



GEORGIA VERMONT

DRB MEETING

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

Zoom Details:

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

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

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

1. **CALL TO ORDER - 7:00 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **PUBLIC HEARINGS**
 - A. FA-001-25, Continuance, Final Plat Amendment for Hibbard
 - B. CU-004-25, Conditional Use Application for McCullough Crushing, Inc.
4. **APPROVAL OF MINUTES**
 - A. DRB Meeting Minutes: October 21, 2025
 - B. DRB Meeting Minutes: November 4, 2025
5. **OTHER BUSINESS**
6. **PLAN NEXT MEETING AGENDA**
 - A. December 16, 2025
7. **DELIBERATIONS**
8. **ADJOURN**

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

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

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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



Town of Georgia

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

Final Plat Ammendment Application

Application # FA-001-25 Original Application # PP-PC-016-99

Submission Requirements: Within six months of Preliminary Plat approval for a major subdivision, or classification at Sketch Plan review as a minor subdivision, submit this application with all required elements from the attached outline & fees. Submit one set 11"x17" site plan maps plus a digital file in *.pdf format which includes scale, north arrow, legend, abutters, title block and following the approved layout as shown on the preliminary plat, incorporating any recommendations made by the DRB in their preliminary plat approval decision. The application will not be deemed complete until all required materials have been submitted. Failure to submit a complete application, as defined herein, shall be grounds for denial of the application by the DRB.. 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): <u>Steven Hibbard</u>	Applicant(s): <u>Owner</u>
Address: <u>[REDACTED]</u>	Address: _____
<u>Sarasota</u>	_____
Zip Code: <u>[REDACTED]</u>	Zip Code _____ Telephone _____
Email: <u>ste</u>	Email _____

Tax Parcel ID: 110930100 Zoning District: AR-1 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: _____ Date: _____

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: Stephen Hibbard Date: 8-8-25

Signature of Owner: _____ Date: _____

Location of Property: Field at north end of Oakland Station Road near Kingsbury Cemetery
Parcel ID No.: 110930100 **Zoning District:** AR-1 **Is this a PUD?** ☒ Yes ☐ No
Deed Reference: Volume 109 Page 427 **Size of Parcel:** 22.87+/- acres

Previous subdivision of parcel (if applicable)

Permittee name: Steven Hibbard (PC-016-99)
Date: 1999 **Map #** 500

Previous Site Plan Approval (if applicable)

Permittee name: _____
Date: _____ **Map #** _____

If applicable:

Engineer: Justin Holmes, P.E. **Surveyor:** _____
Phone: 802-782-5980 **Phone:** _____
Email: justin@pinnacle-vt.com **Email:** _____

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:

Landowner proposes removal or alteration of Conservation and Agricultural Easement and Restrictions imposed on Lot 1 as part of 1999 subdivision approval (PC-016-99) to allow construction of a single-family residence.

Names and addresses of abutting property owners:

See attached.

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

Field is accessed off Oakland Station Road. Access permit would be sought prior to construction of SFR.

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

Original plan submitted with application.

Location of parking and proposed number of spaces:

None proposed.

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

Driveway permit would be sought prior to construction of a single-family residence.

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

Proposed and/or existing wastewater disposal and water supply:

WW permit would be necessary to allow construction of s SFR with onsite leachfield and well.

Proposed drainage/storm water runoff (if required):

Not required.

Proposed landscaping (if applicable):

Not applicable.

Size and location of proposed and/or existing buildings:

None proposed - though single-family residence could be constructed as a permitted use with removal or alteration of easement and restrictions.

State permits required and/or obtained for this project:

WW permit is required before any development could take place. Wetland delineation is likely required though impacts should be avoided.

Proposed lighting (if any):

None proposed.

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 Ammended Final Plat for Major and Minor Subdivisions

The Final Subdivision Plat shall consist of one or more sheets of drawings which conform to the following requirements: It shall be on Mylar paper clearly and legibly drawn, and the size of the sheets shall be 18 inches x 24 inches. Such sheets shall have a margin of two (2) inches outside of the border lines on the left side for binding and a one (1) inch margin outside the border along the remaining sides. Space shall be reserved thereon for endorsement by all appropriate agencies. The final plat for a major subdivision shall conform in all respects to the preliminary plat as approved by the Commission. The Subdivision Plat shall indicate the following as applicable:

- (5) Proposed subdivision name or identifying title, the name of the municipality, the name and address of the record owner and subdivider, the name, license number and seal of the licensed land surveyor, the boundaries of the subdivision and its general location in relation to existing streets or other landmarks and scale, date and true north point.
- (2) Street names, lines, pedestrian ways, lots, reservations, easements and area to be dedicated to public use as approved by the Commission.
- (3) Sufficient data acceptable to the Commission to determine readily the location, bearing and length of every street line, lot line, boundary line and to reproduce such lines upon the ground. When practicable these should be tied to reference points previously established by a public authority.
- (4) The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distances and tangent bearings for each street.
- (5) By proper designation on such Plat, all public open space for which offers of cession are made by the subdivider and those spaces title to which is reserved by the subdivider.
- (6) Lots within the subdivision numbered in alternating order within the blocks.
- (7) The location of all of the improvements referred to in Article VIII and, in addition thereto, the location of all fire protection devices, utility poles, sewage disposal systems, and rough grading and other devices and methods of draining the area within the subdivision.
- (8) Permanent reference monuments and lot corner markers shall be clearly indicated.
- (9) Monuments shall be set at all corners and angle points of the boundaries of the subdivision, and for new roads at all street intersections, angle points in street lines, points of curve and such intermediate points as shall be required by the Commission.
- (10) Deed reference, tax map reference.

If required by Preliminary Plat Approval, Applicant shall also provide the following documents:

- (5) Copies of proposed deeds, agreements or other documents showing the manner in which streets, open space, including park and recreational areas served and maintained, and a certificate from the Legislative Body or town attorney that these documents are satisfactory. Such certificate shall not be construed, however, as acceptance by the Town of Georgia of any areas proposed to be dedicated to the Town.

(Continued on Next Page)

- (2) A certificate from a Town consulting engineer as to the satisfactory completion of all improvements may be required by the Commission, or in lieu thereof, a performance bond to secure completion of such improvements and their maintenance for a period of two (2) years, with a certificate from the Legislative Body that it is satisfied either with the bonding or surety company, or with security furnished by the subdivider.
- (3) Any other documents required by the Commission as a result of preliminary plat approval.
- (4) The final plan application for a minor or major subdivision shall be accompanied by a Certificate of Title showing the ownership of all property and easements to be dedicated or acquired by the Town, or reserved, and said Certificate of Title shall be approved by the town attorney. Copies of all proposed Offers of Dedication, deeds, easements, or other instruments conveying property or easements to the Town shall also accompany the final application and be approved by the town attorney.
- (5) Bonding shall be required sufficient to cover the completion of required improvements and maintenance of such improvements for a period of two years after completion. The amount of bond shall be established by the Planning Commission based upon the subdivider's estimate, bids or other information deemed necessary by the Planning Commission but shall not exceed 150% of the projected improvement and maintenance costs.

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 Final 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

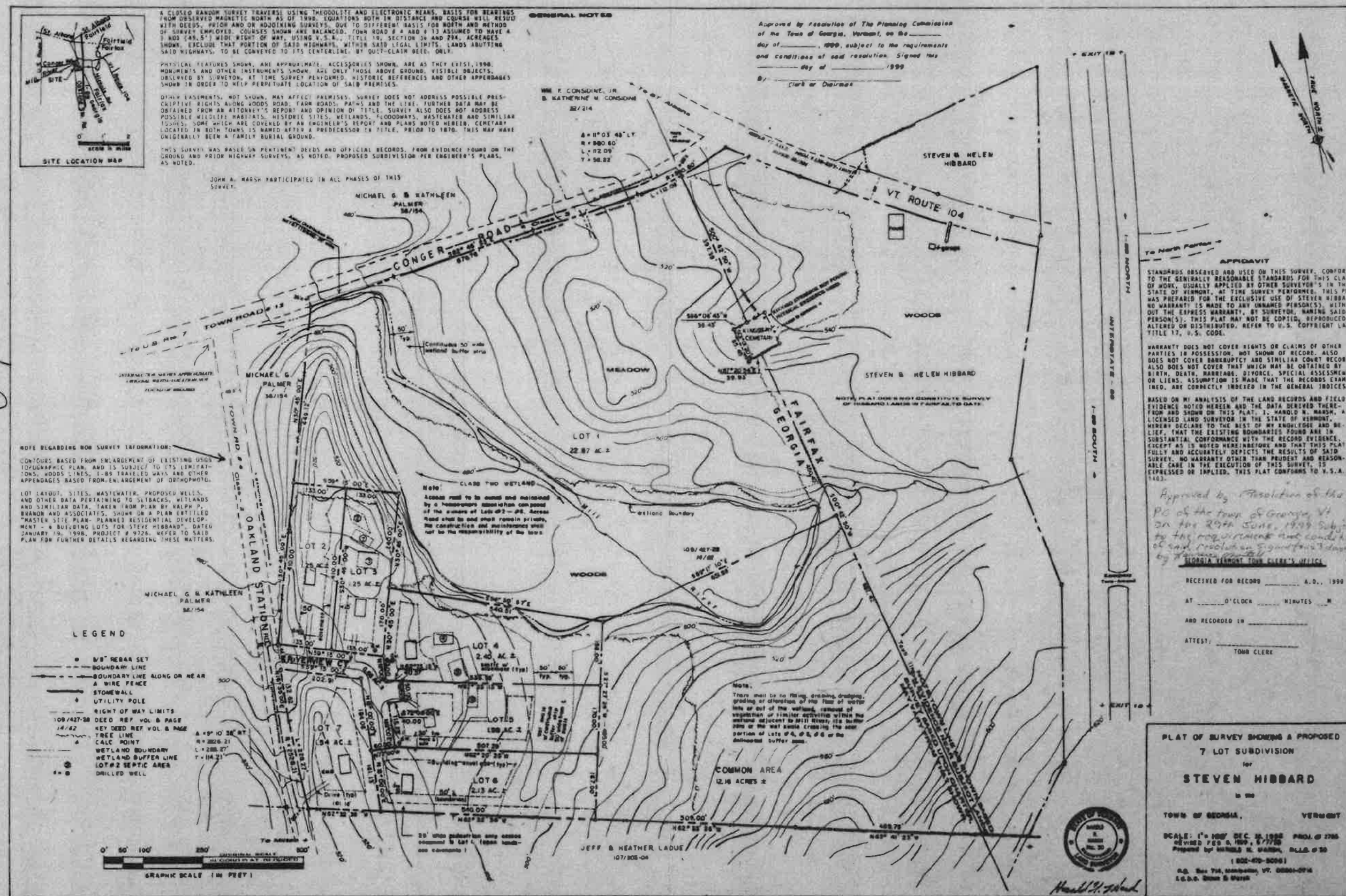
Return

Date

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.



RECEIVED FOR RECORD
August 5, 1999 @ 11:50 a.m.
RECORDED AT SLIDE # 42 MAP # 500
ATTEST *Judith W. Green* TOWN CLERK

FINAL PLAT AMENDMENT
Removal or Alteration of Conservation/Agricultural Restrictions
FA-001-25

Owner/Applicant: Steven Hibbard [REDACTED] [REDACTED] [REDACTED] [REDACTED]	Property Tax Parcel & Location: The North end of Oakland Station Road Georgia, Vermont Parcel#110930100 Zone: AR (AR-1)
Surveyor/Engineer: Justin Holmes, Pinnacle Engineering PLC 189 Maple Dr, Georgia VT 05478 #802-782-5980 justin@pinnacle-vt.com	

BACKGROUND

Steven Hibbard, hereafter referred to as Applicant, is requesting a Final Plat Amendment from a previous property decision (PC-016-99) to remove or alter the Conservation and Agricultural Easement and Restrictions imposed on Lot 1 as part of the 1999 subdivision approval to allow construction of a single-family residence.

The parcel is located near the field at the North end of Oakland Station Road, near the Kingsbury Cemetery and within the AR (former AR-1) zoning district with total acreage of ± 22.87 acres in size and is benefitted by ± 990 ft of road frontage along Oakland Station.

PROJECT NARRATIVE SUMMARY

1. Applicants have submitted Map #500, Slide #42 received at the Town of Georgia for recording on August 5, 1999.
2. The Final Plat Amendment is limited to removing or altering the Conservation and Agricultural Easement and Restrictions imposed on Lot 1 as part of the 1999 subdivision approval to allow construction of a single-family residence. No other site plan changes are requested.
3. Previous approval for Applicant's project (PC-016-99) was issued in 1999. This decision was part of a Planned Unit Development (PUD) which included Lot 1, six residential lots and ± 12.16 acres of Open Space, now known as COM004.
4. The Planning Commission granted final subdivision approval to Applicant with conditions, including the condition that an "Agricultural Agreement" be put in place for Lot 1. (see attached, PC-016-99 Decision Letter.)

5. A “Conservation and Agricultural Easement and Restrictions” agreement between the Applicant and the Town of Georgia, acting by and through the Selectboard and Conservation Commission, explains Lot 1 was intended to be used exclusively for agricultural purposes (see attached, Conservation and Agricultural Easement and Restrictions).
6. Applicant is requesting amendment approval from the DRB, the Selectboard and the Conservation Commission.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning and DRB Clerk

cc: Applicant/Engineer

**TOWN OF GEORGIA VERMONT
PLANNING COMMISSION DECISION**

To: Mr. Steven Hibbard
From: Planning Commission Chair
Re: Written Decision and Findings of Fact

Dear Applicant,

At a duly warned Public Hearing of the Planning Commission held on June 15, 1999 the following action was taken on your application: GRANTED XX DENIED _____ RETURNED APPLICATION _____ for the following reasons: This application meets the minimum requirements of the Town of Georgia Sub-division and Zoning Regulations, conforms with the Municipal Plan, and meets applicable sections of 24 VSA Ch. 117. YES XX NO _____

ADDITIONAL CONDITIONS MAY APPLY TO YOUR PERMIT AND ARE OUTLINED IN THE FINDING OF FACT BELOW AND OR ATTACHMENTS.

**FINDING OF FACT IN RE APPLICATION OF:
Steven Hibbard
Final Plat Hearing
for a 7-Lot Subdivision;
Application PC-016-99**

Note:

The application, any and all relevant evidence presented to the Commission, as well as the minutes of the Commission, Zoning Administrator's Reports and submissions, and any relevant information from public records or sources shall be considered part of this Finding of Fact and kept as part of the permanent record of the applicant. The minutes shall provide a more detailed record of the Hearings and provide additional information as to how the Commission reached it's Decision.

Background:

The applicant received preliminary plat approval on 3/16/99. It was discussed at the preliminary plat hearing that a portion of Lot #1 would be used as common area for the owners of Lots #2-7 and a portion would be retained (and/or sold) by the applicant but it would be used exclusively for agricultural purposes. There had not been a lot-line separating these two uses however.

For the final plat application the applicant agreed to add a lot-line separating the common land from the retained land (Lot #1). Furthermore the applicant agreed to place an agricultural easement and restriction on Lot #1 to be held by the Town of Georgia.

Hearings:

A warned Public Hearing was held on 6/15/99, at which Edwin Hobson, Ralph Branon and Deanne Morin were present representing the

applicant. Planning Commissioners present at the hearing were Larry Martell, Danielle Jackson, Art Carroll, Bill Butler and Heather Ladue. Kathy Considine, Michael Palmer and Amy Rider were also present at the hearing.

Regulations In Effect:

Municipal Plan, adopted 7/24/95
Zoning Regulations, last revised 1997
Subdivision Regulations, last revised February 1989

Application Submitted:

The application (#PC-016-99) was submitted on 5/10/99, and consisted of the following:

1. an application form submitted on 5/10/99;
2. a survey by Harold Marsh entitled "Plat of Survey Showing a Proposed 7 Lot Subdivision for Steven Hibbard in the Town of Georgia, Vermont" dated 12/28/98 and last revised 6/7/99;
3. site plan maps by Ralph Branon and Associates sheets #1, 1A, 2-7 (sheet #1 entitled "Master Site Plan" dated 1-19-98, last revised 3/19/99; sheet #1A entitled "Common Access Drive Details" dated 10/9/98, no revision; sheets #2-#7 entitled "Sewage Disposal Plan, Section and Details" for lots #2-#7 respectively; sheet #2 was last revised 3/19/99; sheets #3-#6 have no revisions; sheet #7 was last revised 12/1/98; and
4. a Declaration of Covenants, Restrictions and Conditions submitted on 5/4/99.

Findings

The Planning Commission makes the following Findings:

1. As indicated in Finding #9 of the Preliminary Plat Decision, the applicant proposes to keep the meadow portion of Lot #1 in agricultural use, and to allow the homeowners of Lots #2-#7 to use portions of Lot #1 for recreational activity.
2. The applicant proposes to retain ownership of the agricultural portion of Lot #1.
3. At the final plat hearing the applicant's attorney, Edwin Hobson, made changes to the Declaration of Covenants submitted on 5/4/99, and submitted a new Declaration of Covenants following the public hearing.
4. The Declaration of Covenants submitted on 6/15/99 reflect the corrections agreed to at the Public Hearing on 6/15/99.

Conclusions

The Planning Commission references the following sections from applicable ordinances and draws the following conclusions:

1. The AR-1 and L-2 PRD Special Provisions of Article X Section 1109. of the Zoning Regulations states:

Standard 6) "The primary goal of the AR-1 Zone is to support the continuation of agricultural and silviculture in Georgia and to provide for very low density residential development. All uses should support the continuation of agricultural, silvicultural and rural nature of this zone."

Standard 7) "The PRD must include a plan for open space land which will provide for the protection of the resource land identified on the plat and specified above." The size, location and character of the open space land will be suitable for its intended use and should include as much contiguous land as possible. Land may be protected by deeding in fee simple, deed restrictions, sale of development rights or grant of conservation easements, designation of building envelopes and clearing limits, all of which shall be subject to Planning Commission approval."

Decision

Based on these Findings and Conclusions, the Planning Commission grants Final Subdivision Approval to Steven Hibbard with the following conditions:

1. The Agricultural Agreement as reviewed and approved by the Town's attorney, shall be executed by the applicant and submitted for recording in the Town Land Records within sixty days.
2. The applicant shall bear the cost of the Town attorney's review.
3. The Agricultural Agreement shall be executed before an application for building permit is submitted.
4. The Declaration of Covenants, Restrictions and Conditions (as submitted 6/15/99) shall be executed and submitted for recording in the Town Land Records within sixty days.
5. A mylar shall be submitted within 90 days.

Additional Conditions: Copies of this Decision and Finding of Fact shall be made available to any present and future purchasers of any lots created by this approval. All plats, plans, drawings, and conditions/requirements etc. listed above or submitted at the hearing and used as the basis for the decision to grant permit shall be binding on the applicant, and his/her 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.

NOTE: The Subdivision will be subject to any and all fees established by the Town of Georgia including impact fees. Subdivision approval expires two years from date of Final Plat approval, as per Section 970 of Georgia Sub-Division Regulations, unless extended.

You are entitled to appeal this decision to the Environmental Court within 30 days as per requirements of 24 VSA Ch 117, section 4475 and section 4471.

BOARD MEMBERS PRESENT FOR HEARING: Larry Martell, Danielle Jackson, Art Carroll, Bill Butler, Heather Ladue

VOTE OF MEMBERS PRESENT:

AYES: unanimous

NAYS:

ABSTAINED:

Approved: 6/15/99

Signed: Larry Martell, Board Chair/Vice Chair

Date: 6/29/99

CONSERVATION AND AGRICULTURAL EASEMENT AND RESTRICTIONS

THIS INSTRUMENT, made this 30 day of June, 1999, by and between Steven Hibbard of Georgia, Vermont (hereinafter referred to as "Grantor") and the Town of Georgia, a municipal corporation situated in Franklin County, Vermont (hereinafter referred to as "Municipality"), acting by and through its Selectboard and its Conservation Commission.

W I T N E S S E T H:

WHEREAS, the Grantor is the Owner of certain lands in the Municipality which he acquired by Trustee's Deed of Evan C. Archer Jr., Successor Trustee of the Lucius Hibbard Trust Agreement, dated July 21, 1997 and recorded in Book 109 at Page 427 of the Land Records of the Municipality; and

WHEREAS, the Grantor is developing said lands as a planned residential development ("PRD"), incorporating residential, agricultural, recreational and open space uses; and

WHEREAS, it is the intent of the Grantor that said PRD consist of six residential lots and one common area lot, together with a lot intended to be used exclusively for agricultural purposes (Lot #1), all as shown on a plan entitled "Plat of Survey Showing a Proposed 7 Lot Subdivision for Steven Hibbard in the Town of Georgia, Vermont" dated December 28, 1998, last revised on June 7, 1999, prepared by Harold N. Marsh, and recorded in Map Slide ___ of the Municipality's Land Records; and

WHEREAS, the Grantor has received final subdivision approval and PRD approval from the Municipality's Planning Commission for his development; and

WHEREAS, the Grantor, in presenting his proposal to the Municipality's Planning Commission, agreed that certain lands, described in Exhibit A, attached hereto, would continue to be devoted to "integrated agricultural and farming uses," as defined below, in consideration for the final subdivision and PRD approvals; and

WHEREAS, the Grantor and the Municipality recognize the value of retaining the rural character of said lands and preserving their use as an "integrated agricultural unit," as defined below, and in so doing furthering their aesthetic, agricultural and

ecological value; and

WHEREAS, Title 10, Chapter 155, of Vermont Statutes Annotated, permits Vermont municipalities to acquire interests in land in the nature of conservation easements; and

WHEREAS, the Municipality desires to acquire a conservation easement to those lands of the Grantor described in Exhibit A, in furtherance of the purposes enumerated in 10 V.S.A. 6301.

NOW, THEREFORE, for and in consideration of the grant of subdivision and PRD approval by Municipality's Planning Commission, and based upon the above-stated premises and the mutual covenants, terms, conditions and restrictions herein contained, and as an absolute and unconditional transfer, Grantor does hereby freely give, grant, convey and confirm unto Municipality, its successors and assigns forever, a Conservation and Agricultural Easement and Restrictions over that property described in the Plat as Lot #1 (hereinafter referred to as the "Restricted Property"), consisting of the following:

1. The right of the public to view the Restricted Property, from public ways, streets and areas, in its condition as agricultural and farm lands;
2. The right of official representatives of the Municipality, in a reasonable manner and at reasonable times, to enter, inspect and, as necessary and appropriate in the reasonable judgment of Municipality, maintain, the Restricted Property;
3. In furtherance of the foregoing affirmative rights, the Grantor, for himself and his heirs, executors, administrators, successors and assigns, make the following covenants, which shall run with and bind the Restricted Property in perpetuity, for the benefit of the Municipality, except as modified or amended by this instrument:
 - a. There shall be no construction or placing of any new buildings or structures of any kind, temporary or permanent, on the Restricted Property, except that the Grantor, and his successors or assigns, shall have the right, subject to the written approval of the Municipality's Planning Commission, to construct on the Restricted Property structures necessary and appropriate to enhance or maintain the use of the Restricted Property for agricultural and farming purposes. Improvement, maintenance and repair of existing roadways and fire ponds shall be allowed.

b. The Grantor and his successors and assigns shall have the right to use the Restricted Property for agricultural and farming purposes, including cultivation of crops and animal husbandry, consistent with the preservation and use of the Restricted Property as an integrated agricultural unit. As used herein, "integrated agricultural unit" and "integrated agricultural and farming uses" shall refer to the Restricted Property and/or the use thereof for agricultural purposes that are part of and integral to the primary agricultural activity occurring on the Restricted Property. There shall be no subdivision of any part of the Restricted Property, or use thereof for purposes that are not part of an integrated agricultural use of the entire Restricted Property, even though each separate use may be agricultural in nature, without written approval of the Planning Commission.

c. There shall be no filling, excavating, dredging, mining or drilling, removal of topsoil, sand, gravel, rock, minerals or other materials, nor any building of roads or change in the topography of the land in any manner on the Restricted Property, except as shown on the Plat, and except as may be necessary and appropriate, in the reasonable judgment of the Grantor, his successors and assigns, to enhance or maintain the use of the Restricted Property for agricultural and farming purposes, and except as may be necessary to repair or replace electric, water or sewage treatment systems and connecting pipes located on the Restricted Property as shown on the Plat. However, nothing herein shall limit the rights of the Grantor and his successors and assigns to selectively cut trees on the Restricted Property.

d. The Grantor and his successors, heirs and assigns shall have the right to maintain the Restricted Property in an orderly and presentable manner, to plant shrubbery from time to time and to keep the grass trimmed and to take any other normal action necessary to maintain the pleasant appearance of the Restricted Property.

e. There shall be no dumping or burying of ashes, trash, garbage or other unsightly or offensive material on the Restricted Property.

f. Aside from the use of conventional motor vehicles along the roadways in the Restricted Property, and the use of farm equipment and machinery upon the Restricted Property, there shall be no operation of snowmobiles, dune buggies, motorcycles, all-terrain vehicles or other types of motorized vehicles on the Restricted Property.

g. There shall be no activities or uses on the Restricted Property which shall be or could be unreasonably detrimental to drainage, flood control, water conservation, fish and wildlife or habitat preservation.

Municipality, and the Municipality alone, is hereby granted the right to enforce, by injunction or proceedings at law or in equity, the covenants hereinabove set forth, in a court of competent jurisdiction. This instrument shall be construed and enforced in accordance with the laws of the State of Vermont.

The Grantor, for himself and his heirs, executors, administrators, successors and assigns, agree to pay real estate taxes or other assessments levied by competent authorities on the Restricted Property in accordance with 10 V.S.A. 6306(b), as now constituted or hereafter amended, and to relieve the Municipality from responsibility for maintaining the Restricted Property.

The Grantor and Municipality agree that the terms, conditions and covenants set forth in this Agreement may be amended and modified from time to time upon application by the Grantor, his successors or assigns, and upon written approval of the Planning Commission, the Conservation Commission and the Selectboard.

Nothing in this Conservation and Agricultural Easement shall prevent the Grantor from freely conveying the subject property described on Exhibit A subject to the terms and conditions herein, which shall run with the land but shall be effective only on the subject property and bind only the then current owner thereof. Said terms and conditions shall create no ongoing personal liability of the Grantor after conveyance of all his interest to a third party. The Grantor agrees that the terms, conditions, restrictions, and purposes of this grant will be inserted by reference in any subsequent deed, or other legal instrument, by which the Grantor divests himself of either fee simple title or possessory interest in the Restricted Property or in any of the property depicted in the Plat.

TO HAVE AND TO HOLD the said Conservation and Agricultural Easement and Restrictions unto the Municipality and its successors and assigns forever.

The grant of easements and covenants herein is made pursuant to the authority set forth in Title 10, Chapter 155, V.S.A., as presently enacted and from time to time hereinafter amended, and all of the provisions of said Chapter shall be binding upon the

Grantor, and his heirs, executors, administrators, successors and assigns, and upon the Restricted Property, and shall inure to the benefit of the Municipality, and its successors and assigns.

If any part of this Agreement shall be decreed to be invalid by a court of competent jurisdiction, such decree shall not be interpreted so as to invalidate the remainder of this Agreement.

Although this Conservation and Agricultural Easement and Restrictions will benefit the public as provided above, nothing herein shall be construed to convey a right to the public of access to or use of the Restricted Property, and the Grantor, for himself and his heirs, executors, administrators, successors and assigns, shall retain exclusive right to use the Restricted Property for all purposes not inconsistent with this Conservation and Agricultural Easement and Restrictions.

IN WITNESS WHEREOF, the parties hereto set their hands and seals this 30 day of June, 1999.

IN THE PRESENCE OF:

Shannon M. Morin
Witness

Steven Hibbard
Steven Hibbard

STATE OF VERMONT) SS.
FRANKLIN COUNTY)

At Georgia, Vermont, this 30 day of June, 1999, personally appeared Steven Hibbard, and he acknowledged this instrument, by him signed and sealed, to be his free act and deed.

Before me, Shannon Morin

Notary Public
My commission expires 2-10-2003

EXHIBIT A
TO CONSERVATION AND AGRICULTURAL EASEMENT AND RESTRICTIONS

The lands of the Grantor that are subject to this Conservation and Agricultural Easement and Restrictions are all of Lot #1 as shown on a plat entitled "Plat of Survey Showing a Proposed 7 Lot Subdivision for Steven Hibbard in the Town of Georgia, Vermont" dated December 28, 1997, last revised on June 7, 1999, prepared by Harold N. Marsh and recorded in Map Slide ___ of the Town of Georgia Land Records.

Being a portion of a parcel of land consisting of forty-five (45) acres, more or less, without buildings, and further being a portion of the same land and premises conveyed to Grantor by Trustee's Deed of Evan C. Archer, Jr., Successor Trustee of the Lucius Hibbard Trust Agreement dated November 6, 1987 and recorded in Book 109 at Page 427 of the Town of Georgia Land Records.

Also being a portion of the same land and premises conveyed to the People's Trust Company of St. Albans, Trustee of the Lucius Hibbard Trust Agreement dated November 6, 1987, by Trust Deed of Lucius Hibbard dated November 12, 1987, and recorded in Book 67 at Page 15 of the Town of Georgia Land Records.

Reference is hereby made to the above-mentioned deeds, the records thereof and the references therein contained, all in further aid of this description.

This Conservation and Agricultural Easement and Restriction on lands owned by Steven Hibbard is agreed to and approved by the Town of Georgia Select Board by resolution this ___ day of July, 1999.

Kirk White

B. H. Russell
Gary Smith

**TOWN OF GEORGIA VERMONT
PLANNING COMMISSION DECISION**

To: Mr. Steven Hibbard
From: Planning Commission Chair
Re: Written Decision and Findings of Fact

Dear Applicant,

At a duly warned Public Hearing of the Planning Commission held on June 15, 1999 the following action was taken on your application: GRANTED XX DENIED RETURNED APPLICATION for the following reasons: This application meets the minimum requirements of the Town of Georgia Sub-division and Zoning Regulations, conforms with the Municipal Plan, and meets applicable sections of 24 VSA Ch. 117. YES XX NO

ADDITIONAL CONDITIONS MAY APPLY TO YOUR PERMIT AND ARE OUTLINED IN THE FINDING OF FACT BELOW AND OR ATTACHMENTS.

FINDING OF FACT IN RE APPLICATION OF:

Steven Hibbard
Final Plat Hearing
for a 7-Lot Subdivision;
Application PC-016-99

Note:

The application, any and all relevant evidence presented to the Commission, as well as the minutes of the Commission, Zoning Administrator's Reports and submissions, and any relevant information from public records or sources shall be considered part of this Finding of Fact and kept as part of the permanent record of the applicant. The minutes shall provide a more detailed record of the Hearings and provide additional information as to how the Commission reached it's Decision.

Background:

The applicant received preliminary plat approval on 3/16/99. It was discussed at the preliminary plat hearing that a portion of Lot #1 would be used as common area for the owners of Lots #2-7 and a portion would be retained (and/or sold) by the applicant but it would be used exclusively for agricultural purposes. There had not been a lot-line separating these two uses however.

For the final plat application the applicant agreed to add a lot-line separating the common land from the retained land (Lot #1). Furthermore the applicant agreed to place an agricultural easement and restriction on Lot #1 to be held by the Town of Georgia.

Hearings:

A warned Public Hearing was held on 6/15/99, at which Edwin Hobson, Ralph Branon and Deanne Morin were present representing the

applicant. Planning Commissioners present at the hearing were Larry Martell, Danielle Jackson, Art Carroll, Bill Butler and Heather Ladue. Kathy Considine, Michael Palmer and Amy Rider were also present at the hearing.

Regulations In Effect:

Municipal Plan, adopted 7/24/95
 Zoning Regulations, last revised 1997
 Subdivision Regulations, last revised February 1989

Application Submitted:

The application (#PC-016-99) was submitted on 5/10/99, and consisted of the following:

1. an application form submitted on 5/10/99;
2. a survey by Harold Marsh entitled "Plat of Survey Showing a Proposed 7 Lot Subdivision for Steven Hibbard in the Town of Georgia, Vermont" dated 12/28/98 and last revised 6/7/99;
3. site plan maps by Ralph Branon and Associates sheets #1, 1A, 2-7 (sheet #1 entitled "Master Site Plan" dated 1-19-98, last revised 3/19/99; sheet #1A entitled "Common Access Drive Details" dated 10/9/98, no revision; sheets #2-#7 entitled "Sewage Disposal Plan, Section and Details" for lots #2-#7 respectively; sheet #2 was last revised 3/19/99; sheets #3-#6 have no revisions; sheet #7 was last revised 12/1/98; and
4. a Declaration of Covenants, Restrictions and Conditions submitted on 5/4/99.

Findings

The Planning Commission makes the following Findings:

1. As indicated in Finding #9 of the Preliminary Plat Decision, the applicant proposes to keep the meadow portion of Lot #1 in agricultural use, and to allow the homeowners of Lots #2-#7 to use portions of Lot #1 for recreational activity.
2. The applicant proposes to retain ownership of the agricultural portion of Lot #1.
3. At the final plat hearing the applicant's attorney, Edwin Hobson, made changes to the Declaration of Covenants submitted on 5/4/99, and submitted a new Declaration of Covenants following the public hearing.
4. The Declaration of Covenants submitted on 6/15/99 reflect the corrections agreed to at the Public Hearing on 6/15/99.

Conclusions

The Planning Commission references the following sections from applicable ordinances and draws the following conclusions:

1. The AR-1 and L-2 PRD Special Provisions of Article X Section 1109. of the Zoning Regulations states:

Standard 6) "The primary goal of the AR-1 Zone is to support the continuation of agricultural and silviculture in Georgia and to provide for very low density residential development. All uses should support the continuation of agricultural, silvicultural and rural nature of this zone."

Standard 7) "The PRD must include a plan for open space land which will provide for the protection of the resource land identified on the plat and specified above." The size, location and character of the open space land will be suitable for its intended use and should include as much contiguous land as possible. Land may be protected by deeding in fee simple, deed restrictions, sale of development rights or grant of conservation easements, designation of building envelopes and clearing limits, all of which shall be subject to Planning Commission approval."

Decision

Based on these Findings and Conclusions, the Planning Commission grants Final Subdivision Approval to Steven Hibbard with the following conditions:

1. The Agricultural Agreement as reviewed and approved by the Town's attorney, shall be executed by the applicant and submitted for recording in the Town Land Records within sixty days.
2. The applicant shall bear the cost of the Town attorney's review.
3. The Agricultural Agreement shall be executed before an application for building permit is submitted.
4. The Declaration of Covenants, Restrictions and Conditions (as submitted 6/15/99) shall be executed and submitted for recording in the Town Land Records within sixty days.
5. A mylar shall be submitted within 90 days.

Additional Conditions: Copies of this Decision and Finding of Fact shall be made available to any present and future purchasers of any lots created by this approval. All plats, plans, drawings, and conditions/requirements etc. listed above or submitted at the hearing and used as the basis for the decision to grant permit shall be binding on the applicant, and his/her 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.

NOTE: The Subdivision will be subject to any and all fees established by the Town of Georgia including impact fees. Subdivision approval expires two years from date of Final Plat approval, as per Section 970 of Georgia Sub-Division Regulations, unless extended.

You are entitled to appeal this decision to the Environmental Court within 30 days as per requirements of 24 VSA Ch 117, section 4475 and section 4471.

BOARD MEMBERS PRESENT FOR HEARING: Larry Martell, Danielle Jackson, Art Carroll, Bill Butler, Heather Ladue

VOTE OF MEMBERS PRESENT:

AYES: unanimous

NAYS:

ABSTAINED:

Approved: 6/15/99

Signed: Larry Martell, Board Chair/Vice Chair

Date: 6/29/99



GEORGIA VERMONT

Section 3. Item #A.

CONSERVATION COMMISSION AND PLANNING COMMISSION ON THE HIBBARD PROPERTY

CONSERVATION COMMISSION

On October 20, 2025 the Town of Georgia Conservation Commission held a regular meeting and reviewed the information regarding plat amendment for Mr. Hibbard's conserved parcel, including a presentation by Justin Holmes with Pinnacle Engineering and input from Michael and Kathleen Palmer. The Conservation Commission discussed options.

Ken Minck moved to leave the Hibbard conservation and agricultural easement in place given that the easement was granted as a condition of the original subdivision and was intended to maintain the integrity of the natural resources. Tom Hargy seconded the motion. Voting yey: Alysia Catalfamo, Jen Kale, Suz Brown, Tom Hargy, Ken Minck, Peter Mazurak, Connor O'Driscoll and Fred Grimm.

PLANNING COMMISSION

On October 28, 2025 the Town of Georgia Planning Commission held a regular meeting and Justin Holmes with Pinnacle Engineering was present to discuss Mr. Hibbard's application with the Development Review Board for a Final Plat Amendment (FA-001-25) on his Oakland Station Road property. Mr. Hibbard is requesting a modification to the Conservation and Agricultural Easement and Restrictions put in place at the time of his PUD subdivision in 1999 (PC 016-99). The Planning Commission held a discussion on the Hibbard project.

The Planning Commission agreed to the following recommendations:

1. The Agricultural and Conservation Agreement can be modified to allow for a one-acre building envelope, with the rest of the property remaining in the agricultural easement.
2. The agreement is updated to ensure no additional land is removed.
3. There is a 20-foot right-of-way easement to the cemetery.
4. A maximum 100-foot driveway off Oakland Station Road.

LEGAL AUTHORITY

After speaking with Dave Ruhe, the Attorney for the Town of Georgia, the Hibbard project (PC-016-99) was initially determined under the Zoning and Planning authority and not under the Conservation Commission. In accordance with 24 V.S.A. §4505, the Conservation Commission is an advisory body that may “*assist the local planning commission or zoning board of adjustment for the District Environmental Commission, by providing advisory environmental evaluations where pertinent to applications made to those bodies, for permits for development.*” (24 V.S.A. §4505(8))

Rainville Quarry
McCullough Crushing, Inc.
Skunk Hill Road
Georgia, Vermont

Project 23090
October, 2025

Project Narrative

The Rainville Quarry is a rock crushing and extraction operation located on Skunk Hill Road in the Town of Georgia. The facility is operating under a Conditional Use Permit from the Town of Georgia that expired in 2024.

The facility is still operating under the conditions and extraction limits set by the expired conditional use permit and latest Act 250 amendment (6F0515-3) and is seeking to extend the expiration date to 2030 to allow time to complete the currently proposed extraction volume and restore the site per the current reclamation plan.

Extraction rates over the last 6 years have averaged 77,000 cy/yr. It is estimated the original approved 450,000 cy has been extracted along with approximately 400,000 cy of the expanded 750,000 cy. The remaining 300,000 cy will be extracted over an additional 4 years with 1 additional year to complete the reclamation.

There are no operational or extraction area changes proposed in this conditional use approval application. All previous conditions will remain as the final few years of extraction and reclamation are completed.



GEORGIA

VERMONT

Date Received: 10/28/25 Fee Paid \$ 150.00 Ck # 14616 CU - 004 - 25
Tax Parcel ID: 108420000(6) Hearing Date: 11/18/25

TOWN OF GEORGIA DEVELOPMENT REVIEW BOARD CONDITIONAL USE APPLICATION

Applicant(s)

Name McCullough Crushing, Inc (Ian McCullough)
Address [REDACTED]
City/State [REDACTED]
Phone 802 [REDACTED]
Email mc [REDACTED]

Property Owner(s) if different

Name Claudette Rainville
Address [REDACTED]
City/State [REDACTED]
Phone 802 [REDACTED]
Email [REDACTED]

CERTIFICATION OF APPLICANT

The undersigned applicant(s) hereby certifies that all information submitted on this application is true and accurate and that the information provided is complete.

10/27/25
Date

[Signature]
Applicant

Applicant

PROPERTY OWNER AUTHORIZATION

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

10-28-25
Date

Claudette J. Rainville
Property Owner

Property Owner

1. **ABUTTING PROPERTY OWNERS**

List names and mailing addresses of all adjacent property owners including those across the road right-of-way and all property owners on a shared private right-of-way whether or not they abut the subject parcel. Please submit a stamped, addressed envelope for each property owner listed, together with a stamped, addressed envelope for Applicant/owner (use a separate sheet if necessary).

See attached.

2. **REQUEST FOR CONDITIONAL USE:**

Section(s) 3.3.9 of the Town of Georgia Development Regulations.

3. **PROPERTY IDENTIFICATION:**

E911 Address 2286 Skunk Hill Road or

Other identification: _____

Deed Reference: Book 32, Page 265

Subdivision Name (if applicable): _____

4. **ZONING DISTRICT:** Industrial District

5. **PROPERTY DIMENSIONS:**

Lot size: 35 acres; or dimensions: _____

Lot frontage: _____

6. **NATURE OF PROPOSED REQUEST:** Please provide a complete narrative on a separate sheet of paper describing the nature of the proposed request explaining in detail the proposed use(s) of the property. Please also address each of the following applicable elements in a descriptive manner: building size(s), type(s) and use(s) thereof, landscaping and/or screening, access to property, impact on traffic, internal circulation of vehicular and pedestrian traffic, parking requirements, lighting (size, type, location and number), number, size and location of proposed sign(s), proposed days and hours of operation, and proposed number of employees.

7. **Title(s) of plans(s) submitted with application**; and, if applicable, firm which prepared plan; project number; date of plans and revisions. Site plans shall include, where applicable, the following:
- Identifying information including record owner of land, north arrow, date (including any revision dates), and scale.
 - Property lines and abutting streets.
 - Rights of way or easements affecting the property.
 - Location of existing and proposed buildings or structures including Interior floor plans indicating location and floor area of individual uses.
 - Height of existing and proposed buildings or structures.
 - Existing and proposed setbacks of all buildings or structures to property lines and/or public or private rights-of-way.
 - Existing and proposed lot coverage (in square feet) of all structures and hard surfaces.
 - Existing natural features of the site including water courses and applicable buffers, wetlands and applicable buffers, floodplains, trees, and other vegetation, etc.
 - Existing and proposed contours at no more than 5-foot intervals.
 - Location of existing and proposed utilities and facilities (water, septic, electric, telephone).
 - Location of existing and proposed roads, driveways, loading areas, outside storage areas, and pedestrian walkways.
 - Location and number of parking spaces pursuant to the requirements of Section 5.6 of the Development Regulations.
 - Location, type, size, and number of existing and proposed lighting fixtures.
 - Location and size of existing and proposed sign(s) (please provide sketch of each sign).
 - A landscaping plan indicating location, species, size and spacing of existing and proposed landscaping elements.
 - Building elevations drawings to scale for all proposed and/or modified buildings and any related buildings.

Please provide one full size copy to scale, eight 11' x 17" copies & one electronic copy with application.

8. **SPECIFIC AND GENERAL STANDARDS FOR CONDITIONAL USES:** Applicant must be prepared to address the specific standards for Conditional Use as set forth in each zoning district in the Town of Georgia Zoning Regulations. In addition, applicant must address the general standards for all uses as set forth in Title 24 V.S.A. Chapter 117 Section 4414(3) and Section 3.2 of the Town of Georgia Development Regulations as follows:

- a. Public facilities and services (including, but not limited to fire protection, schools, roads, and other municipal infrastructure) are reasonably available to serve the proposal or are planned and included in the Town Capital Budget and program to serve the proposal at the time anticipated for its completion:

This is an existing quarry operation in operation for more than 20 years. No proposed changes to operations or extraction limits

b. The character of the neighborhood, area, or district affected will not be adversely impacted and that:

- i)** A nuisance or hazard will not be created to the detriment of the health, safety, or welfare of the intended users, neighbors, or the citizens of the town;

This is an existing quarry operation following existing Conditional Use Approval and Act 250 conditions.

There are no proposed changes to operations or extraction limits.

- ii)** The proposed use or building and the relationship between the buildings and the land will be compatible with the purposes of the district and the character of the surrounding neighborhood and will not unduly detract from abutting residences or other property;

This is an existing quarry operation following existing Conditional Use Approval and Act 250 conditions.

There are no proposed changes to operations or extraction limits.

- iii)** Appropriate use or development of adjacent property will not be impeded; i.e., the scale of the proposed development in relation to existing and proposed uses and buildings and the effect of the proposed use on the continued enjoyment of and access to existing and approved uses in the vicinity of the proposed use will not be adversely impacted.

This is an existing quarry operation following existing Conditional Use Approval and Act 250 conditions.

There are no proposed changes to operations or extraction limits.

c. Traffic generated or patterns of ingress or egress will not cause congestion, hazard or detriment to the neighborhood or nearby intersections (the DRB may require a traffic study to determine compliance with this standard.

There are no known issue with traffic associated with the existing operation and no proposed changes to the operation or vehicle trips.

d. The proposed use is consistent with the purpose of the district, the Town Plan, the Town of Georgia Development Regulations, and other bylaws and ordinances adopted by the Town of Georgia.

The existing use is in compliance with section 3.3.9 of the 2025 Georgia Regulations.

e. That the utilization of renewable energy resources will not be adversely affected.

This is an existing quarry operation following existing Conditional Use Approval and Act 250 conditions.

There are no proposed changes to operations or extraction limits.

9. PERFORMANCE STANDARDS:

The proposed use:

- a. ☒ will ☐ will not emit noise in excess of 70 decibels at the property line or a noise which is considered offensive;
- b. ☒ will ☐ will not emit any odor, dust, dirt, or smoke which is considered offensive;
- c. ☒ will ☐ will not emit any noxious gases that endanger the health, comfort, safety or welfare of any person or that could cause injury or damage to property, business or vegetation;
- d. ☒ will ☐ will not cause as a result of normal operations a vibration that creates a displacement of 0.002 inches within the ground at the property lines;
- e. ☒ will ☐ will not have lighting or signs that create glare that could impair the vision of a driver of any motor vehicle;
- f. ☒ will ☐ will not cause a fire, explosion or safety hazard;
- g. ☒ will ☐ will not create an unsafe or unhealthy condition as determined by the Town of Georgia Health Officer;
- h. ☒ will ☐ will not interfere with a renewable energy resource or the ability to utilize a renewable energy resource.

10. OTHER PERMITS REQUIRED:

This project will also require the following permits (local, state, federal):

Act 250 amendment (Pending)

Decision of the Board

Date: _____

Approved: ☐Denied: ☐**Note:** You will receive a written Decision and Findings of Fact within 45 days of the close of the hearing.

CONDITIONAL USE
Extension of Existing Quarry Operations
CU-004-25

Applicant: McCullough Crushing, Inc. Ian McCullough [REDACTED] [REDACTED] [REDACTED] [REDACTED]	Owner: Claudette Rainville [REDACTED] [REDACTED] [REDACTED]
	Property Tax Parcel & Location: 2286 Skunk Hill Road Parcel# 108420000(b) Zoning District: Industrial (I)

BACKGROUND

Ian McCullough of McCullough Crushing, Inc., hereafter referred to as Applicant, is requesting Conditional Use approval for an extension of existing quarry operations at the Rainville Quarry located at 2286 Skunk Hill Road, within the Industrial (I) zoning district. The parcel (108420000(b)) is ±35 acres in size.

The quarry is operating under a Conditional Use Permit (PC-023-16) and Conditional Use Amendment (ZBA-004-16) from the Town of Georgia that expired in 2024. The facility is still operating under the conditions and extraction limits set by the expired conditional use permit and latest Act 250 amendment (6F0515-3) and is seeking to extend the expiration date to 2030 to allow time to complete the currently proposed extraction volume and restore the site per the current reclamation plan. There is an Act 250 Permit #6F0515-4 application as of the date of this hearing.

Extraction rates over the last six (6) years have averaged 77,000 cy/yr. It is estimated the original approved 450,000 cy has been extracted along with approximately 400,000 cy of the expanded 750,000 cy. The remaining 300,000 cy will be extracted over an additional four (4) years with one (1) additional year to complete the reclamation.

There are no operational or extraction area changes proposed in this conditional use approval application. All previous conditions will remain as the final few years of extraction and reclamation are completed.

COMMENTS

3.3.9 Earth Resource Extraction Guidelines

Per Town of Georgia Development Regulations dated October 13, 2025

Earth resource extraction shall be allowed by the DRB as a conditional use provided it meets the standards of Section 6.2 Conditional Use Review, complies with other applicable sections of these Regulations, and meets the following additional standards:

1. **The removal shall not cause any hazard to health, property, or property values.** This is an existing quarry in operation for more than 20 years. There are no proposed changes that will cause any hazard to health, property, or property values.
2. **The depth of excavation shall not cause any hazard or injury to roads or adjacent properties.** This is an existing quarry in operation following existing Conditional Use approval and Act 250 conditions. There are no proposed changes that may cause any hazard or injury to roads or adjacent properties.
3. **The area excavated shall be regraded, reseeded, replanted, and mulched pursuant to a reclamation plan submitted and approved by the DRB.** All previous conditions for reclamation will be followed by Applicant.
4. **Hours of operation shall begin no earlier than 7:00 a.m. and end no later than 6:00 p.m. No excavation can be conducted outside the hours of 7:00 a.m. and 6:00 p.m. except in local-, state- or federally declared states of emergency which require earth resources.** This is an existing quarry in operation for more than 20 years. There are no proposed changes to operations hours.
5. **The removal meets the Performance Standards in Section 4.3 of these Regulations.** Yes.
6. **The removal shall not cause any traffic hazards, unsafe conditions or excessive congestion or physical damage to Town or State highways on the expected routes of truck traffic.** This is an existing quarry in operation for more than 20 years. There are no proposed changes to traffic.
7. **The removal shall not have an undue adverse impact on water resources, significant wildlife habitat and agricultural land.** This is an existing quarry in operation for more than 20 years. There are no proposed changes to water resources, significant wildlife habitat and agricultural land.
8. **Any excavation of earth materials is prohibited within the Special Flood Hazard Area where activity will lower the level of the water table, interfere with natural flow patterns or fisheries habitat, or reduce the flood stage capacity, except in State- or federally declared states of emergency due to weather or flooding conditions.** There are no special flood hazard areas on the property.

6.2 Conditional Use Guidelines

Per Town of Georgia Development Regulations dated October 13, 2025

1. **The proposed land development will not result in an undue adverse effect on the character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the Town Plan.** This is an existing quarry in operation for more than 20 years. There are no proposed changes that would affect the character of the area.
2. **The proposed land development shall not result in an undue adverse effect on traffic on roads and highways in the vicinity. The DRB may require the applicant to provide a traffic study to demonstrate compliance with this standard.** This is an

existing quarry in operation for more than 20 years. There are no proposed changes to traffic.

3. **The proposed land development shall not result in an undue adverse effect on bylaws and ordinances then in effect.** N/A
4. **The proposed land development shall not result in an undue adverse effect on the utilization of existing renewable energy resources.** See earth resource extraction reclamation plan from PC-023-16.

Additional Information Requested for Hearing based on the following past Town of Georgia Decisions:

1. 1999 Planning Commission Hearing, Site Plan Approval (Conditional Use approval was not necessary at this time). Act 250 Permit #6F0515.
 2. PC-07-00, Site Plan Amendment (Conditional Use approval was not necessary at this time). Act 250 Permit #6F0515-1.
 3. 2003 Site Plan Amendment (Conditional Use approval was not necessary at this time).
 4. PC-031-09, Site Plan Amendment. Act 250 Permit #6F0515-2.
 5. ZBA-015-09, Conditional Use
 6. PC-023-16, Site Plan Amendment. Act 250 Permit #6F0515-3.
 7. ZBA-004-16 Conditional Use
- A. Reclamation Escrow Agreement, dated 2004 in the amount of \$50,000. Who holds the escrow and is this enough money to cover reclamation costs?
- B. Was there a \$100,000 performance bond posted with the Town of Georgia Treasurer to ensure compliance with the terms and conditions of the PC-023-16 Site Plan Amendment approval?
- C. Reclamation, has any phased reclamation been done? There have been no notifications sent to the Zoning Administrator over the years.
- D. The Zoning Administrator should be receiving all blasting notices as well as yearly notices on the settlement pond. Property owners should also receive notification 24 hours in advance of any blasting.
- E. What is the total amount of the remaining cy to be extracted over the requested four (4) additional years?
- F. McCullough Crushing Inc. is making payments to the Town of Georgia from 2002-present day for impacts made to the road at 5 cents per cubic yard paid annually.
- G. Is there a sign indicating to drivers of the right turn only out of the quarry?
- H. Are the Conservation Easements for deer and wildlife habitat still being maintained? Are there any outstanding easements to be examined?
- I. Hours of Operation, what are the current times of operation as well as dates of the year. Have there been any changes since the 2016 Site Plan Amendment/Conditional Use approval?

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator
Planning & DRB Coordinator



GEORGIA VERMONT

DRB MEETING Tuesday, October 21, 2025 at 7:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

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

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

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

1. CALL TO ORDER - 7:00 PM

DEVELOPMENT REVIEW BOARD PRESENT

Chair Charles Cross, Vice Chair James Powell, Lisa Faure, Tony Gabel, Leigh Horton, Gilles Rainville, Jared Waite, Alternate Chris Caspers, Alternate Glenn Sjoblom

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PRESENT FOR BLA-002-25

Eric Lions, Tim Hurteau & Lisa Hurteau

PRESENT FOR SK-005-25/DRB-001-25

Justin Holmes, Kevin Camisa, Tim Reed, Cindy & Dave Lang, Judy Nasca

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

Decision letters moved from Other Business to Deliberations.

3. PUBLIC HEARINGS

A. BLA-002-25 Coolbeth, Two Parcel Boundary Line Adjustment

- Chair Cross swore in parties present for the hearing and introduced the DRB report to the Board and public.
- Eric Lions, Engineer with Bowman, was present to represent the Applicants and explained the project in detail. There is no proposed development of the land at this time; any future development will have to come back before the DRB.

Motion to close the hearing at 7:10pm.

Motion made by J. Waite, Seconded by T. Gabel.

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite, C. Caspers, G. Sjoblom

B. SK-005-25/DRB-001-25, 17 Black Walnut, LLC

- Chair Cross swore in parties present for the hearing and introduced the DRB report to the Board and public.
- Justin Holmes, Pinnacle Engineering, Engineer for Applicant and Kevin Camisa, representing 17 Black Walnut, LLC were present to explain the proposed project.
- J. Holmes used Site Plan A to explain the proposed 20 housing units, septic system, community space and roads. J. Holmes also used Site Plan B as an alternative plan, with a different driveway and parking concept. This plan is not as favored, given the roughly 25% increase in impervious surfaces.
- A proposed stormwater treatment infiltration system was explained, with the treatment and impoundment for stormwater discussed. There will not be basements for the proposed dwelling units.
- J. Holmes introduced the potential for a community recreation area based on the change in Town of Georgia's Development Regulations. This allows for the ability to add community recreation area in lieu of commercial offset that was required in the old Development Regulations.
- A "Commercial Offset Options" handout was submitted by J. Holmes, which proposed 7,500 sq ft commercial space offset, or Community Recreation area.
 - Option 1) Public Park on 0.42 acre lot with associated parallel parking spaces, equipment, lighting, landscaping, etc. Cost, design and amenities remain to be determined.
 - Option 2) Commercial Use on Lot 4, with additional 4300 square ft for to equal a total of 7,500 sq ft.
- DRB members asked clarifying questions, including landscaping along Ballard Road, where landscaping to replace lost trees in construction was discussed. Screening will be provided around the potential community recreation area to screen and soundproofing for surrounding residents.
- Parking and roads were discussed, in regard to parking for the community space as well as public and private roads, maintenance and use. K. Camisa explained the Town Right of Way between the proposed project and Redeeming Grace church.
- J. Holmes explained the sewer main and Communal pump system for wastewater treatment and answered DRB and public questions regarding the wastewater system and wells.
- D. Bergstrom explained the size and scope of the project in the Village Core zoning district. The Municipal Offset is an addition to the new Development Regulations, which allows the developer to option a commercial building or a community recreation area to offset the residential use of the property in the Village Core zoning district. The Village Core is intended as a walkable community and high-density growth area. The Town is in the process of receiving Village Designation status for the area which will qualify the Town to apply for certain grants, potential CHIP funding for infrastructure and other benefits.

Motion to close the hearing at 8:33pm

Motion made by G. Sjoblom, Seconded by T. Gabel.

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite, C. Caspers, G. Sjoblom

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: October 7, 2025

Motion to approve minutes as written.

Motion made by G. Rainville, Seconded by L. Horton.

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, C. Caspers, G. Sjoblom

Abstaining: J. Waite

5. OTHER BUSINESS

A. SK-004-25, Gray Decision Letter

B. SA-003-25 Tourville Decision Letter

Moved to Deliberative Session.

6. PLAN NEXT MEETING AGENDA

A. November 18, 2025 – FA-001-25 Hibbard, Continuance

7. DELIBERATIONS

Motion to enter into Deliberative session at 8:36pm

Motion made by G. Rainville, Seconded by L. Horton.

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite, C. Caspers, G. Sjoblom

Motion to exit from Deliberative session at 9:37pm

Motion made by G. Sjoblom, Seconded by T. Gabel

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite, C. Caspers, G. Sjoblom

Action taken out of deliberative session-

Motion to approve and for Chair Cross to sign the SK-004-25, Gray Decision Letter

Motion made by G. Sjoblom, Seconded by T. Gabel

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, C. Caspers, G. Sjoblom

Abstaining: J. Waite

Motion to approve and for Chair Cross to sign the SA-003-25, Tourville Decision Letter

Motion made by G. Sjoblom, Seconded by T. Gabel

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, C. Caspers, G. Sjoblom

Abstaining: J. Waite

8. ADJOURN

Motion to adjourn at 9:40pm

Motion made by G. Rainville, Seconded by T. Gabel.

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite, C. Caspers, G. Sjoblom

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

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

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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



GEORGIA VERMONT

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

Zoom Details:

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

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

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

1. CALL TO ORDER - 7:00 PM

DRB PRESENT

Chair Charles Cross, Vice Chair James Powell, Lisa Faure, Leigh Horton, Jared Waite, Alternate Glenn Sjoblom

DRB ABSENT

Tony Gabel, Gilles Rainville, Alternate Chris Caspers

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

4. OTHER BUSINESS

5. PLAN NEXT MEETING AGENDA

A. November 18, 2024

6. DELIBERATIONS

Motion to enter into deliberative session at 7:01PM

Motion made by Vice Chair Powell, Seconded by J. Waite.

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

Motion to exit out of deliberative session at 8:58pm

Motion made by Vice Chair Powell, Seconded by J. Waite.

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

A. BLA-002-25, Coolbeth Decision Letter

- Chair Cross signed the decision letter.

B. SK-005-25/DRB-001-25, 17 Black Walnut LLC Decision Letter

- Vice Chair Powell signed the decision letter.

C. DRB Processes and Procedures, 2025 Development Regulations

Motion to approve the 2026 DRB Calendar of Regularly Scheduled Meetings with the change from 2025 to 2026 for the December meeting dates.

Motion made by Vice Chair Powell, Seconded by J. Waite

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

7. **ADJOURN**

Motion to adjourn at 8:58pm

Motion made by Sjoblom, Seconded by Vice Chair Powell.

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

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

Signed: Kollene Caspers, Zoning Clerk, DRB Clerk

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