



GEORGIA VERMONT

DRB MEETING

Tuesday, July 01, 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. VAR-003-25 Buffo Variance Request
4. APPROVAL OF MINUTES
 - A. DRB Meeting Minutes: May 20, 2025
5. OTHER BUSINESS
6. PLAN NEXT MEETING AGENDA
 - A. July 15, 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



GEORGIA VERMONT

Variance Application Permit # VAR 063-25

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): Gerard & Jean Ann Buffo
Address: 142 Bayview Rd
Georgia VT
Zip Code _____ Telephone _____
Email gerardbuffo@gmail.com

Applicant(s): Brad Rabinowitz
Address: 47 Maple St
Burlington, VT
Zip Code 05401 Telephone _____
Email brad@bradrabinowitzarchitect.com

Tax Parcel ID: _____ Zoning District: _____

CERTIFICATION OF APPLICANT(S)

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

Signature of Applicant: Jean Ann Buffo Date: 06/06/25

Signature of Applicant: Gerard Buffo Date: 06/06/25

[Handwritten Signature]
**BRAD
RABINOWITZ**

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: Jean Ann Buffo Date: 06/06/25

Signature of Owner: Gerard Buffo Date: 06/06/25

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

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

- a. The unique features of the original subdivision as approved did not appear to have 50' setbacks.
- b. Given that the existing house as constructed does not meet the 50' setback the lot cannot be developed in compliance with the 50' setback.
- c. The lack of historical data in the town records makes confirmation of the original approval unavailable.
- d. The houses as developed in this PUD over the past 44 years are consistent with the lower setback of 25'.
- e. We would suggest that the minimum impact is matching the apparent existing setbacks throughout the existing PUD.

Permit- Shoreland Permit:

As the scope of this project falls between 100' and 250' of the lakefront, we are applying for a Shoreland Permit with the state. Lot coverage; tree clearing; etc. all fall well with the required limits of this permit.

Attachments:

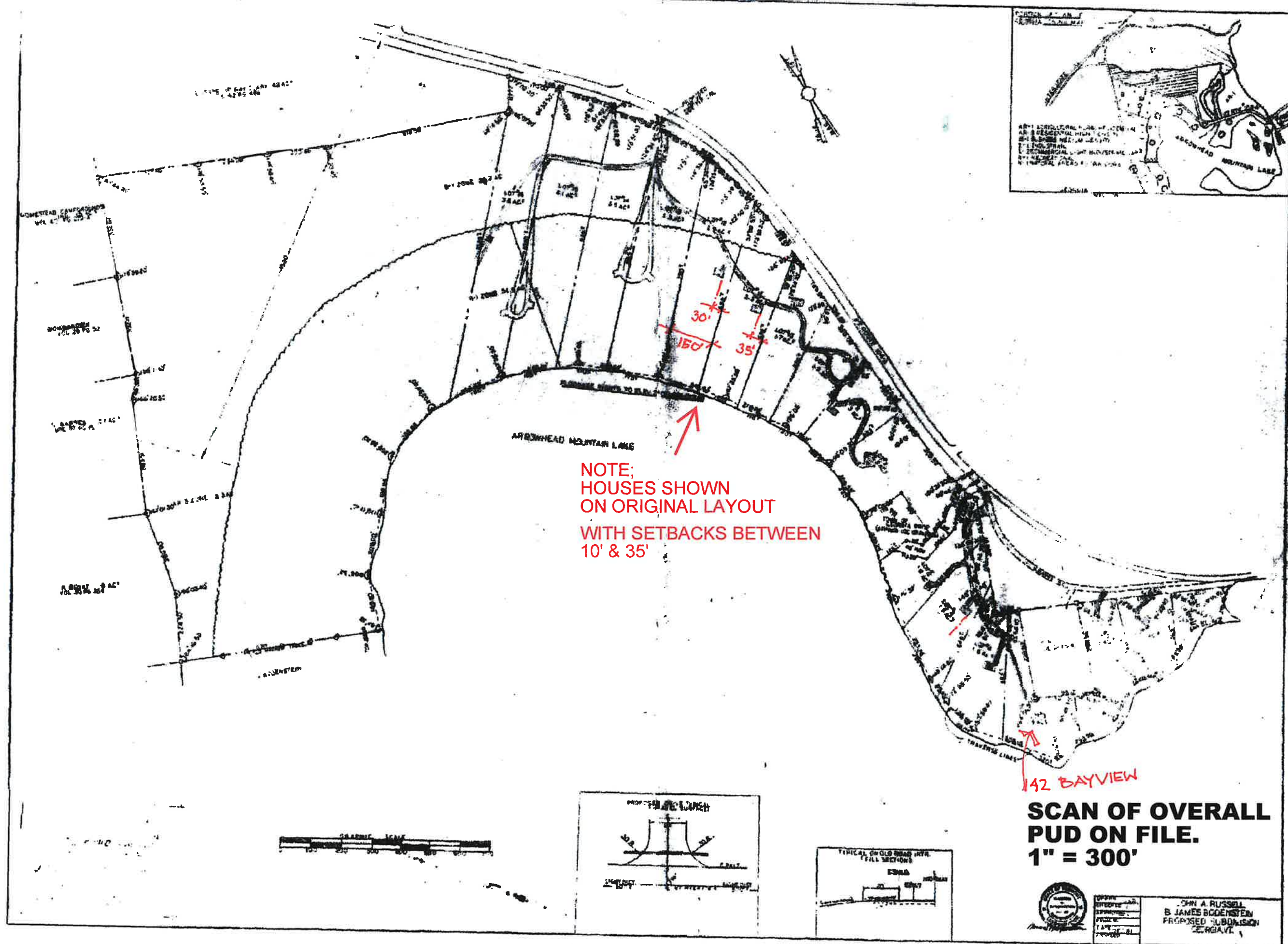
1. Permit Memo
2. Permit application, signed.
3. Site Plan- Existing- Krebs & Lansing Survey
4. Copy of Scan of original PUD on file.
5. Sx.1- Overall Site Plan showing existing construction 7 setbacks.
6. Sx.2-Overall Site plan- Proposed showing proposed addition and setbacks.

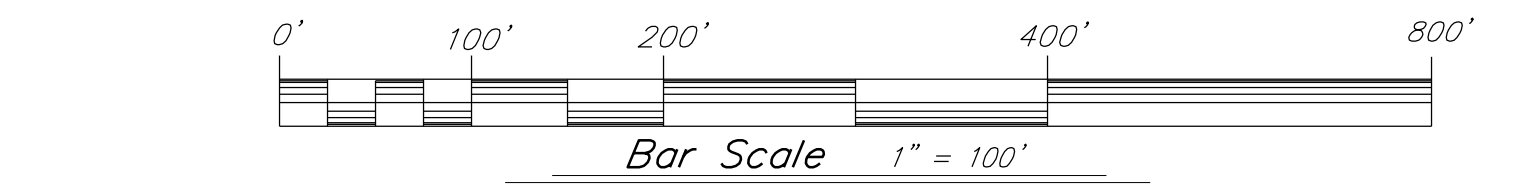
cc Gerard and Jean Ann Buffo



PERMIT REVIEW: JUNE 2, 2025

Sx.2
1/16" = 1'-0"
04/29/25





Date revised	Description	Checked	Date
Design	SDG	OVERALL PUD AREA	
Drawn	SDG/TJB		
Checked	SDG	142 BAYVIEW ROAD	
Scale	1"=100'		
Date	06/18/25		
Project	25168		
142 Bayview Road		Georgia, Vermont	
KREBS & LANSING Consulting Engineers, Inc.		File name	1
164 Main Street, Colchester, Vermont 05446		or Comments (ing)	
		Printing date	

VARIANCE APPLICATION
Setbacks for Home Addition
VAR-003-25

Owner: Gerald and Jean Ann Buffo 142 Bayview Road Georgia, VT 05454	Applicant: Brad Rabinowitz, Architect 47 Maple Street Burlington, VT 05401 PH: 802-658-0430 Email: brad@bradrabinowitzarchitect.com
Property Tax Parcel & Location: 142 Bayview Road, Georgia, VT 05454 Parcel#115390000 Zoning District: R-1	

BACKGROUND

Brad Rabinowitz, hereafter referred to as Applicant, is requesting a variance of the setbacks required to draft an addition to the Buffo home. The parcel is located at 142 Bayview Road within the R-1 zoning district. The parcel is ± 1.9 acres in size, benefitted by ± 40 ft of frontage along Bayview Road.

Applicant proposes a reduction in the current side setbacks from 50 feet to ± 25 feet in order to accommodate an addition which enlarges the main bedroom and bathroom as well as the family room on the lakeside. Part of the proposal also includes a heated connection to the existing garage. No bedrooms are added as part of this project.

Upon review of the Town of Georgia files, there is no record of the original subdivision approval findings and what the original setbacks proposed were for the PUD subdivision. Absent any documentation, this Variance request is addressing the Town standard for setbacks in the R-1 zoning district.

PUD's typically define their own setbacks within the PUD-established property lines. The application paperwork includes the original PUD plan, "Bayview PUD Plans," showing property lines and several house locations that were on the original submittal. The houses shown on the plan have setbacks between 10 feet and 35 feet. Given that many of the lots created are 150 feet wide or less, a 50 foot setback would seem like an usually large setback for such a narrow lot.

This request for variance is governed under Section Article 3.5 (C) of the Town of Georgia Zoning Regulations.

VARIANCE JUSTIFICATION

Setbacks for R-1 Zoning District

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

	R-1 Required:	142 Bayview Road Proposed:
Minimum lot size	20 acres	±1.9 acres
Lot Frontage	350 ft.	±40 ft.
Front yard setback	100 ft.	±350 ft.
Left Side yard setback	50 ft.	± 25 ft.
Right Side yard setback	50 ft.	±160 ft.
Rear yard setback	50 ft.	± 120 ft.

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

1. *There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions, and not the circumstances or conditions generally created by the provisions of the bylaw in the neighborhood or district in which the property is located.:* The unique features of the original subdivision as approved did not appear to have 50 foot setbacks.
2. *Because of these physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the bylaw, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property:* Given that the existing house as constructed does not meet the 50 foot the lot cannot be developed in compliance with the setback requirements.
3. *The unnecessary hardship has not been created by the applicant:* The lack of historical data in the Town records makes confirmation of the original approval unavailable.
4. *The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare:* The houses as developed in this PUD over the last 44 years are consistent with the lower setback of 25 feet.
5. *The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the bylaw and from the plan.:* The minimum impact would be to match the apparent existing setbacks throughout the PUD.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk



GEORGIA VERMONT

DRB MEETING Tuesday, May 20, 2025 at 7:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWLzVadz09>

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 Charles Cross, Vice Chair James Powell, Lisa Faure, Gilles Rainville, Glenn Sjoblom

DRB BOARD ABSENT

Leigh Horton, Alternate Chris Caspers

STAFF PRESENT

Doug Bergstrom, Zoning Administrator; Kollene Caspers, Zoning Clerk

PRESENT FOR SA-001-25, WEBB

William Webb, Applicant; Matt LaBelle, Abutter

PRESENT FOR SK-002-23, ROWLEY

Scott Baker, Engineer with Barnard & Gervais; Kate Rowley & Raymond Bosley, Applicants; Lawrence and Clare Rowley, Owners

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. SA-001-25, Webb Site Plan Amendment

- Applicant William Webb was present at hearing to answer questions. W. Webb discussed the proposed project and the need for change to the building envelope.
- Chair Cross introduced the Site Plan Amendment application and reason for Amendment request.
- D. Bergstrom further explained the prior decision (PC-041-05) and the building envelope at issue. The ZA cannot approve the expansion without the approval of DRB. Expansion of the building envelope will allow Applicant to build a barn on the property and will not encroach on any wetlands or other preserved lands.
- M. LaBelle, Abutter present for the hearing, did not have any questions.

Motion to close the hearing at 7:05pm
 Motion made by Sjoblom, Seconded by Rainville.
 Voting Yea: Chair Cross, Vice Chair Powell, Faure, Rainville, Sjoblom

- B. SK-002-25, Rowley Two-Lot Minor Subdivision
- Chair Cross introduced the Sketch Plan application. Scott Baker, an engineer from Barnard and Gervais was present to explain the application in further detail.
 - Septic/wastewater soils and location were discussed. Will also need to consider the isolation distance from the well.
 - The Town of Georgia Development Regulations have mandated Road Frontage of 120 feet in the Business district. Applicants would also need a waiver request for a minimum of 60ft for road frontage if unable to provide the full 120 feet.
 - DRB recommended Lot 2 property extends to encompass the driveway. S. Baker said the current ROW can be widened by 10 feet and may add acreage with the driveway. Lot 1 will thereafter have the ROW to the solar array and Lot 1 lands in the back.
 - An Ability to Serve Letter will be needed from the Georgia Fire Chief.

Motion to close the hearing at 7:45pm
 Motion made by Vice Chair Powell, Seconded by Sjoblom.
 Voting Yea: Chair Cross, Vice Chair Powell, Faure, Rainville, Sjoblom

4. APPROVAL OF MINUTES

- A. DRB Meeting Minutes: May 6, 2025
 Motion to approve minutes with no changes.
 Motion made by Rainville, Seconded by Vice Chair Powell.
 Voting Yea: Chair Cross, Vice Chair Powell, Faure, Rainville, Sjoblom

5. OTHER BUSINESS

6. PLAN NEXT MEETING AGENDA

- A. June 3, 2025: Meeting Cancelled, no hearings scheduled

7. DELIBERATIONS

- A. Motion to enter into Deliberative Session at 7:53pm
 Motion made by Sjoblom, Seconded by Rainville
 Voting Yea: Chair Cross, Vice Chair Powell, Faure, Rainville, Sjoblom

Motion to exit from Deliberative Session at 8:37pm
 Motion made by Rainville, Seconded by Powell
 Voting Yea: Chair Cross, Vice Chair Powell, Faure, Rainville, Sjoblom

Action taken after Deliberative Session: Chair Cross signed the following decision letters:

1. FP-003-25, Gamache
2. SA-001-25, Webb
3. SK-002-25, Rowley

8. ADJOURN

Motion to adjourn at 8:40pm
 Motion made by Rainville, Seconded by Sjoblom.
 Voting Yea: Chair Cross, Vice Chair Powell, Faure, Rainville, Sjoblom

Posted to the Town website.

Signed: Kollene Caspers, Zoning Clerk, DRB Clerk

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