISION
FP-001-25**

**Owner & Applicant: Robert Rooney & Terry Rooney
Final Plat for a 2-Lot Minor Subdivision**

This matter came before the Georgia Development Review Board (DRB) on the application of Robert Rooney & Terry Rooney, hereafter referred to as Applicants, for Final Plat approval of a 2-lot minor subdivision on the property located at 4451 Ethan Allen Highway, Georgia, VT. Parcel ID#116080000 in the AR-1 zoning district. A Notice of Public Hearing was duly published on January 17, 2025, in the St. Albans Messenger, and all adjoining property owners were notified.

The DRB held a public hearing on February 4, 2025. Applicants were present to represent the project. See meeting notes for a list of others in attendance.

Applicants have submitted a site plan Final Plat map titled, “Overall Site Plan” prepared by Apex Engineering, LLC on 1/09/2025 and labeled C2-01; and “Subdivision Survey Final Plan” prepared by H. W. Chaffee Surveying on 12/10/2024.

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

FINDINGS OF FACT

NOTE: The application, any and all relevant evidence presented to the Commission, and the minutes of the hearing conducted by the Town of Georgia DRB on February 4, 2025, shall be considered part of the Findings of Fact and kept as part of the permanent record of the Applicants. This official record shall provide an additional basis for the DRB’s decision.

1. Applicants are requesting final plat approval for a 2-lot minor subdivision property located 4451 Ethan Allen Highway, Georgia, VT. Parcel ID#116080000 in the AR-1 zoning district. Sketch plan review was conducted on October 15, 2025, and the associated sketch plan letter was mailed to the Applicants on October 22, 2024.
2. The subject parcel consists of ±50.5 acres. The parcel is split between the AR-1 and AR-2 zoning districts, with the proposed Lot 2 located entirely within the AR-2 Zoning district. Total parcel is benefitted by ± 805 total feet of road frontage along Ethan Allen Highway.
3. Applicants are proposing the creation of two lots. Proposed Lot 1 will consist of ±47.8 acres. Proposed Lot 2 will consist of ±2.7 acres and includes the current single-family dwelling.

- 4. As proposed, the land meets the requirement for the subdivision with setbacks and acreage as required by the Town of Georgia Development Regulations dated February 27, 2023.
- 5. The following members of the DRB were present for the Final Plat public hearing on February 4, 2025, constituting a quorum: Suzanna Brown, Chris Caspers, Charles Cross, Greg Drew, Lisa Faure, Gilles Rainville Jr, and James Powell.
- 6. The regulations in effect at the time of the decision: **Municipal Town Plan**, last amended January 6, 2025; **Town of Georgia Development Regulations**, last amended February 27, 2023.

CONCLUSIONS

- 1. The applicants have submitted all relevant final plat information required by the Georgia Development Regulations.
- 2. This application was reviewed as a minor subdivision pursuant to the requirements and standards outlined in Article 4, Subdivision Approval; Article 2, Zoning Districts and Land Uses and Dimensional Standards; and Article 7, Planning and Design Standards, of the Town of Georgia Development Regulations. The application was deemed consistent with the above-mentioned standards and requirements.
- 3. The approval of the final plat is based on all final plat and sketch plan documents contained in the SK-003-25 and FP-001-25 folders in the DRB files.

ORDER

Based on the Findings of Fact and Conclusions set forth above, the Georgia DRB approves the Final Plat for the two lot minor subdivision subject to the conditions listed below:

- 1. The final plat plan shall be accompanied by a vicinity map drawn at the scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area.
- 2. The Mylar shall include:
 - a. Clear and legible data and information;
 - b. 18.0 inches by 24.0 inches in size;
 - c. Stamp and signature of licensed Land Surveyor;
 - d. Margin of 2.0 inches outside of the borderlines on the left side for binding and a 1.0-inch margin outside the border along the remaining sides;
 - e. Inset location map clearly indicating the location of the land depicted and a legend of symbols used;
 - f. Plat scale ratios sufficient to allow all pertinent survey data to be shown, and graphic scale graduated in units of measure used in the body of the plat;

- g. Town Clerk and DRB Chairperson signature blocks, a new version of this signature block is available on the Town of Georgia website (under Zoning Resources).
- 3. The Final Plat submitted on Mylar measuring 18” by 24” with signature, shall be filed by the subdivider with the Town Clerk within 180 days of the DRB’s signed written decision. Final approval shall expire if the Final Plat is not filed by the subdivider within the 180-day period. One ninety (90) day extension may be granted pursuant to Title 24 Ch. 117, Section 4463(b)(1), Vermont Statutes Annotated.
 - a. Approval expires August 4, 2025
- 4. Draft deed documents for the new lot shall be submitted to the Zoning office and must address all right of way easements and restrictions.
- 5. This project shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the DRB and on file in the Town Office, and in accordance with the conditions of this approval.
- 6. 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 DRB. In the event the subdivision plat is recorded without complying with this requirement, the plat shall be considered null and void.
- 7. All plans, drawings, and conditions/requirements etc. listed above or submitted at the hearing and used as the basis for the decision to grant this permit shall be binding on the applicants, and their heirs and assigns. Projects shall be completed in accordance with such approved plans and conditions. Any deviation from the approved plans shall constitute a violation of permit and be subject to enforcement action by the Town.

Dated at Georgia, Vermont, this 18th day of February, 2025.

By _____
Suzanna Brown
Georgia DRB Chair

DRB members participating in this decision: Suzanna Brown, Chris Caspers, Charles Cross, Greg Drew, Lisa Faure, Gilles Rainville Jr, James Powell, and Jared Waite

Vote to approve: In favor - 7, Opposed - 0, Abstain – 0, Absent 1 (Glenn Sjoblom).

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.

DRAFT



Town of Georgia

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

February 18, 2025

Mr. Ivan Favreau
 38 Hibbard Road
 Georgia, VT 05468

RE: SK-001-25
 Sketch Plan Review

Dear Applicants,

On February 4, 2025, the Development Review Board (DRB) reviewed your Sketch Plan Application for the proposed 2-lot subdivision of your parcel located at 38 Hibbard Road in Georgia, Vermont within the AR-1 zoning district. The DRB has classified your proposal as a minor subdivision pursuant to the definition of *Subdivision, Minor* in Article 10 of the Town of Georgia Development Regulations (February 27, 2023). A minor subdivision will require a publicly warned Final Plat Review before the DRB. Final Plat Review shall be submitted within six (6) months of the date of this letter pursuant to Section 4.4 (D).

- 6 (six) months from the date of this letter is August 4, 2025.

In addition to those requirements delineated in Section 4.4 (D) of the Georgia Development Regulations (February 27, 2023) and Preliminary Plat application checklist, the DRB requests the application and next iteration of the plans include the following:

1. The Mylar shall include:
 - a. Clear and legible data and information;
 - b. 18.0 inches by 24.0 inches in size;
 - c. Stamp and signature of licensed Land Surveyor;
 - d. Margin of 2.0 inches outside of the borderlines on the left side for binding and a 1.0-inch margin outside the border along the remaining sides;
 - e. Inset location map clearly indicating the location of the land depicted and a legend of symbols used;
 - f. Plat scale ratios sufficient to allow all pertinent survey data to be shown, and graphic scale graduated in units of measure used in the body of the plat;
 - g. Town Clerk and DRB Chairperson signature blocks, a new version of this signature block is available on the Town of Georgia website (under Zoning Resources).

2. The Final Plat shall be accompanied by a vicinity map drawn at the scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area.
3. Applicants shall submit the deed for the new lot to the Town of Georgia at the time the mylar is recorded.
4. Beyond what is noted in this letter, the Applicant is responsible for securing any and all necessary permits to complete this project.
5. This project shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the DRB and on file in the Town Office, and in accordance with the conditions of this approval.
6. 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 DRB. In the event the subdivision plat is recorded without complying with this requirement, the plat shall be considered null and void.
7. All plans, drawings, and conditions/requirements etc. listed above or submitted at the hearing and used as the basis for the decision to grant this permit shall be binding on the applicants, and their heirs and assigns. Projects shall be completed in accordance with such approved plans and conditions. Any deviation from the approved plans shall constitute a violation of permit and be subject to enforcement action by the Town.

Please be in touch with our Zoning Administrator & DRB Coordinator, Douglas Bergstrom, at 524-3524 or zoning@townofgeorgia.com if you have any questions.
We look forward to receiving your next submittal.

Sincerely,

Suzanna Brown
Georgia DRB Chair

Cc: Interested Parties

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

**NOTICE OF DECISION
Site Plan Review (SP-001-25) & Conditional Use (CU-001-25)
James and Janet Harrison/ Harrison Quarry, LLC
Earth Extraction**

This matter came before the Georgia Development Review Board (DRB) on the application of James and Janet Harrison, hereafter referred to as Applicants, for Site Plan Review and Conditional Use approval of a proposed earth extraction on the property owned by Applicants at 2782 Highbridge Road in the AR-1 zoning district. A Notice of Public Hearing was duly published on January 17, 2025, in the St. Albans Messenger and all adjoining property owners were notified.

The DRB held a public hearing on February 4, 2025. Applicant's engineer was present at the hearing. See meeting minutes for a list of all parties present at the hearing.

Applicant has submitted site plans and a reclamation plan prepared by Cross Consulting Engineers, PC:

- a. C-1: Overall Site Plan, dated 12/6/2024
- b. C-2: Reclamation Plan, dated 1/9/2025
- c. C-3: Section A-A, dated 12/6/2024
- d. C-4: Section B-B, dated 12/6/2024

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

FINDINGS OF FACT

NOTE: The application, any and all relevant evidence presented to the Development Review Board (DRB), and the minutes of the hearing conducted on February 4, 2025, shall be considered part of the Findings of Fact and kept as part of the permanent record of the Applicants. This official record shall provide additional basis for the DRB's decision.

1. Applicant is requesting Site Plan Review and Conditional Use for earth extraction from an existing sand and rock quarry.
2. The parcel is located at 2782 Highbridge Road, Parcel ID #108510000, within the AR-1 Zoning district. The parcel is ±103.49 acres in size.
3. Final Site Plan (PC-013-16) approval for the original sand/rock extraction envelope was approved by the Town of Georgia DRB in August, 2016. The proposed extraction area is included in this envelope.

4. As proposed, the land meets the requirements for earth extraction as required by the current Town of Georgia Development Regulations dated February 27, 2023.
5. The proposed project appears to be generally compatible with the surrounding area. This site is currently an active quarry, and as such no new buildings are proposed, no additional traffic will be generated, no new municipal services are needed and no known nuisance will be created.
6. Access to the property is via an existing road from Highbridge Road.
7. The following members of the DRB were present for the Site Plan and Conditional Use hearing on February 4, 2025, constituting a quorum: Suzanna Brown, Chris Caspers, Charels Cross, Greg Drew, Lisa Faure, James Powell and Gilles Rainville Jr.
8. The regulations in effect at the time of the decision: **Municipal Town Plan**, last amended January 6, 2025; **Town of Georgia Development Regulations**, February 27, 2023.

CONCLUSIONS

1. The Applicant has submitted all relevant site plan and conditional use information required by the Georgia Development Regulations.
2. This application was reviewed as a “Earth Extraction” pursuant to the requirements and standards outlined in **Town of Georgia Development Regulations (2/27/2023)**. The application was deemed consistent with the above-mentioned standards and requirements.
3. The approval of the Site Plan and Conditional Use applications are based on all documents contained in the PC-013-16, SP-001-25 and CU-001-25 folders in the DRB files.

ORDER

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

1. The submitted plans shall indicate the following:
 - a. Identifying information of the quarry.
 - b. Calculated metes and bounds for all rights of way and easement areas.
 - c. Drainage details.
 - d. Erosion control details.
 - e. Remediation details.
 - f. Current and proposed contour lines at 5’ intervals.
 - g. Existing driveway.
 - h. Existing landscaping details.

- i. Natural features of the proposed site including wetlands with associated required buffers, streams with associated required buffers, prime agricultural soils, rock outcroppings, and slopes > 25%.
 - j. Include the general outline of abutting properties to get the full scope of the location
 - n. DRB and Town Clerk signature blocks.
2. A vicinity map drawn at the scale of not over four hundred (400) feet to the inch to show the relation of the quarry to the adjacent properties and to the general surrounding area.
 3. The Mylar measuring 18" by 24" with signature, shall be filed by the Applicant with the Town Clerk within 180 days of the DRB's signed written decision. Final approval shall expire if the Mylar is not filed by the Applicant within the 180-day period. One ninety (90) day extension may be granted pursuant to Title 24 Ch. 117, Section 4463(b)(1), Vermont Statutes Annotated.
 - a. Approval expires August 4, 2025.
 4. Harrison Quarry shall be allowed access to the extraction stockpile over the winters (December- April). No blasting or crushing is permitted at this time, just access to rock and sand stockpiles, for Municipal use only and with ANR approval. The Act 250 report shall be submitted to the Town Administrator.
 5. This project shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the DRB and on file in the Town Office, and in accordance with the conditions of this approval.
 6. No changes, erasures, modifications, or revisions other than those required by this decision shall be made to the project. All plans, drawings, and conditions/requirements etc. listed above or submitted at the hearing and used as the basis for the decision to grant this permit shall be binding on the applicants, and their heirs and assigns. Projects shall be completed in accordance with such approved plans and conditions. Any deviation from the approved plans shall constitute a violation of permit and be subject to enforcement action by the Town.

Dated at Georgia, Vermont, this 18th day of February, 2025.

By _____
 Suzanna Brown
 Georgia DRB Chair

Suzanna Brown, Chris Caspers, Charles Cross, Greg Drew, Lisa Faure, Gilles Rainville Jr, James Powell, and Jared Waite

Vote to approve: In favor - 7, Opposed - 0, Abstain - 0, Absent 1 (Glenn Sjoblom).

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.