



GEORGIA VERMONT

DRB MEETING

Tuesday, December 17, 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-002-24) Willmuth, Drinkwater & Frangipane
 - B.** Sketch Plan Review (SK-005-24) Gamache, Proposed Duplex Development
4. **APPROVAL OF MINUTES**
 - A.** DRB Meeting Minutes November 19, 2024
5. **OTHER BUSINESS**
 - A.** 2025 DRB Meeting Schedule
6. **PLAN NEXT MEETING AGENDA**
 - A.** January 7, 2024
7. **DELIBERATIONS**
 - A.** Decision Letters: Hanbury & Dunsmore
 - B.** Decision Letter for Drinkwater, Willmuth & Frangipane
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**



GEORGIA VERMONT

DATE: 11/7/2024 PERMIT NUMBER: BLA - 002 - 24

BOUNDARY LINE ADJUSTMENT APPLICATION

The undersigned owners/applicants hereby make application to undertake land development as defined in the Town of Georgia Development Regulations. The owners/applicants hereby swear and affirm that all of the information and representations made are true and accurate. Permit is issued based on accuracy of information provided; if false or inaccurate, permit may be revoked.

Pursuant to 24 VSA Chapter 117, Section 4463, "Before any plat is approved, a public hearing on the plat shall be held by the appropriate municipal panel after public notice." Plat will be heard by the Development Review Board (DRB) prior to recording of BLA plat.

Submission requirements: An application for Boundary Line Adjustment will consist of one full to scale paper survey, two 11"x17" copies, and supporting data which will include those items listed on this application form and the attached sheet. The application will not be deemed complete until all the applicable materials have been submitted. Failure to submit a complete application as defined shall be grounds for denial of the application by the Zoning Administrator.

Owner(s) of Parcel #1:

Rita Drinkwater
78 Rock Island Road
Georgia, VT 05478

Telephone: _____

Owner(s) of Parcel #2:

Lewis Ragan & Mary Willmuth
5279 Georgia Shore Road
Georgia, VT 05478

Telephone: _____

Location of Property #1: 78 Rock Island Road

Parcel ID No.: 107150000

Zoning District: L-1

Deed Reference: Volume 310 Page 294

Size of parcel prior to adjustment: 2.3 acres

Size of parcel after adjustment: 2.74 acres

Frontage of parcel prior to adjustment: same

Frontage of parcel after adjustment: same

5279 Georgia Shore Rd
Ragon & Willmuth

5205 Georgia Shore
Frangipane

Location of Property #2: Georgia Shore Rd
Parcel ID No.: 107190000
Zoning District: Lakeshore
Deed Reference: Volume 190 Page 157

Parcel # 3
Parcel ± A: 107160000
Zoning: Lakeshore
Deed: 387 pg 310
lot size prior: 1.17
lot size after: 1.85

Size of parcel prior to adjustment: 7.83 acres
Size of parcel after adjustment: 6.71 acres
Frontage of parcel prior to adjustment: same as existing
Frontage of parcel after adjustment: same as existing

Previous subdivision of parcel(s) (if applicable):

Permittee name: _____
Date: _____ Map # _____

Previous Site Plan Approval(s) (if applicable):

Permittee name: _____
Date: _____ Map # _____

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

Boundary Line Adjustment Plat

Description of proposed project: Proposed is a BIA between 3 lots.
Lewis Ragon + Mary Willmuth are conveying 0.68 acres to Frangipane
and 0.44 acres to Drinkwater

Existing and/or proposed means of access to each lot: existing easements off
Georgia Shore Rd

Existing and/or proposed easements and rights-of-way for each lot: _____

Location of existing infrastructure (i.e. wells, primary & replacement waste water disposal, etc.) for each lot: Parcel 1: house, well, septic
Parcel 2: house, well, septic
Parcel 3: house, well, septic

List of abutting properties to the two parcels and stamped envelopes addressed to the listed abutters. Please leave the return address area blank as it will be stamped with the Town Office address in the event of a returned notice.

State permits required and/or obtained for this project (Applicants are responsible for obtaining all necessary State permits. Applicants should contact the Permit Specialist at the District 6 office of the Department of Environmental Conservation at 802-879-5676 to determine if a Wastewater and Potable Water Supply Permit is required in accordance with 10 VSA Chapter 64 and the Wastewater System and Potable Water Supply Rules. If, according to the DEC, a Wastewater System and Potable Water Supply Permit is NOT required, applicants shall provide written proof from the DEC of such to the Zoning Administrator. If a Wastewater System and Potable Water Supply permit IS required, applicants shall provide a copy of same):

The undersigned hereby certify and affirm that the information submitted in this application is true, accurate and complete.

Date: 10/16/24 [Signature]
Owner(s) of Parcel #1

Date: Nov 1, 20
[Signature]
WILLIAM FRANGIE

Date: 1 NOV 2024 [Signature]
Laura R. Willemuth
Owner(s) of Parcel #2

owner of
Parcel #3
[Signature]
JENNIFER FRANGIE

NOTE: Upon approval of this application, a Mylar of the survey must be signed by the DRB Chair and recorded in the land records. Mylar must include those applicable items listed on the following page and two signature blocks as follows:

TOWN OF GEORGIA, VT
RECEIVED FOR RECORD

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

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

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

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

NOTE: Permit may be appealed within 15 days of issuance pursuant to 24 VSA Chapter 117, Section 4465. This permit expires one year from date of issuance if Mylar is not properly recorded.

FOR TOWN USE ONLY

Date Received	11/7/24	Complete/Incomplete	
Permit Number	BLA 002-24	Approved/Denied	
Fee Paid	500	Permit Valid	
Check #	11128	Recording Fee Paid	
Hearing Date	12/3/24		

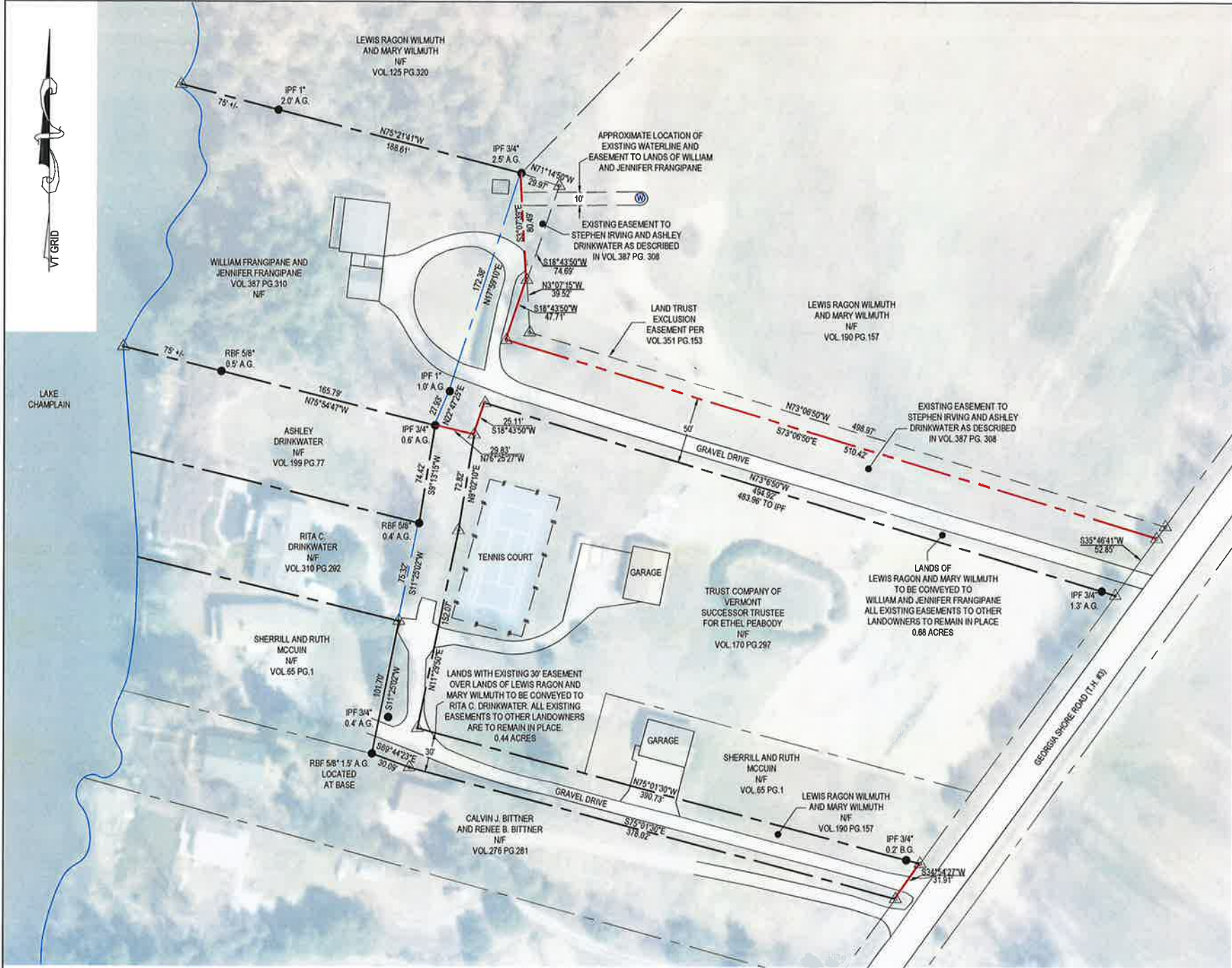
Boundary Line Adjustment Review Checklist

This checklist is intended to be used as an aid in developing a complete application for a Boundary Line Adjustment Permit. An application for a Boundary Line Adjustment shall consist of one (1) full to scale paper survey, two (2) 11"x17" copies, and supporting data which will include the following information. The Zoning Administrator may require additional information as necessary to determine compliance with the regulations.

1. Address of the subject properties.
2. Name and address of the owners of record of the subject properties.
3. Name and address of the owners of record of adjoining lands.
4. Stamped and addressed envelopes for mailing of Notice of Public Hearing
 - a. Please leave return address section blank.
5. A survey created by a registered land surveyor, drawn to scale, showing structures, roads, easements, rights of way, deed restrictions, name and address of person or firm preparing the map, scale of map, north point, date of map/revisions, and legend, current lot lines (labeled as such), proposed lot lines (labeled as such), current acreage of each lot, proposed acreage of each lot, means of accessing each lot, existing sewage disposal area for each lot, and existing water source for each lot.
6. A site location map showing the location of the project in relation to nearby town/state highways and developed areas at scale of one-inch equals one thousand feet.

Decisions:

The Zoning Administrator shall act to approve or disapprove Boundary Line Adjustment applications for review by the DRB within thirty (30) days after receipt of a complete application. Failure to act within the 30-day period shall constitute deemed approval on the 31st day.



- SURVEY NOTES:**
1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R12I GNSS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.
 2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
 3. A CLOSED TRAVERSE SURVEY WAS COMPLETED IN MARCH, 2024 USING A LEICA TOTAL STATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
 4. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.
 5. THE RIGHT OF WAY WIDTH FOR GEORGIA SHORE ROAD, TOWN HIGHWAY #3, OF 3 RODS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.
 6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
 7. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M GERVAIS VTLS 735 AND ALL MONUMENTATION FOUND IS AS NOTED.
 8. UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.
 9. BARNARD AND GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.
 10. THIS SUBDIVISION PLAT IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.
 11. THE INTENT OF THIS PLAN IS TO SHOW THE TWO EXISTING ACCESSSES OVER LANDS OF MARIANNA SHIBITA BEING CONVEYED TO LANDS OF RITA DRINKWATER AND LANDS OF FRANGIPANE THROUGH A BOUNDARY LINE ADJUSTMENT. ALL OTHER LANDOWNERS WITH EXISTING RIGHTS IN SAID ACCESS AREAS WILL NOT BE AFFECTED.

- LEGEND**
- PROJECT BOUNDARY LINES
 - PROPOSED BOUNDARY LINES
 - BOUNDARY LINES TO BE DISSOLVED
 - ABUTTING BOUNDARY LINES
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - RBF
 - IPF
 - △
 - A.G.
 - B.G.
 - NF
 - CHAIN-LINK FENCE
 - REBAR FOUND
 - IRON PIPE FOUND
 - CALCULATED CORNER
 - ABOVE GRADE
 - BELOW GRADE
 - NOW OR FORMERLY

SURVEY REFERENCES:

1. "SURVEY # TWO LOT SUBDIVISION OF LAND OF CAROLYN LEAVITT" DATED AUGUST 2005 BY T. BASS LAND SURVEYORS, LTD. AND RECORDED IN THE TOWN OF GEORGIA MAP RECORDS MAP SLIDE #148.

2. "PLAT OF SURVEY FOR THE KEMPER PEABODY ESTATE" DATED 10/02/84 BY JOHN A. MARSH AND RECORDED IN THE TOWN OF GEORGIA MAP RECORDS MAP SLIDE #89.

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 VSA § 1403.

DATED THIS _____ DAY OF _____, 20____.

L.S. 735

RECEIVED FOR RECORD IN THE TOWN OF GEORGIA

THIS _____ DAY OF _____, 20____.

THIS IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONVEYANCES.

ATTEST _____

TOWN CLERK

PARCEL INFORMATION

OWNER: RITA C. DRINKWATER
VOL 310, PG 294
SPAN: 237-076-10557
PARCEL ID: 107150000

PARCEL INFORMATION

OWNER: RAGON & MARY WILLMUTH
VOL 190, PG 157
SPAN: 237-076-11021
PARCEL ID: -

PARCEL INFORMATION

OWNER: FRANGIPANE
VOL 387, PG 310
SPAN: 237-076-10883
PARCEL ID: 107160000

DATE	DESCRIPTION	BY
	REVISIONS	

BARNARD & GERVAIS, LLC
Land Surveying
Water & Wastewater
Environmental Consulting

187 Main Street, P.O. Box 820
Barnard, VT 05845
Telephone: (802) 933-5188

10233 VT Route 118, P.O. Box 153
Barnard, VT 05845
Telephone: (802) 443-2587

LANDS OF

LEWIS RAGON & MARY WILLIAM
TO BE CONVEYED TO & RITA C.
DRINKWATER & FRANGIPANE

GEORGIA SHORE ROAD, GEORGIA, VERMONT

BOUNDARY LINE
ADJUSTMENT PLAT

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

☒ SKETCH/CONCEPT ☐ PRELIMINARY ☐ FINAL LOCAL REVIEW

PROJECT NO: 23109

DATE: 03-18-2024

SCALE: 1" = 60'

SURVEY: C.J. SL

DRAWN: SL

CHECKED: MG

DRAWING NO: PL-1

SHEET 1 OF 1

**Boundary Line Adjustment
BLA-002-24**

Owner Parcel #1: Rita Drinkwater 78 Rock Island Road Georgia, VT 05478	Owner Parcel #2: Lewis Ragon & Mary Willmuth 5279 Georgia Shore Road Georgia, VT 05478	Owner Parcel #3: William & Jennifer Frangipane 5205 Georgia Shore Road Georgia, VT 05478
Property Tax Parcel & Location #1: 78 Rock Island Road Parcel ID#107150000 Zoning District L-1	Property Tax Parcel & Location #2: 5279 Georgia Shore Road Parcel ID#107190000 Zoning District L-1	Property Tax Parcel & Location #3: 5205 Georgia Shore Road Parcel ID#107160000 Zoning District L-1
Engineer/Surveyor: Michael Gervais, Barnard & Gervais LLC PO Box 820, Enosburg Falls, VT 05450 #802-933-5168		

BACKGROUND

1. Proposed Boundary Line Adjustment for three (3) lots, where the Applicants/ Owners of Lot 2, Lewis Ragon & Mary Willmuth, will convey $\pm.44$ acres to the Owner of Lot 1, Rita Drinkwater. Applicants/ Owners of Lot 2, Lewis Ragon & Mary Willmuth, will also convey $\pm.68$ acres to the owners of Lot 3, William & Jennifer Frangipane
2. Once the Boundary Line Adjustments have been made, the following lot sizes will be:
 - Lot 1 (78 Rock Island Road) is sized at ± 2.3 acres and will be ± 2.74 acres once adjusted;
 - Lot 2 (5279 Georgia Shore Road) is sized at ± 7.83 acres and will be ± 6.71 acres once adjusted;
 - Lot 3 (5205 Georgia Shore Road) is sized at ± 1.17 acres and will be ± 1.85 acres once adjusted
3. Lot frontage will remain the same as the existing lot frontage.

COMMENTS

1. **Legal Description of adjusted area and boundary line adjustment plat-**
Applicant has submitted plans titled “Boundary Line Adjustment Plat” prepared by Barnard & Gervais LLC dated March 18, 2024.
2. **Means of Access-** No change to means of access.
3. **Existing and proposed easements or rights-of-way for each lot.** All existing easements will remain in place, according to Deed documents.

4. **Location of existing infrastructure for each lot-** All lots include identified house, well and septic.
5. Draft deeds were received for both Lot 1 (Drinkwater) and Lot 3 (Frangipone).

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, **LEWIS RAGON WILMUTH and MARY WILMUTH**, of Burlington, in the County of Chittenden and State of Vermont, Grantors, in the consideration of TEN OR MORE Dollars, paid to our full satisfaction by **RITA C. DRINKWATER**, of the Town of Georgia, County of Franklin and State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, **RITA C. DRINKWATER**, individually, and her heirs and assigns forever, a certain piece of land and all improvements thereon situated in the Town of Georgia, in the County of Franklin and State of Vermont, described as follows:

Being a portion of the lands and premises conveyed to Lewis Ragon Wilmuth and Mary Wilmuth by Warranty Deed of Kristin Leavitt and Marianne W. Shibata dated July 5, 2007 and recorded in Volume 190 at Page 157 of the Town of Georgia Land Records.

Being a parcel of land containing 0.44 acres, more or less, depicted on a plan entitled “Lands of Lewis Ragon & Mary William [sic] to be conveyed to & [sic] Rita C. Drinkwater & Frangiapane, Georgia Shore Road, Georgia, Vermont,” dated March 18, 2024, last revised _____, prepared by Barnard & Gervais, LLC and recorded at Map Slide ____ of the Town of Georgia Land Records. Said parcel is labeled on said plan as ‘Lands With Existing 30’ Easement Over Lands of Lewis Ragon and Mary Wilmuth To Be Conveyed To Rita C. Drinkwater, All Existing Easements To Remain In Place, 0.44 Acres.’

The property conveyed herein is a boundary line adjustment between Grantors and Grantees and will merge with the existing property of Grantee conveyed to her by Warranty Deed of _____ dated _____ and recorded in Volume 310 at Page 292 of said land records. This conveyance is (a) subject to the terms and conditions of Town of Georgia Development Review Board Findings of Fact and Decision dated December __, 2024, and (b) exempt from State of Vermont wastewater permitting requirements under section 1-304(9)(A)(iii) of the State of Vermont Environmental Protection Rules effective November 6, 2023.

Reference is hereby made to the aforementioned instruments and to the references contained therein and records thereof in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **RITA C. DRINKWATER**, individually, and her

heirs and assigns, to their own use and behoof forever; and we, the said Grantors, **LEWIS RAGON WILMUTH and MARY WILMUTH**, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, **RITA C. DRINKWATER**, and her heirs and assigns, that until the ensembling of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; and we hereby engage to WARRANT and DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we, **LEWIS RAGON WILMUTH and MARY WILMUTH**, hereunto set our hands and seals this ____ day of _____, 2024.

LEWIS RAGON WILMUTH

MARY WILMUTH

STATE OF VERMONT
COUNTY OF _____, SS.

At _____, this ____ day of _____, 2024, personally appeared **LEWIS RAGON WILMUTH and MARY WILMUTH**, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me: _____
Notary Public
My commission number: _____
My commission expires: 01/31/2025

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, **LEWIS RAGON WILMUTH and MARY WILMUTH**, of Burlington, in the County of Chittenden and State of Vermont, Grantors, in the consideration of TEN OR MORE Dollars, paid to our full satisfaction by **WILLIAM FRANGIPANE and JENNIFER FRANGIPANE**, of the Borough of Ambler, County of Montgomery and Commonwealth of Pennsylvania, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, **WILLIAM FRANGIPANE and JENNIFER FRANGIPANE**, a married couple, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land and all improvements thereon situated in the Town of Georgia, in the County of Franklin and State of Vermont, described as follows:

Being a portion of the lands and premises conveyed to Lewis Ragon Wilmuth and Mary Wilmuth by Warranty Deed of Kristin Leavitt and Marianne W. Shibata dated July 5, 2007 and recorded in Volume 190 at Page 157 of the Town of Georgia Land Records.

Being a parcel of land containing 0.68 acres, more or less, depicted on a plan entitled “Lands of Lewis Ragon & Mary William [sic] to be conveyed to & [sic] Rita C. Drinkwater & Frangiapane, Georgia Shore Road, Georgia, Vermont,” dated March 18, 2024, last revised _____, prepared by Barnard & Gervais, LLC and recorded at Map Slide ____ of the Town of Georgia Land Records. Said parcel is labeled on said plan as ‘Lands of Lewis Ragon and Mary Wilmuth To Be Conveyed To William and Jennifer Frangiapane, All Existing Easements To Remain In Place, 0.68 Acres.’

The property conveyed herein is a boundary line adjustment between Grantors and Grantees and will merge with the existing property of Grantees conveyed to them by Warranty Deed of Stephen A. Irving dated January 4, 2023 and recorded in Volume 367 at Page 310 of said land records. This conveyance is (a) subject to the terms and conditions of Town of Georgia Development Review Board Findings of Fact and Decision dated December __, 2024, and (b) exempt from State of Vermont wastewater permitting requirements under section 1-304(9)(A)(iii) of the State of Vermont Environmental Protection Rules effective November 6, 2023.

Reference is hereby made to the aforementioned instruments and to the references contained therein and records thereof in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **WILLIAM FRANGIPANE and JENNIFER FRANGIPANE**, a married couple, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and we, the said Grantors, **LEWIS RAGON WILMUTH and MARY WILMUTH**, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, **WILLIAM FRANGIPANE and JENNIFER FRANGIPANE**, and their heirs and assigns, that until the ensealing of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; and we hereby engage to **WARRANT and DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we, **LEWIS RAGON WILMUTH and MARY WILMUTH**, hereunto set our hands and seals this ____ day of _____, 2024.

LEWIS RAGON WILMUTH

MARY WILMUTH

STATE OF VERMONT
COUNTY OF _____, SS.

At _____, this ____ day of _____, 2024, personally appeared **LEWIS RAGON WILMUTH and MARY WILMUTH**, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me: _____
Notary Public
My commission number: _____
My commission expires: 01/31/2025



GEORGIA VERMONT

Sketch Plan Review Application

Application #SK

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

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

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

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

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

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

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

Tax Parcel ID: Lot 3A of 109960000 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 LLC Date: 11/20/24

Signature of Applicant: Lillian Gamache 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: Anthony Gamache Date: 11/20/24

Signature of Owner: Lillian Gamache Date: _____

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

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

Location of Property:

Lot 3A of 147 Georgia Middle Road
Parcel ID No.: Part of 109960000 Zoning District: AR-2
Deed Reference: Volume 99 Page 320 Size of Parcel: 20.66 acres

Previous subdivision of parcel (if applicable)

Permittee name: Gamache - FP-005-23
Date: 11/21/23 Map #

Previous Site Plan Approval (if applicable)

Permittee name: SP-002-23 and CU-004-23
Date: 11/21/23 Map #

If applicable:

Engineer: Justin Holmes - Pinnacle Eng. Surveyor: Mark Day - Lay Land Surveying

Phone: 802-782-5980 Phone: 802-849-6516

Email: justin@pinnacle-vt.com Email: mark@daylandsurveying.com

Description of proposed project: (Please describe here or attach a separate proposal)
Landowner proposes 4 duplexes instead of the 4-household residence previously permitted. Proposed road will be lengthened and a cul-de-sac added.

Number and size of lots proposed (including all building lots, common area lots, retained lots, and donated/ open space lots):
All 4 buildings are proposed on Lot 3A with common interest community language. 4.15 acres at the western edge of the lot is designated to include an open space easement - half is wooded and the other half is hayfield.

If a PUD, are you requesting waivers for proposed lot size & setbacks?

☒ Yes ☐ No (If yes please describe here)
Requesting front yard setback reduction to the proposed private road and waiver to allow backing of vehicles into the private road so residences may be clustered outside the wetland and wastewater disposal areas in the southern portion of the lot. The new road results in a total frontage length of 1,554', but a frontage reduction is requested if only the 230' of Georgia Middle Road frontage may be utilized.

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

Overall Site Plan, Detailed Site Plan.

Names and addresses of abutting property owners:

See Attached.

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

The private road approved under SP-002-23 and DP-2024-007 is to be lengthened to serve the 4 buildings.
A cul-de-sac is now proposed instead of the approved L turnaround.

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

The proposed private road will be located within a 60' right-of-way.

Proposed and/or existing wastewater disposal and water supply:

A shared mound leachfield and two drilled wells are proposed to serve the 8 units.

Proposed drainage/storm water runoff (if required):

A State operational stormwater discharge permit is required in addition to the Construction General Permit.
Grass swales and stormwater detention are proposed methods of treatment.

Proposed landscaping (if applicable):

Additional evergreen trees are proposed along property lines abutting residential neighbors. A few small ornamental plantings will be provided around the units.

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' x 60'

State permits required and/or obtained for this project:

An Individual Wetland Permit has been issued to allow construction of the private road through buffer area.
A WW permit is necessary in addition to the operational (3-9050) and construction (3-9020) stormwater permits.

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

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

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

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

APPLICATION SUBMITTAL REQUIREMENTS:

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

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

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

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

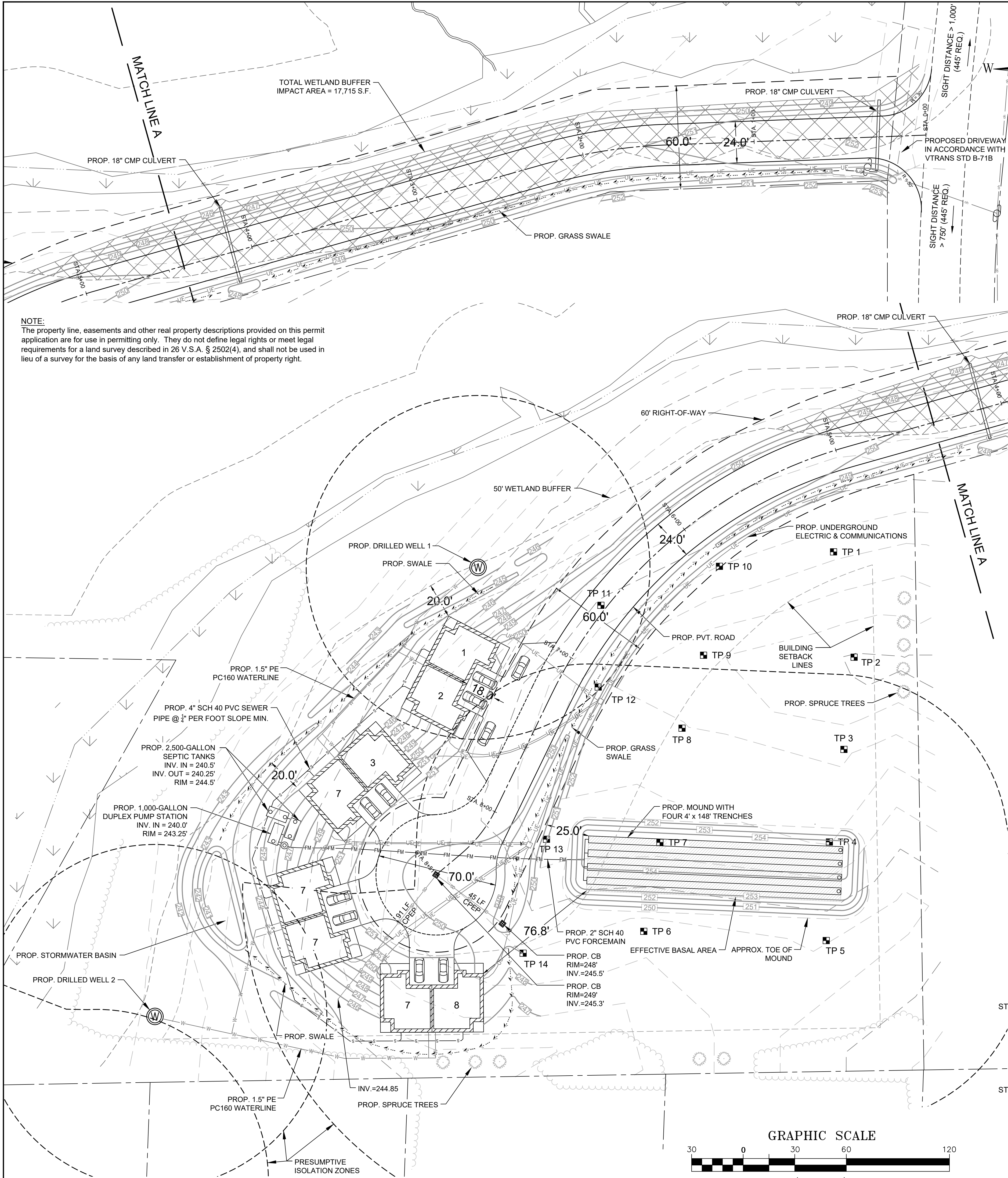
in subsequent submissions, which recommendations shall be provided in writing to the Applicant/Owner.

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

(FOR TOWN USE ONLY):
Date received: _____ Fee paid: _____ Check # _____
Returned (incomplete) _____ Date: _____

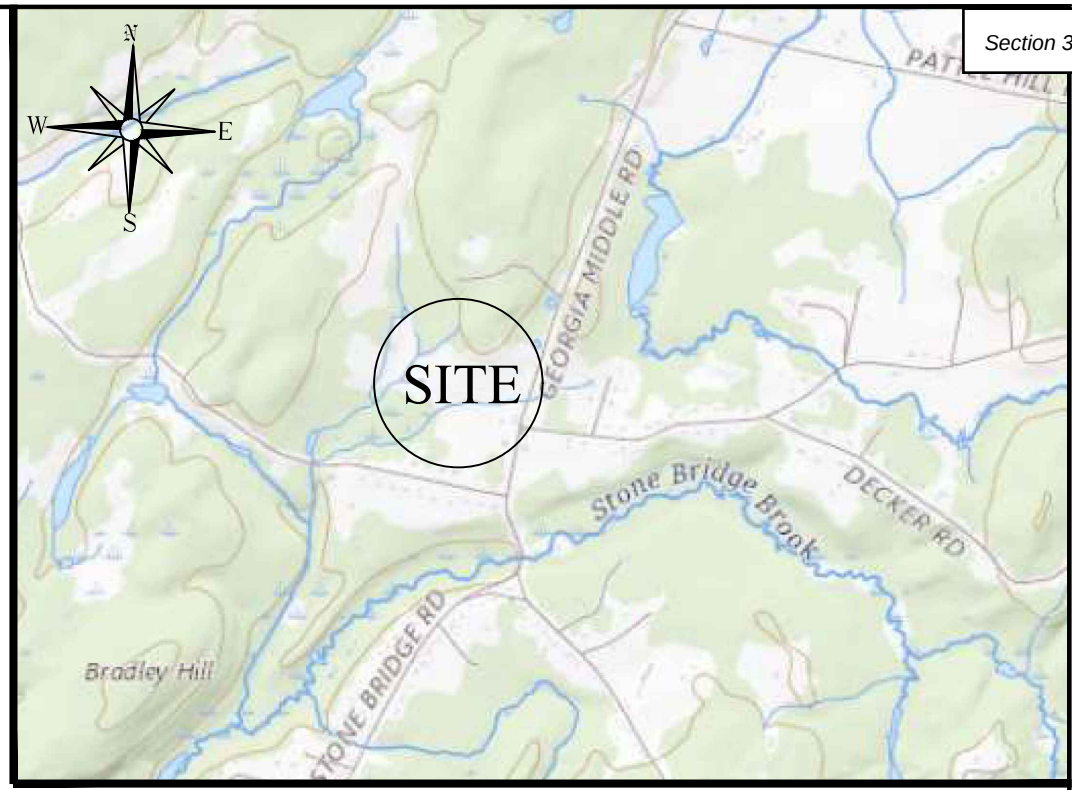
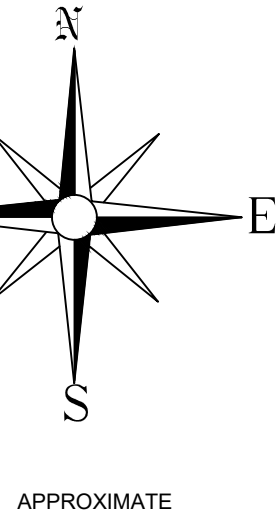
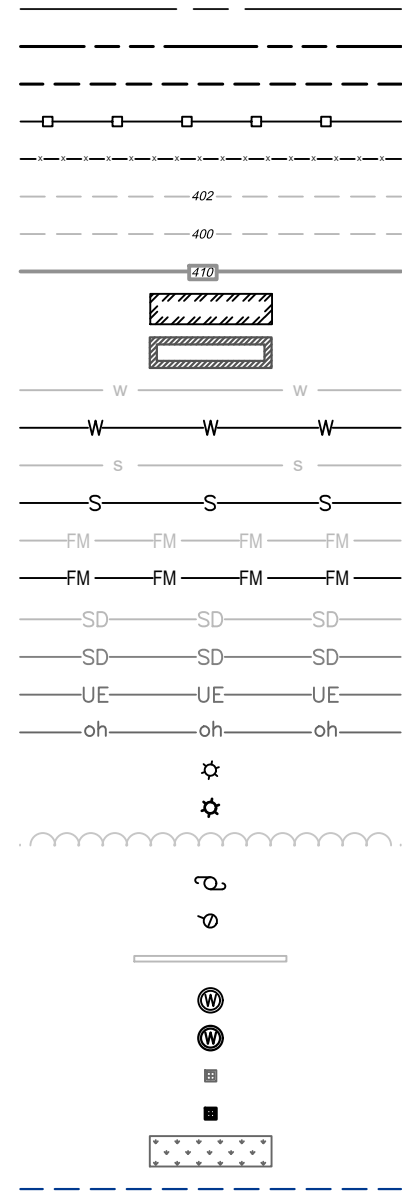
Signed: _____

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator
You will receive a written Decision and Finding of Fact within 45 days of the close of the hearing.



NOTE:
The property line, easements and other real property descriptions provided on this permit application are for use in permitting only. They do not define legal rights or meet legal requirements for a land survey described in 26 V.S.A. § 2502(4), and shall not be used in lieu of a survey for the basis of any land transfer or establishment of property right.

GENERAL PLAN LEGEND



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:** FORMERLY PART OF PARCEL #109960000
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:**

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

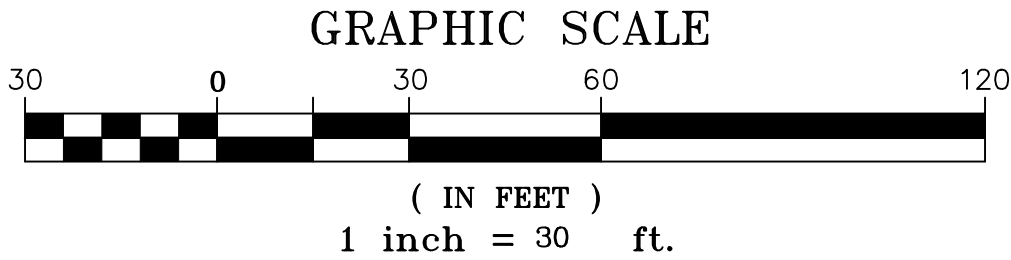
** - ADDITIONAL DENSITY BONUSES ARE ALLOWED PER SECTION 3.5.F. THE PROPOSED BUILDINGS MAY BE UTILIZED TO REQUEST A BONUS IN THE FUTURE.
- THE PRIVATE ROAD APPROVED UNDER DP-2024-007, FP-005-23, SP-002-23 AND CU-004-23 WILL BE EXTENDED AND MODIFIED TO SERVE THE PROPOSED DUPLEXES. A CUL-DE-SAC IS PROPOSED. THE NEW ROAD IS TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN STANDARDS AND VTRANS STANDARD B-71B. SIGHT DISTANCES EXCEED THE MINIMUM REQUIREMENTS.**
- WASTEWATER:**
LOT #3A = A SHARED WASTEWATER DISPOSAL SYSTEM IS PROPOSED ON-SITE. DESIGN FLOW = 2,280 GPD PER TABLE 8-1 FOR 3 BEDROOMS PER 8 UNITS PLUS 88 GPD INFILTRATION FOR 388 LF OF 4" GRAVITY SEWER SERVICE = **2,368 GPD TOTAL**

EX. LOT #3 = THE EXISTING LEACHFIELDS THAT SERVE THE EXISTING RESIDENCE AND APARTMENT ARE TO REMAIN. SEE WW-6-2878 FOR APPROVAL.
- WATER SUPPLY:**
LOT #3A = TWO NEW DRILLED WELLS ARE PROPOSED - EACH TO SERVE 4 UNITS WITH POPULATION OF UP TO 24 RESIDENTS. DESIGN FLOW = 1,680 GPD EACH MAXIMUM DAY DEMAND = 2.3 GPM EACH INSTANTANEOUS PEAK DEMAND = 20 GPM EACH

EX. LOT #3 = NO CHANGES PROPOSED TO EXISTING DRILLED WELL WATER SUPPLY.
- 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.**

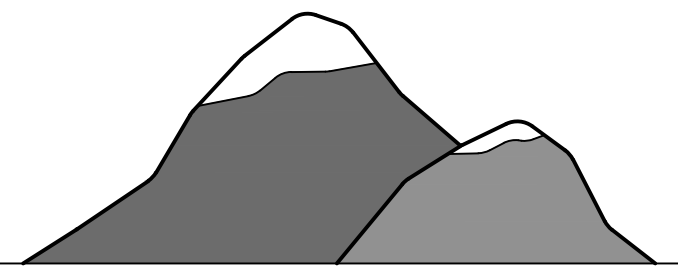
CONSTRUCTION SEQUENCE AND SCHEDULE

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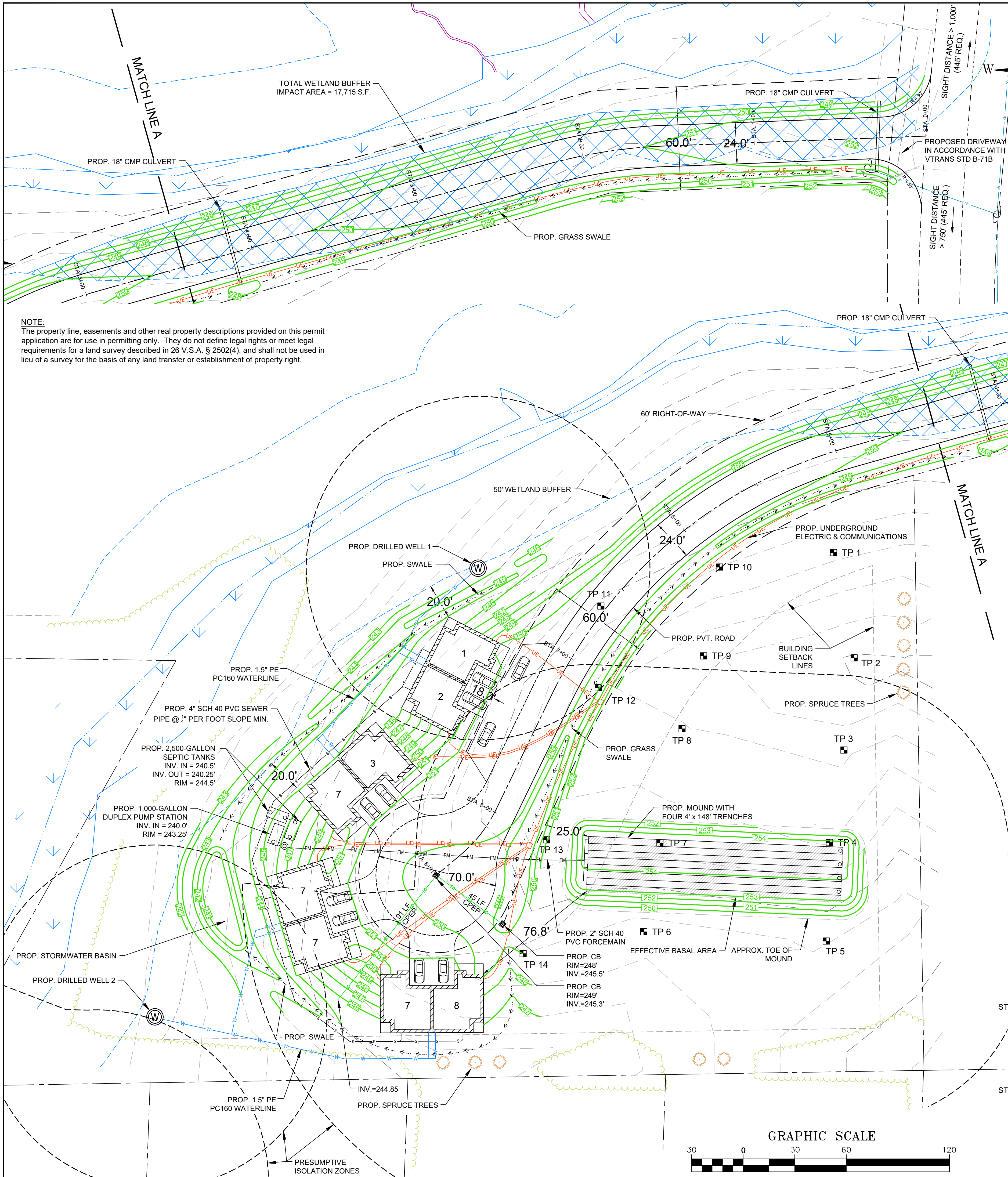
ANTHONY & LILLIAN GAMACHE
PROPOSED DUPLEX DEVELOPMENT
LOT 3A, GEORGIA MIDDLE RD, GEORGIA, VT

DETAILED SITE PLAN



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

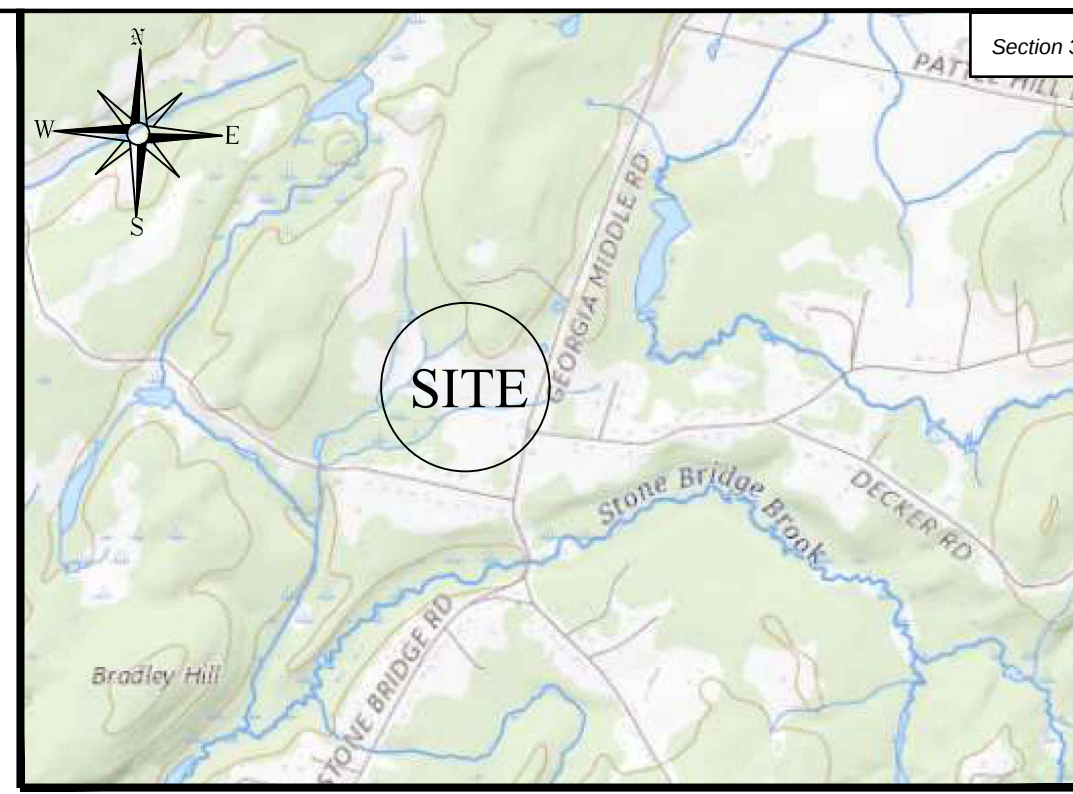
DATE: 11/20/24
SHEET 2 OF 8



NOTE:
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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:

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- 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 E	33+ FT (REDUCTION REQ.)
SIDE YARD	25 FT	25 FT
REAR YARD	25 FT	105 FT
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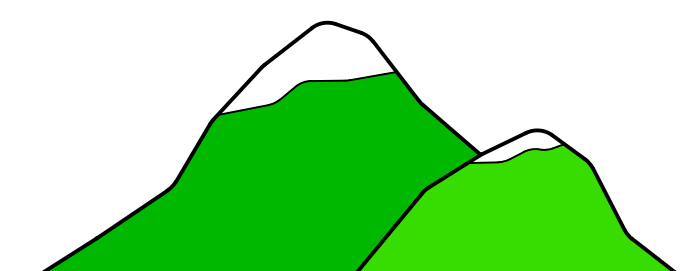
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ANTHONY & LILLIAN GAMACHE
PROPOSED DUPLEX DEVELOPMENT
LOT 3A, GEORGIA MIDDLE RD, GEORGIA, VT

DETAILED SITE PLAN



PINNACLE
ENGINEERING, PLC

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

DATE: 11/20/24
SHEET 2 OF 8

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

PROJECT NARRATIVE

Revised 11/20/24

Anthony and Lillian Gamache propose a modification to their previously approved multi-family residential development located on their existing 20.66-acre (+/-) parcel created last year 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 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 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 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 will each serve two buildings. 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. 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.

Requested waivers include a front building setback reduction to as little as 33' from the centerline of the new road versus the 75' required in the AR-2 District. A waiver is also requested in accordance with Section 5.2.B.2.d of the Development Regulations to allow backing of vehicles into the private road. Lastly, if we are only allowed to utilize the existing 230' of frontage on Georgia Middle Road, a frontage waiver is also requested.



GEORGIA VERMONT

Waiver Request

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): Anthony & Lillian Gamache Applicant(s): Landowners
Address: 147 Georgia Middle Road Address: _____
Georgia, VT
Zip Code 05468 Telephone 802-524-6347 Zip Code _____ Telephone _____
Email apgama@yahoo.com Email _____

Tax Parcel ID: Lot 3A of 109960000 Zoning District: AR-2

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: 11/26/24

Signature of Applicant: Lillian Gamache Date: 11/26/24

PROPERTY OWNERS' AUTHORIZATION

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

Signature of Owner: Anthony Gamache Date: 11/26/24

Signature of Owner: Lillian Gamache Date: 11/26/24

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

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

1. Waiver requested of the DRB?

Waiver under sections 6.6.C.2 to allow multiple principal structures/uses on a single lot and section 3.5.B.1 to allow PUD as a minor (prelim/final together) since no subdivision is proposed.

2. Request for variance under Section(s) 6.6.C.2 and 3.5.B.1 of the Town of Georgia Zoning Regulations.

2. Waiver requested of the DRB?

Waiver to allow reduction of front building setback as measured to the centerline of the private road to allow homes to be clustered.

2. Request for variance under Section(s) Table 2.3(c) of the Town of Georgia Zoning Regulations.

3. Waiver requested of the DRB?

Waiver to allow backing of vehicles into a private road to allow homes to be clustered.

2. Request for variance under Section(s) 5.2.B.2.d of the Town of Georgia Zoning Regulations.

The fee for waivers is \$400 each. For more than three waivers please attached a seperate sheet.

DECISION/ACTION TAKEN (FOR TOWN USE ONLY):

Date received: _____ Fee paid: _____ Check # _____
Approved _____ Denied _____ Returned (incomplete) _____ Date: _____
Permit valid on _____

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.

All applications for variance must be heard by the Development Review Board (DRB) according to the criteria set forth in 24 V.S.A. Section 4469(a).

**SKETCH PLAN REVIEW
Proposed Duplex Development
SK-005-24**

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 Sketch Plan review for replacement of the previously permitted four-household residence with 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):

Planned Unit Development (PUD). One or more lots, tracts, or parcels of land to be developed as a single entity, the plan for which may propose any authorized combination of density or intensity transfers or increases, as well as the mixing of land uses. This plan, as authorized, may deviate from these Regulations' requirements that are otherwise applicable to the area in which the PUD is located with respect to lot size, bulk or type of dwelling or building, use, density, intensity, lot coverage, parking, required common open space, or other standards pursuant to Section 3.5 of the Regulations.

COMMENTS

General Subdivision and Site Plan Review Requirements

1. **Dimensional Requirements.** The dimensional requirements of the 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	±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.

- i. The existing and proposed property lines
- ii. The location of easements and rights-of-way
- iii. The location of wood and wire fences
- iv. The proposed boundaries for all buildings
- v. The location of existing and proposed water service
- vi. The location of existing and proposed sewer line
- vii. The location of existing and proposed storm drain
- viii. The location of proposed underground utility
- ix. The location of existing overhead utility
- x. The location of existing and proposed yard lights
- xi. The location of the tree line
- xii. The locations of proposed well and wastewater
- xiii. The location of existing wetlands
- xiv. The location of existing wetland buffers
- xv. The location of existing catch basin/yard drain
- xvi. The location of the proposed catch basin
- xvii. The location of proposed Open Space
- xviii. The location new proposed driveway

3. **Waivers.** Applicant is requesting three (3) waivers:
(1) Waiver to allow multiple principal structures/ uses on a single lot. (6.6.C.2)

6.6 Specific Use Standards, Mixed Use (Town of Georgia Development Regulations, 2/27/2023.) C. Standards. All properties with mixed uses shall meet the following standards:
2. There shall not be more than one principal structure on a lot unless approved as part of a PUD.

(2) Waiver to allow the reduction of front building setbacks as measures to the centerline of the private road to allow homes to be clustered. (See Table 2.3(c) of the Town of Georgia Development Regulations 2/27/2023.)

(3) Waiver to allow backing of motor vehicles into a private road to allow homes to be clustered. (5.2.B.2.d)

5.2 Access and Driveways (Town of Georgia Development Regulations, 2/27/2023.) B. Driveways. Driveways may serve up to two (2) lots. Driveways shall meet the following standards:

2. **Driveway Construction Standards.** All residential driveways servicing single- or two household dwellings shall be constructed in accordance with current Vermont Agency of Transportation B71 Standards and the Town of Georgia Private Road and Driveway Standards policy dated July 27, 2020, and as may be amended. In addition, the following standards shall apply:

(d) All driveways shall have a hammerhead type turnaround to eliminate vehicles backing onto private or public roads. A waiver may be granted for driveways off private roads.

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 operational stormwater discharge permit is required in addition to the construction general permit. Grass swales and stormwater detention are proposed methods of treatment.
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.
9. **Compatibility with surroundings.** The project will add duplex residences to the existing residential structures in the area.
10. **Municipal Services.** Applicant has not obtained an Ability to Serve letter from the Fire Chief. A letter will be required for Final Plat Review.

11. **Individual Water Supply.** A shared mound leach field and two drilled wells will serve the eight (8) units.
12. **Vehicular Traffic.** The proposed private road will be located within a 60’ right-of-way. 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 is now proposed instead of the approved “L” turnaround. A waiver is requested to allow the backing of vehicles into the private road to allow homes to be clustered.
13. **Pedestrian Accessibility.** Sidewalks have not been addressed in the 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.*
14. **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.
15. **State permits.** The Applicant shall submit any and all required State Permits with the Final Plat Application. An individual Wetland Permit has been issued to allow construction of the private road through buffer area. A wastewater permit is necessary, in addition to the operational (3-9050) and construction (3-9020) stormwater permits.
16. Applicant requests the PUD proceed as a minor zoning project, as no subdivision is proposed. A minor project would combine the preliminary and final plat hearings.

3.5 Planned Unit Development (Town of Georgia Development Regulations, 2/27/2023.) B. PUD Review Process:

1. *All PUD applications shall be reviewed using the same process as a major subdivision (sketch, preliminary, final) as outlined in Section 4.4. All PUDs involving the subdivision of land shall have their PUD application and subdivision application reviewed concurrently.*

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk

cc: Applicant and Engineer



GEORGIA VERMONT

DRB MEETING Tuesday, November 19, 2024 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
James Powell
Gilles Rainville
Glenn Sjoblom
Lisa Faure
Jared Waite

STAFF PRESENT

Doug Bergstrom, Zoning Administrator
Kollene Caspers, Zoning Clerk

PUBLIC PRESENT

Heather Dunsmore
Justin Holmes
Christian Jablonski
Jon Fick
Michael Dugan
Mari Jo Hanbury
Jill Richardson
Tim Ebbers
BJ Walters

Nicholas Smith
Cindy Rutkowski
Nancy Connor
Lynn Cemel
Kim Asch
Sara Nye Vester
Mary Chiappinelli
Dixons (Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

- Cline Road LLC Decision Letter
- Ethics Policy

3. PUBLIC HEARINGS

A. Sketch Plan Review (SK-004-24) Hanbury, Two-Lot Subdivision

- S. Brown introduced the Sketch Plan Review for 2 Lot Minor Subdivision.
- Christian Jablonski, engineer with Barnard & Gervais, was present to explain the project and answer questions.
- Documentation from Agency of Natural Resources (ANR) regarding the wetlands will be submitted with the Final Plat documents.
- Discussion on the wetland buffer and whether it will be monumented to delineate the wetland buffer. Agricultural fields that are wetlands do not prevent owners from using the field for agricultural purposes.
- Kim Asch, abutter, asked about the number of houses & examination of map and wetlands areas.
- There is a limited amount of property to build outbuildings outside the buffer area, only one dwelling is proposed.

Motion to adjourn the hearing at 7:10pm.

Motion made by Rainville, Seconded by Vice Chair Cross.

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

B. Concept Plan Review (CN-001-24) Redeeming Grace Church, for New Construction of Worship Building

- S. Brown introduced the new building project description.
- Nicholas Smith, engineer with Smith Site Engineering, was present to answer questions about the project and field questions.
- Primary access is via the driveway near the ROW for the town/ town access road. The proposed larger worship building is to be built in the area that is currently the parking lot. The existing building may be updated but will remain as education and office space.
- Parking spaces and locations were discussed. There will be an average of about 400-450 worshippers in the new building, so at least 200 parking spots will be needed.
- The congregation will do their own traffic study. The parking lot will be evaluated as a paved parking lot if financially feasible but would be necessary per zoning regulations in the South Village Zoning district.

- A new access point will be added across from Blakewood Drive, and the church would also keep the current access.
- N. Smith also discussed the expansion of sidewalks, and potential for water and stormwater.
- DRB explained the changes coming to the Development Regulations in the next year, changes to the South Village and how that may change the church's proposed plans.

Motion to exit hearing at 7:38pm

Motion made by Sjoblom, Seconded by Rainville.

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

C. Site Plan Review and (SP-005-24) & Conditional Use (CU-003-24) Dunsmore, for Nine-Unit Multi-Tenant Senior Housing

- Justin Holmes, Pinnacle Engineering was present to answer questions for the project. Heather Dunsmore, Applicant, was also present for the hearing.
- S. Brown introduced the project, 9-unit multi-tenant housing for older persons. There is a designation in the regulations for 55+, differentiated from the 62+ and engineer confirmed that no children will be permitted to reside full time in the community.
- J. Holmes explained the new private road will be added off the 60 ft wide right of way to the South of the property. Dewey Drive will connect to the new road, cul-de-sac and 9 new units. The location of the cul-de-sac may change due to the Green Mountain Power easement, but there is plenty of space to work with between wetlands, mound systems and other easements.
- There are no concerns with the water/well system on the property.
- J. Holmes addressed the efficiency and use of solar/wind best practices while drafting the site plans.
- 9 units will be condominium buildings, group land owned with a separate HOA from Alexander Acres.
- Traffic study shows an average of 33 trips per day through Dewey Drive into the new phase.
- D. Bergstrom said the Town of Georgia Roadway Agreement will be necessary for the new development.
- The wetland buffer was explained, there is a 20 ft offset area for easements with a land buffer delineation built in.
- Public comments: Cynthia Rutkowski, Dewey Drive resident, asked about drainage from septic and the leach field.
- The residents of Alexander Estates are taking over the HOA from Carl Laroe. There was a question about the Dewey Drive easement in the deed language. J. Holmes had a copy of the deed language that he shared with abutters at the meeting.
- Once the 9 units in the new phase are built, the new HOA will care for the maintenance of their own private drive, and that HOA will work together with Alexander Estate HOA to maintain Dewey Drive.

Motion to adjourn the hearing at 8:06

Motion made by Vice Chair Cross, Seconded by Drew.

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

4. APPROVAL OF MINUTES

- A. DRB Meeting Minutes: October 15, 2024
Motion to approve with minor changes.
Motion made by Vice Chair Cross, Seconded by Drew.
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Faure

5. OTHER BUSINESS

- Ethics Policy- Town of Georgia passed an Ethics Policy that mandates no one individual may serve as chair or vice chair on more than one board. Also no one individual may serve on both Planning Commission and DRB, though those who are currently serving are "grandfathered" into their positions.
- This policy affects S. Brown and C. Cross, both can stay on Planning Commission & DRB until their respective terms run out.

6. PLAN NEXT MEETING AGENDA

- A. December 3, 2024
- December 3, 2024 meeting will be cancelled, no hearings were scheduled by the deadline for public notice.
 - December 17, 2024 will be the next DRB meeting. Currently there will be one hearing and decision letters from tonight's hearings for signature.

7. DELIBERATIONS

Motion to enter into deliberative session at 8:26pm
Motion made by Rainville, Seconded by Vice Chair Cross.
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Faure

Motion to exit deliberative session at 9:10pm
Motion made by Drew, Seconded by Rainville
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Faure

Cline Road LLC Decision Letter was signed by DRB Chair.

8. ADJOURN

Motion to adjourn at 9:11pm
Motion made by Rainville, Seconded by Drew.
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Faure

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



Georgia Development Review Board
2025 Meeting Dates and Hearing Publication Deadlines

The Development Review Board (DRB) is required to publish notice of the Board’s public hearings in the local newspaper (St. Albans Messenger) at least 15 days prior to the meeting date. Staff determines if an application is complete before scheduling a hearing date. Applications must be signed by the owner of the property (or authorized representative) and be accompanied by the proper fee. Application forms are available at the town website, www.townofgeorgia.com or you can obtain paper copies at the Town Office.

The DRB meets the first and third Tuesday of each month.
Please see the town website for any special or cancelled meetings following 1 V.S.A. § 312.
Approved by the DRB December 17, 2024

<i>Meeting Date</i>	<i>Application to Zoning Office</i>	<i>Public Notice Publication</i>
January 7 th January 21 st	December 6, 2023 December 20, 2023	December 20, 2024 January 3, 2025
February 4 th February 18 th	January 3 rd January 17 th	January 17 th January 31 st
March 18 th	February 14 th	February 28 th
April 1 st April 15 th	February 28 th March 14 th	March 14 th March 28 th
May 6 th May 20 th	April 4 th April 18 th	April 18 th May 2 nd
June 3 rd June 17 th	May 2 nd May 16 th	May 16 th May 30 th
July 1 st July 15 th	May 30 th June 13 th	June 13 th June 27 th
August 5 th August 19 th	July 3 rd July 18 th	July 18 th August 1 st
September 2 nd September 16 th	August 1 st August 15 th	August 15 th August 29 th
October 7 th October 21 st	September 5 th September 19 th	September 19 th October 3 rd
November 18 th	October 17 th	October 31 st
December 2 nd December 16 th	October 31 st November 14 th	November 14 th November 28 th

ZOOM for all Meetings: ID - 616 584 3896 Passcode – 5243524

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