



GEORGIA VERMONT

DRB MEETING

Tuesday, December 16, 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. CU-004-25, Continuance of Conditional Use Application for McCullough Crushing, Inc.
 - B. CU-005-25, Conditional Use Amendment Application for Lora's Farm Georgia LLC
4. **APPROVAL OF MINUTES**
 - A. DRB Meeting Minutes: December 2, 2025
5. **OTHER BUSINESS**
6. **PLAN NEXT MEETING AGENDA**
 - A. January 6, 2025
7. **DELIBERATIONS**
 - A. SA-004-25, Havers Site Plan Amendment Decision Letter
 - B. SK-006-25, Cline Road LLC Sketch Plan Decision Letter
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



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 [REDACTED]
Email [REDACTED]

Property Owner(s) if different

Name Claudette Rainville
Address [REDACTED]
City/State [REDACTED]
Phone [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:
- a) Identifying information including record owner of land, north arrow, date (including any revision dates), and scale.
 - b) Property lines and abutting streets.
 - c) Rights of way or easements affecting the property.
 - d) Location of existing and proposed buildings or structures including Interior floor plans indicating location and floor area of individual uses.
 - e) Height of existing and proposed buildings or structures.
 - f) Existing and proposed setbacks of all buildings or structures to property lines and/or public or private rights-of-way.
 - g) Existing and proposed lot coverage (in square feet) of all structures and hard surfaces.
 - h) Existing natural features of the site including water courses and applicable buffers, wetlands and applicable buffers, floodplains, trees, and other vegetation, etc.
 - i) Existing and proposed contours at no more than 5-foot intervals.
 - j) Location of existing and proposed utilities and facilities (water, septic, electric, telephone).
 - k) Location of existing and proposed roads, driveways, loading areas, outside storage areas, and pedestrian walkways.
 - l) Location and number of parking spaces pursuant to the requirements of Section 5.6 of the Development Regulations.
 - m) Location, type, size, and number of existing and proposed lighting fixtures.
 - n) Location and size of existing and proposed sign(s) (please provide sketch of each sign).
 - o) A landscaping plan indicating location, species, size and spacing of existing and proposed landscaping elements.
 - p) 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.

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.

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

Date Received: _____ Fee Paid \$ _____ Ck # _____ CU - _____ - _____

Tax Parcel ID: _____ Hearing Date: _____

TOWN OF GEORGIA DEVELOPMENT REVIEW BOARD CONDITIONAL USE APPLICATION

Applicant(s)

Name Lora's Farm Georgia, LLC (c/o Laura Handy)

Address _____

_____**Property Owner(s) if different**

Name same as applicant

Address _____

City/State/Zip _____

Phone _____

Email _____

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.

Date_____
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.

Date_____
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).

2. **ORIGINAL CONDITIONAL USE PERMIT:**

Permit # CU-002-22 Date Granted 10/5/2022

Previous Amendments and dates granted:
ZBA-002-20 (7/29/2020)

3. **REQUEST FOR CONDITIONAL USE:**

Section(s) 3.1 Conditional Land Use of the Town of Georgia Development Regulations.

4. **PROPERTY IDENTIFICATION:**

E911 Address 144 Pattee Hill Road or

Other identification: Parcel ID: 111580000

Deed Reference: Book 359, Page 17-19

Subdivision Name (if applicable): Lands of Donald Vickers (Community Farm Event Barn at Pattee Hill)

5. **ZONING DISTRICT:** R

6. **PROPERTY DIMENSIONS:**

Lot size: 63.65 acres; or dimensions: _____

Lot frontage: 1,470 feet

7. **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.
8. **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:
- a) Identifying information including record owner of land, north arrow, date (including any revision dates), and scale.
 - b) Property lines and abutting streets.
 - c) Rights of way or easements affecting the property.
 - d) Location of existing and proposed buildings or structures including Interior floor plans indicating location and floor area of individual uses.
 - e) Height of existing and proposed buildings or structures.
 - f) Existing and proposed setbacks of all buildings or structures to property lines and/or public or private rights-of-way.
 - g) Existing and proposed lot coverage (in square feet) of all structures and hard surfaces.
 - h) Existing natural features of the site including water courses and applicable buffers, wetlands and applicable buffers, floodplains, trees, and other vegetation, etc.
 - i) Existing and proposed contours at no more than 5-foot intervals.
 - j) Location of existing and proposed utilities and facilities (water, septic, electric, telephone).
 - k) Location of existing and proposed roads, driveways, loading areas, outside storage areas, and pedestrian walkways.
 - l) Location and number of parking spaces pursuant to the requirements of Section 5.6 of the Development Regulations.
 - m) Location, type, size, and number of existing and proposed lighting fixtures.
 - n) Location and size of existing and proposed sign(s) (please provide sketch of each sign).
 - o) A landscaping plan indicating location, species, size and spacing of existing and proposed landscaping elements.
 - p) 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:**

The proposed facility will make use of existing public services, including; town roads to access the site and fire protection/ rescue services to ensure that there is an ability to serve this project and that the applicant is meeting all requirements of the Fire/Rescue Department. No expansion to existing public services or facilities, such as water/sewer, schools, etc., is necessary due to this project.

- 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;**

The intended use of the barn will be primarily agricultural in nature and the core goals of this project is to benefit the community. Any operations outside of the agricultural use will meet the requirements of local/state regulations in order to promote the safety/welfare of its users and neighbors.

- 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;**

The primary use of the building will be agricultural in nature and supplemented by the community events and other small-scale public/private outdoor events. Neighboring/adjacent properties are either agricultural in nature or consist of low and medium density residential development. This property borders the Agricultural/Rural Residential District (AR) and provides as a good transition from higher residential density that occur to the east, and lower residential agricultural densities that occur to the west. The infrequency of these events is unlikely to have any negative impacts on adjacent residential units.

- 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 proposed project will primarily be used to aid in the existing/expanded on-site agricultural operation. The secondary use, outdoor community event facility, will also provide services for the neighboring/community agricultural and residential uses. The proposed project should have no negative impact on adjacent property uses, and may in fact bolster the existing agricultural communities.

- 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.**

The existing ingress/egress to access the site provides 2-way traffic, meeting the Town Development Regulations, and will provide adequate sight distances. The previously estimated peak trip ends to range from 32-40 trips per hour and will likely occur on weekends. These trip ends will not be generated during weekdays peak AM or PM hours.

- 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 proposed use is consistent with the Residential Zoning District in the GDRs, the Residential Hamlet future land use in the Town Plan. The Residential Hamlet specifically makes reference to higher density areas surrounding rural areas with some small scale commercial uses. The project also meets or conforms to the Town Plan Goals and Policies: A3, B1, B2, B4, B6, B9, B14, C1, H1, H4, H5, H6, I4.
- e. That the utilization of renewable energy resources will not be adversely affected. There is no impact to the utilization of renewable energy resources proposed by this project.

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):
All other permits obtained.

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.

November 13, 2025

Douglas Bergstrom, Zoning Administrator
Town of Georgia
47 Town Common Road
St. Albans, VT 05478

RE: 144 Pattee Hill Road – Pattee Hill Farm
Conditional Use Permit – Public/Private Outdoor Event Facility in R District

Dear Doug,

I am writing on behalf of Lora's Farm Georgia, LLC (c/o Laura Handy) to request a Conditional Use Permit for the property at 144 Pattee Hill Road. The property is zoned R & AR and is requesting to modify the conditions of a previously approved Conditional Use Permit. The project consists of a constructed barn that is primarily used for agricultural purposes.

The applicant has previously received Site Plan and Conditional Use approval to also use the barn for public/private outdoor events. Conditional Use was approved by the Zoning Board on July 29, 2020. Subsequently the landowner obtained all necessary permits from both the Town and State regarding development and construction on the property. In July of 2021 an extension was granted for the Conditional Use by the Zoning Administrator, which expired on July 29, 2022. This permit lapsed and the applicant then applied to the Georgia Development Review Board for a Conditional Use permit with the same conditions. Conditional Use was granted on October 5, 2022. The barn finished construction and was certified by the engineer in June of 2024.

The applicant is requesting to modify/clarify the following conditions which correspond to CU-002-22 (grated on 10/05/2022):

1. Farmer's Market events under the current Accessory to On Farm Business (AOFB) do not constitute an event and fall under the regulation of Ag & Markets. We are requesting that Farmer's Market events be excluded from the term "event."
4. The applicant requests to have no restrictions on the number of events per month. There are months of the year that are more suitable for events, and the applicant would like the freedom to schedule more or less events as they see fit.
5. The applicant would like to be able to host events on any day of the week. This allows the

applicant to be flexible in having community events that might involve the Town or School. It would also allow the possibility of hosting events on a holiday that does not fall on weekend day.

6. Due to the nature of weddings and other events the applicant would like to extend the hours of operations so that "music shall stop/end by 11 pm, and all guests shall have left by 12 am, except on weekend evenings (Friday – Sunday) where music shall stop/end by 12 am, and all guests shall have left by 1 am." The applicant will still abide by noise emission limitations as noted in condition 7.
8. Strike this condition.

Please find attached the following amendment material:

- Cover Letter (9 copies)
- Conditional Use Permit Application (9 copies)
- Abutters list
- Stamped, addressed envelope for each abutter
- Plans for the Pattee Hill Community Event Barn project (2 sheets)
 - One (1) full size set
 - Eight (8) 11"x17" sets
- A check in the amount of \$750.00 for the Conditional Use Permit

Please do not hesitate to contact me with any questions.

Sincerely,



Nicholas Smith, P.E.

716-778-4353

smithsiteengineering@gmail.com

CONDITIONAL USE
Modification of Conditional Use Permit
CU-005-25

Owner/Applicant: Lora's Farm Georgia LLC [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	Property Tax Parcel & Location: 144 Pattee Hill Road Parcel# 111580000 Zoning District: Residential (R)
Engineer: Nicholas Smith, P.E., Smith Site Engineering PH: 716-778-4353 Email: smithsiteengineering@gmail.com	

BACKGROUND

Laura Handy of Lora's Farm Georgia LLC, hereafter referred to as Applicant, is requesting Conditional Use approval for modification to conditions placed on the current conditional use permit (CU-002-22) located at 114 Pattee Hill Road, within the Residential (R) zoning district. The parcel (111580000) is ±63.65 acres in size.

The farm is operating under a Conditional Use Permit (CU-002-22) from the Town of Georgia on October 5, 2022 with use of the barn for agricultural and public/private outdoor events. Applicant is requesting to modify or clarify the following conditions from CU-002-22:

Condition #1: *The term "events" includes, but is not limited to, celebratory events (weddings, graduations, etc.) and farmers' markets.*

Applicant Request: Farmer's Market events under the current Accessory to On Farm Business (AOFB) do not constitute an event and fall under the regulation of Ag & Markets. Applicant requests that Farmer's Market events be excluded from the term "event."

Condition #4: *Applicant shall not hold more than 4 (four) events per month.*

Applicant Request: The Applicant requests that there be no restrictions on the number of events per month. There are months of the year that are more suitable for events, and the applicant would like the freedom to schedule more or fewer events as they see fit.

Condition #5: *"Events" shall be limited to Fridays, Saturdays, and Sundays.*

Applicant Request: The applicant would like to host events on any day of the week. This allows the applicant to be flexible in having community events that might involve the Town or School. It would also allow hosting events on a holiday that does not fall on a weekend.

Condition #6: *Celebratory "events" shall start no earlier than 11 am, music shall stop/end by 9 pm, and all guests shall have left by 10 pm.*

Applicant Request: Due to the nature of weddings and other events the Applicant would like to extend the hours of operations so that “music shall stop/end by 11 pm, and all guests shall have left by 12 am, except on weekend evenings (Friday – Sunday) where music shall stop/end by 12 am, and all guests shall have left by 1 am.” The applicant will still abide by noise emission limitations as noted in condition 7.

Condition #8: *Farmer's Market events shall start no earlier than 8 am and shall end at either 6 pm or dusk, whichever is first.*

Applicant Requests: Strike this Condition.

CONDITIONAL USE REVIEW GUIDELINES

Applicant answers to Conditional Use Amendment Application questions, using section 6.2 Conditional Use, 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.** The primary use of the building will be agricultural in nature and supplemented by community events and other small-scale public/ private outdoor events. Neighboring/adjacent properties are either agricultural in nature or consist of low and medium-density residential development. This property borders the Agricultural/Rural Residential District (AR) and provides as a good transition from higher residential density that occur to the east, and lower residential agricultural densities that occur to the west. The infrequency of these events is unlikely to have any negative impacts on adjacent residential units.
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.** The existing ingress/egress to access the site provides 2-way traffic, meeting the Town Development Regulations, and will provide adequate sight distances. The previously estimated peak trip ends to range from 32-40 trips per hour and will likely occur on weekends. These trip ends will not be generated during weekdays peak AM or PM hours.
3. **The proposed land development shall not result in an undue adverse effect on bylaws and ordinances then in effect.** The proposed use is consistent with the Residential Zoning District in the GDRs, the Residential Hamlet future land use in the Town Plan. The Residential Hamlet specifically makes reference to higher density areas surrounding rural areas with some small-scale commercial uses. The project also meets or conforms to the Town Plan Goals and Policies:
 - a. A3, To encourage innovation in design and layout of development so that the visual impact can be minimized.
 - b. B1, Following the use of required agricultural practices and best management practice is essential to protect water resources. Accepted forestry practices and/or best management practices are encouraged as a way to protect water resources.

- c. B2, Impacts to prime agricultural soils due to land development shall be mitigated to ensure the future viability of agricultural uses in Georgia.
 - d. B4, As much as reasonably possible, streams, ponds, rivers, and wetlands should be maintained in a natural state and protected from pollutants so they can provide their natural functions. Buffer areas shall be encouraged so as to protect these natural functions.
 - e. B6, Development shall be prohibited on wetlands and hydric soils.
 - f. B9, Buffer areas shall be encouraged to prevent harmful effects of development from affecting these areas.
 - g. B14, Site planning should try to take into consideration the preservation of unique or sensitive site features such as old growth trees, historic stone walls, hedgerows, streams, viewsheds and similar elements to design with the land.
 - h. C1, To promote a diversified and stable economy by encouraging compatible industrial and commercial development and the continuation of existing industries, small businesses and home occupations.
 - i. H1, Encourage the preservation of land in an agricultural, wooded or open state, particularly in areas of the town which are important scenic viewsheds and not well connected to service systems.
 - j. H4, Review and revise land use regulations to reduce potential obstacles to the growth of local agricultural industries, and encourage supportive uses such as value-added agricultural products, ag-related services and industry diversification as well as the importance of locally grown food products.
 - k. H5, Support Vermont's "right-to-farm" statute.
 - l. H6, Support the preservation and protection of open land agricultural fields and forests through programs that encourage farming and forestry such as the current use tax program and land conservation easements.
 - m. I4, Review Georgia Development Regulations to ensure that the regulations address development and farming exempt from Required Agricultural Practices from the Vermont Agency of Agriculture.
4. **The proposed land development shall not result in an undue adverse effect on the utilization of existing renewable energy resources.** There is no impact to the utilization of renewable energy resources proposed by this project.

PLANNING & ZONING COMMENTS

1. **Development Regulations 6.2.2 (A)(1)** – The area where the private indoor/outdoor event facility is located is within a residential (R) zoning district. The purpose of the district is to enable, in areas where historic centers of the Town are located, residential development at a higher density than surrounding rural districts. In addition, small-scale commercial uses will be allowed.
2. **Development Regulations 6.2.2 (A)(2)** – The facility is located at the top of Pattee Hill Road from Plains Road. Pattee Hill Road is partially paved. This section of the road has impaired sight lines due to the hill.

3. Development Regulations 6.2.2 (A)(3) – The facility does fit within the bylaws as a small-scale commercial use.

4. Development Regulations 6.2.3 –

A. The DRB may condition its conditional use approval in order to ensure that the standards of these Regulations will be met. These conditions may include, but are not limited to, the following:

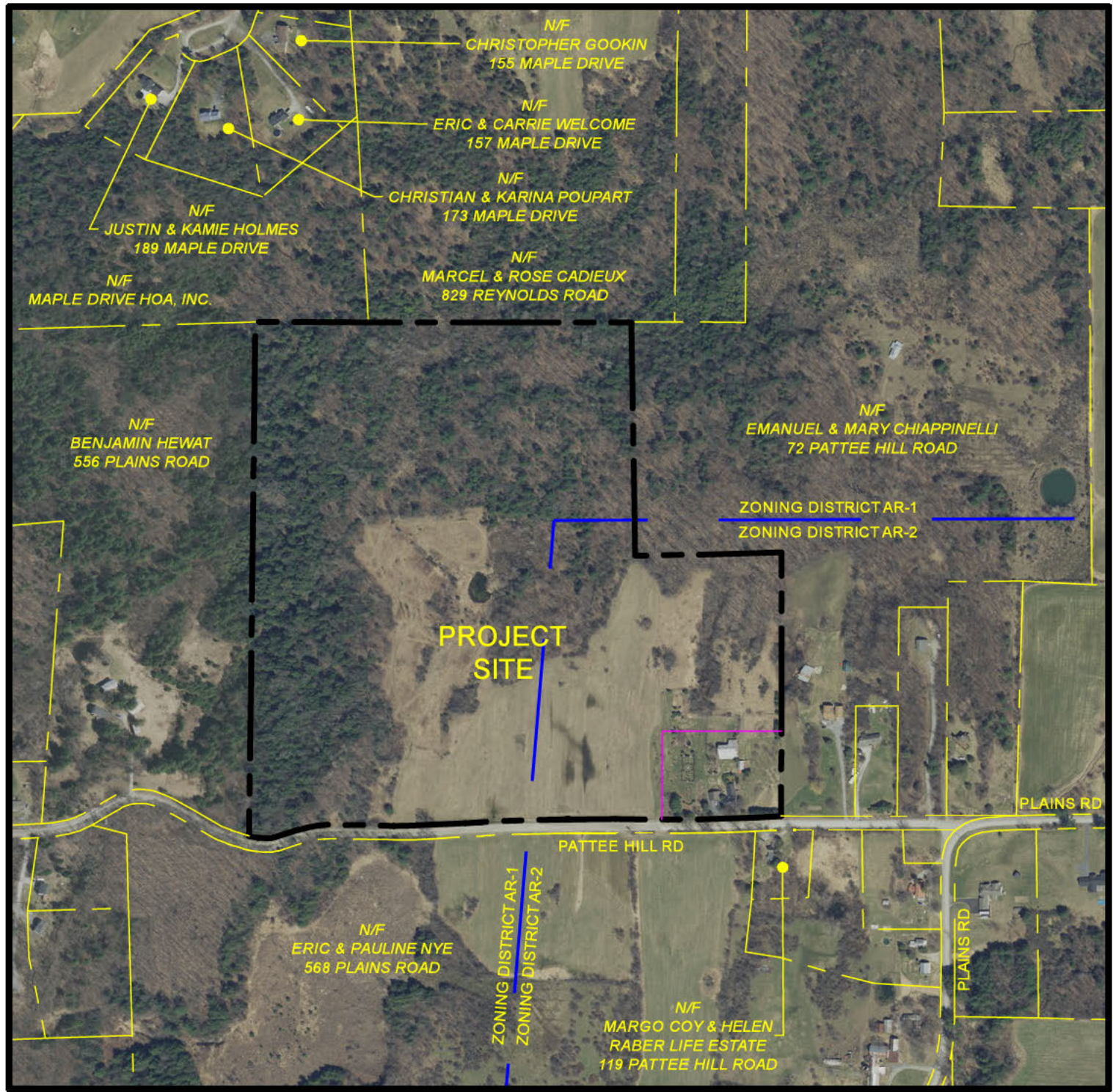
1. The DRB may limit the scale or dimensions of the proposal;
 2. The DRB may require increased setbacks, fencing or landscape screening for commercial, industrial, municipal, or outdoor recreation uses contiguous to residential districts, recreation, or natural areas districts and/or uses;
 3. The DRB may require limits on days and hours of operation of a business;
 4. The DRB may limit the outside storage of goods or materials and equipment;
 5. The DRB may require that storage of goods, parts, supplies, vehicles or machinery being worked on or finished or partially finished will be inside a building or behind screening;
 6. The DRB may attach conditions with regard to size and location of parking areas, landscaping, screening, lighting and signs;
 7. The DRB may require the submittal of a performance bond to ensure completion of any improvements deemed necessary to operation of the conditional use; and
 8. Other reasonable conditions necessary to meet the standards of these Regulations.
 9. The DRB cannot require a larger lot size, more parking spaces, limit the building size (including footprint/height), or limit the density below that allowed by the underlying bylaw for residential housing development as per 24 V.S.A. §4464(b)(7).
- 5.** Vermont Wastewater Permit number WW-6-2334-1 allows for 28 events per year on a seasonal basis, provided that the events use alternative toilets and do not require on-site water service or sanitary service needs. Handwashing must be accommodated by alternative handwashing supplies.
- 6. Condition 1 & 8** - Farmers' Markets fall under the rules for an Accessory On-Farm Business (AOFB) and, as such, have specific guidelines for municipalities:
- a. Act 143 - The law created a statewide municipal land use category called accessory on-farm business (AOFB) and restricted how municipalities could

apply zoning regulations to AOFBs. Specifically, municipal land use regulation of AOFBs is limited to site plan review and the application of performance standards. In other words, a municipality cannot prohibit a farm from having an AOFB; however, municipalities may require AOFBs to meet municipal requirements in place for other businesses, such as operating hours, building setbacks, curb cuts, etc.

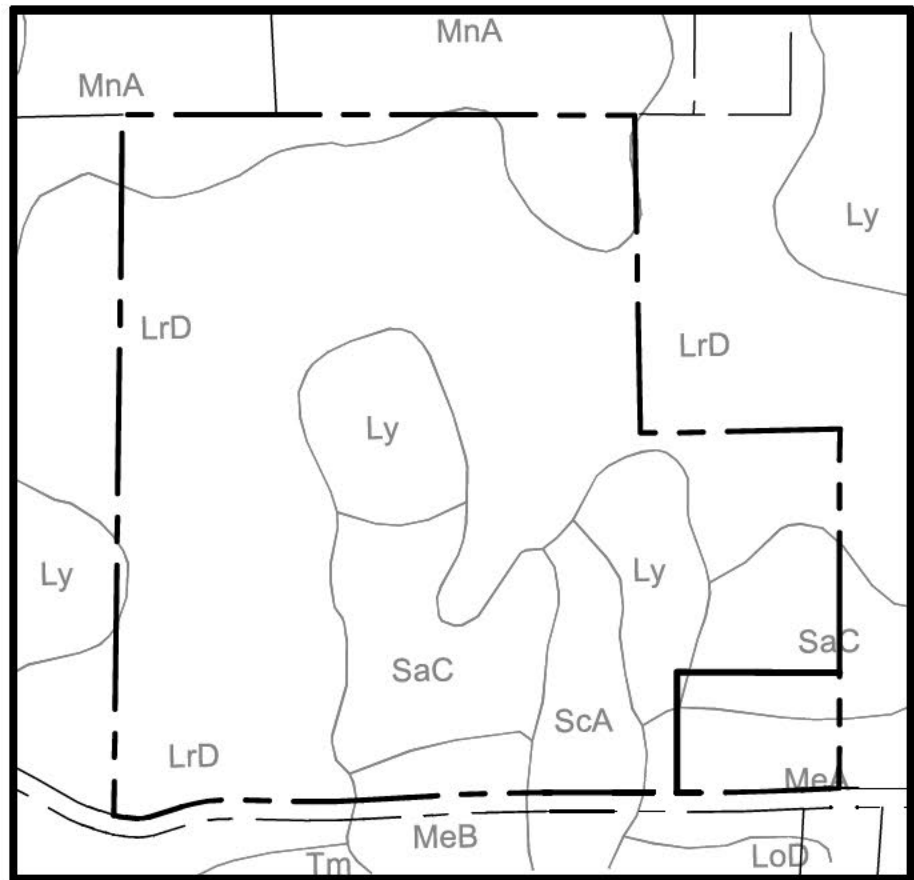
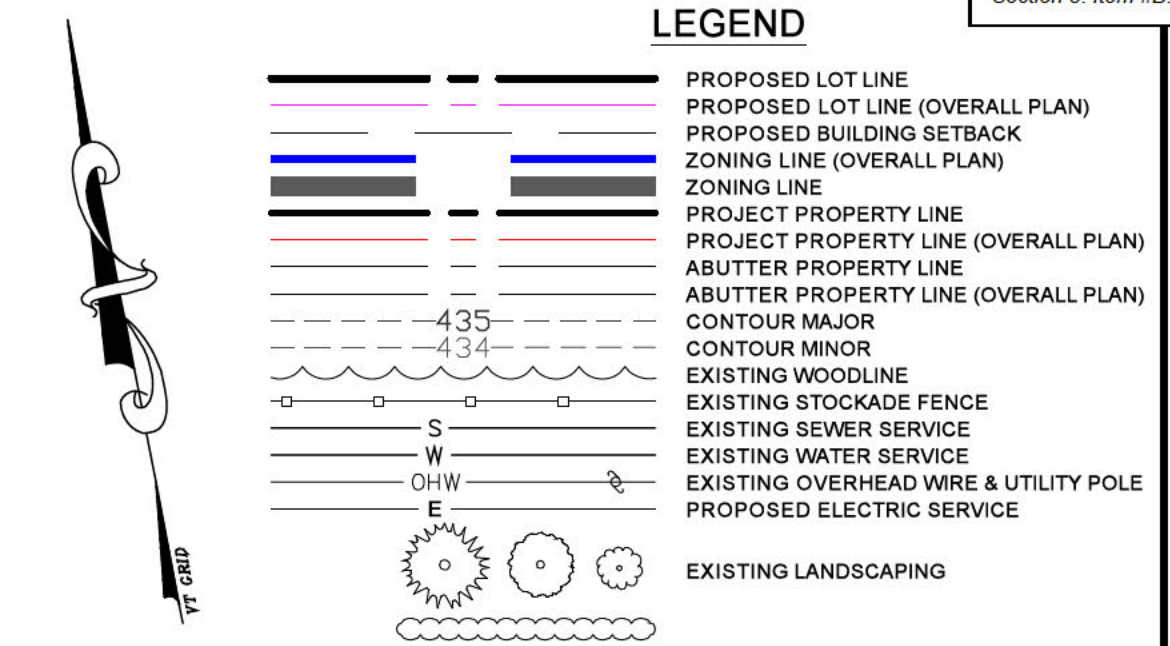
- b. An outdoor farmers market not utilizing the private indoor/outdoor event facility could fall under the AOFB as a non-event, but if the facility is used, it would count toward the 28 events per year listed under the wastewater permit.
 - c. Under the AOFB, the Farmers Markets could be limited, for instance: one market per week from 3 pm – 6 pm.
7. **Conditions 2, 5, & 6** – The current wastewater permit limits the applicant to 28 events per year. If the applicant adds increased capacity, the restriction would be eliminated. Restrictions on the number of events, days of the week, and times should fit within the zoning district and use as a small-scale commercial business.

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator
Planning & DRB Coordinator



LOCATION MAP:
SCALE: 1" = 500'



KEY	DESCRIPTION
LrD	LORDSTOWN-ROCK OUTCROP COMPLEX (15-25%)
Ly	LYONS STONY LOAM
MeA	MASSENA STONY LOAM (0-3%)
MeB	MASSENA STONY LOAM (3-8%)
MnA	MASSENA EXTREMELY STONY LOAM (0-6%)
SaC	ST. ALBANS SLATY LOAM (8-15%)
ScA	SCANTIC SILT LOAM (0-3%)

APPLICANT/LANDOWNER:
DONALD VICKERS
144 PATTEE HILL ROAD
GEORGIA, VT 05468

ZONING DATA:	BK 133, PG. 422-423
DEED REFERENCE:	111580000
PARCEL ID No.:	66.65 ACRES
PROJECT PARCEL AREA:	RESIDENTIAL-MEDIUM DENSITY (AR-2) & AGRICULTURAL/RURAL, RESIDENTIAL (AR-1)
ZONING DISTRICT:	

REFER TO SHEET 2 FOR LOT DIMENSIONAL REQUIREMENTS AND PARKING DATA.

- NOTES:
- THE PURPOSE OF THIS PLAN IS TO PRESENT THE OVERALL SITE PLAN OF A 2 LOT SUBDIVISION OF THE PROPERTY AT 144 PATTEE HILL ROAD. LOT 1 WILL HAVE THE EXISTING HOMESTEAD AND AGRICULTURAL BUILDINGS. LOT 2 WILL HAVE A COMMUNITY EVENT BARN AND THE REMAINING PROPERTY.
 - THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION FOR THE PARCEL IS BASED UPON A SURVEY BY LAMOUREUX & DICKINSON CONSULTING ENGINEERS, DATED 10/01/2020, TITLED "2-LOT SUBDIVISION PLAT".
 - BOUNDARY INFORMATION FOR ABUTTING PARCELS IS BASED UPON TAX MAP DATA OBTAINED FROM VERMONT CENTER FOR GEOGRAPHIC INFORMATION.
 - THE EXISTING CONDITIONS SHOWN ARE BASED UPON A FIELD SURVEY PERFORMED BY LAMOUREUX & DICKINSON CONSULTING ENGINEERS IN SEPTEMBER 2020 AND A 2018 ORTHO IMAGE OBTAINED FROM VERMONT CENTER FOR GEOGRAPHIC INFORMATION.
 - CONTOURS SHOWN ON THIS PLAN ARE BASED ON A 2014 DIGITAL ELEVATION MODEL OBTAINED FROM VERMONT CENTER FOR GEOGRAPHIC INFORMATION.
 - CONDITIONAL USE FOR THIS PROJECT WAS APPROVED BY THE TOWN OF GEORGIA ZONING BOARD OF ADJUSTMENT ON 7/29/2020, PERMIT APPLICATION # ZBA-002-20.

APPROVED BY THE GEORGIA PLANNING COMMISSION ON
THE _____ DAY OF _____
SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF
THE FINAL DECISION. SIGNED THIS _____ DAY OF _____
BY _____ PC CHAIR

12/21/2020	REV'D PEDESTRIAN EASEMENT	NDS
12/09/2020	REV'D BARN FOOTPRINT	NDS
11/16/2020	REV'D SUBDIVISION LINES ADDED TOWN SIGNATURE BLOCK	NDS
10/28/2020	REV'D NOTES & BOUNDARY PER SUBDIVISION PLAT	NDS
08/20/2020	UPDATED NOTES & REV'D PLAN TO SHOW OVERALL PROPERTY	NDS
Date	Revision	By

These plans shall only be used for the purpose shown below:

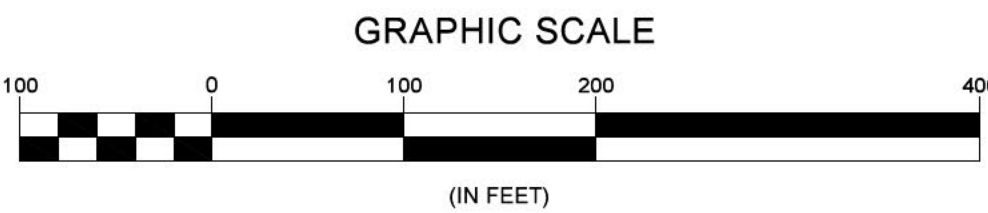
☐ Sketch/Concept	☐ Act 250 Review
☐ Preliminary	☐ Construction
☒ Final Local Review	☐ Record Drawing

**COMMUNITY FARM EVENT
BARN AT PATTEE HILL**
144 PATTEE HILL ROAD GEORGIA, VT

OVERALL PLAN

LD Lamoureux & Dickinson
Consulting Engineers, Inc.
14 Morse Drive, Essex, VT 05452
802-878-4450 www.LDengineering.com

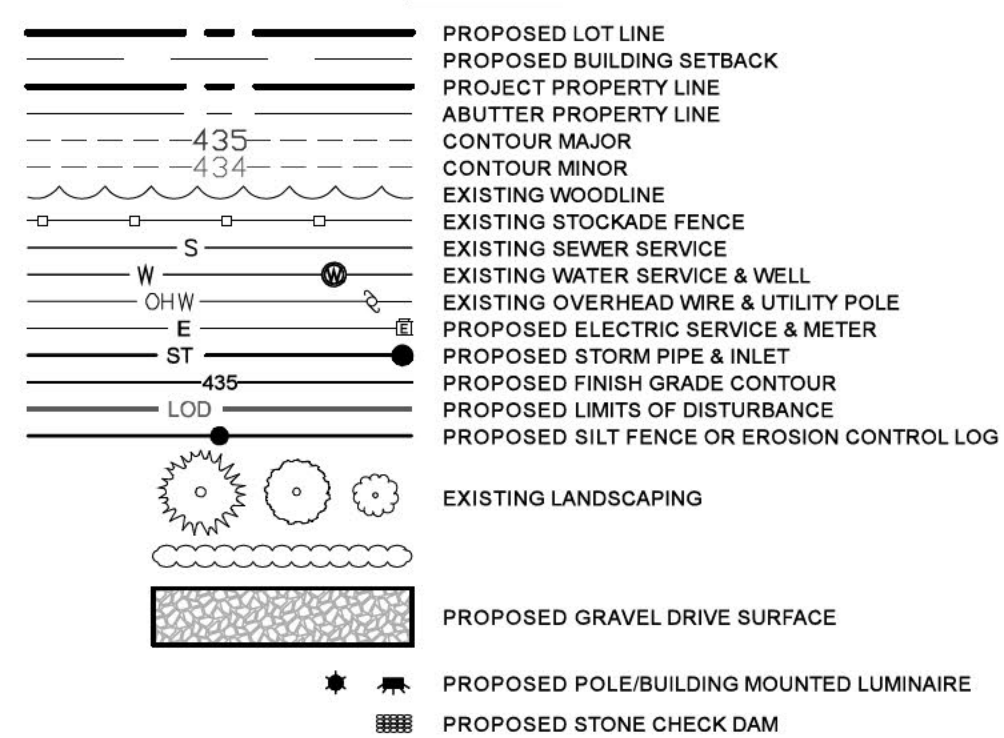
Project No.
20021
Survey
L&D
Design
NDS
Drawn
NDS
Checked
ABR
Date
04/13/2020
Scale
AS SHOWN
Sheet number
1



THE CONTRACTOR SHALL NOTIFY
"DIGSAFE" AT 1-888-DIG-SAFE
PRIOR TO ANY EXCAVATION.

TOWN CLERK'S OFFICE
TOWN OF GEORGIA, VT. _____, 2021
RECEIVED FOR RECORD AT _____ O'CLOCK _____ M., AND
RECORDED IN SLIDE# _____
ATTEST: _____ TOWN CLERK

LEGEND



APPLICANT/LANDOWNER:

DONALD VICKERS
144 PATTEE HILL ROAD
GEORGIA, VT 05468

ZONING DATA:

ZONING DISTRICT: RESIDENTIAL-MEDIUM DENSITY (AR-2) & AGRICULTURAL/RURAL, RESIDENTIAL (AR-1)

	REQUIRED	PROPOSED	LOT 2
		LOT 1	AR-1 / AR-2
		AR-2	
ZONING DISTRICT:	5 ACRES PER DWL (AR-1)	3.00 ACRES	63.65 ACRES
MINIMUM LOT AREA:	2 ACRES SINGLE FAMILY DWL (AR-2)		
	2 ACRES COMMERCIAL USE (AR-2)		
MINIMUM LOT FRONTAGE:	250 FT / 150 FT	423 FT	1,470 FT
FRONT YARD SETBACK:	75 FT / 75 FT	69 FT (HOUSE EXIST)	379 FT
SIDE YARD SETBACK:	40 FT / 25 FT	128 FT (APARTMENT)	42 FT
REAR YARD SETBACK:	40 FT / 25 FT	33 FT (BARN)	503 FT
BUILDING SIZE:	3,500 SF COMMERCIAL USE (AR-1)		3,500 SF
	2,000 SF AGRIBUSINESS USE (AR-1)		
	3,500 SF COMMERCIAL USE (AR-2)		
LOT COVERAGE:	NO MAXIMUM	N/A	N/A
BUILDING HEIGHT:	NO MINIMUM	N/A	N/A
	35 FT MAXIMUM	NO CHANGE	34'-2"
UTILITIES:		ONSITE SEPTIC	NO SEPTIC
		ONSITE WELL	NO WATER

PARKING DATA:

PARKING CALCULATIONS ARE BASED ON TABLE "5.5(a) OFF STREET PARKING SPACES" OF THE TOWN OF GEORGIA DEVELOPMENT REGULATIONS.

	REQUIRED	PROPOSED
LOT 1		
DWELLING UNITS	2 PER UNIT	3 SPACES (PLUS 3 INTERIOR GARAGE SPACES)
ACCESSORY APARTMENTS	1 PER UNIT	1 SPACE
TOTAL	3 SPACES	7 SPACES
LOT 2		
RECREATION OUTDOORS	1 PER EMPLOYEE	17 SPACES (17 EMPLOYEES)
	1 PER 2 PATRONS	75 SPACES (150 PATRONS/GUESTS)
TOTAL	92 SPACES	95 SPACES (4 ACCESSIBLE SPACES)

NOTES:

- THE PURPOSE OF THIS PLAN IS TO PRESENT THE SITE LAYOUT AND GRADING OF A NEW COMMUNITY EVENT BARN LOCATED ON LOT 2.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION FOR THE PARCEL IS BASED UPON A SURVEY BY LAMOUREUX & DICKINSON CONSULTING ENGINEERS, DATED 10/01/2020, TITLED "2-LOT SUBDIVISION PLAT."
- UTILITY LAYOUTS SHOWN ON THIS PLAN ARE FOR REVIEW PURPOSES ONLY. REFER TO DESIGN DRAWINGS BY EACH RESPECTIVE UTILITY FOR CONSTRUCTION.
- THE SPEED LIMIT ALONG PATTEE HILL ROAD IS 35 MPH. PER AASHTO'S A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, THE REQUIRED STOPPING SIGHT DISTANCE FOR 35 MPH IS 250 FEET AND THE REQUIRED INTERSECTION SIGHT DISTANCE FOR 35 MPH IS 390 FEET.
- GRADING SHALL BE LIMITED TO AREAS IDENTIFIED ON THE PLANS AND SHALL NOT EXTEND BEYOND THESE AREAS WITHOUT FIRST EVALUATING POTENTIAL ARCHAEOLOGICAL IMPACTS WITH THE DESIGN ENGINEER AND VERMONT STATE HISTORIC PRESERVATION OFFICE.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL MEASURES AND ENSURE THAT THE CONTRACTOR HAS BEEN ADDED AS AN OPERATOR ON THE PROJECT'S LOW RISK CONSTRUCTION GENERAL PERMIT.
- "EVENT TRAFFIC AHEAD" SIGN TO BE 35" X 36", BLACK TEXT ON ORANGE RETROREFLECTIVE BACKGROUND. TEXT SIZE SHALL BE 5". SERIES D. THE SIGN SHALL BE MOUNTED ON A PORTABLE STAND SO THAT THE BOTTOM OF THE SIGN IS NOT LESS THAN 12" VERTICAL ABOVE THE ADJACENT ROADWAY.

1/18/2020	REV'D TEMPORARY TRAFFIC SIGN & NOTES	NDS
12/21/2020	REV'D PEDESTRIAN EASEMENT	NDS
12/09/2020	REV'D BARN FOOTPRINT	NDS
11/16/2020	REV'D LOT LINES, ADDED SWLK EASEMENT & TOWN SIG. BLOCK	NDS
10/28/2020	ADDED NOTES, GRADING, EP&C & REV'D PARKING DESIGN	NDS
Date	Revision	By

These plans shall only be used for the purpose shown below:

☐ Sketch/Concept	☐ Act 250 Review
☐ Preliminary	☐ Construction
☒ Final Local Review	☐ Record Drawing

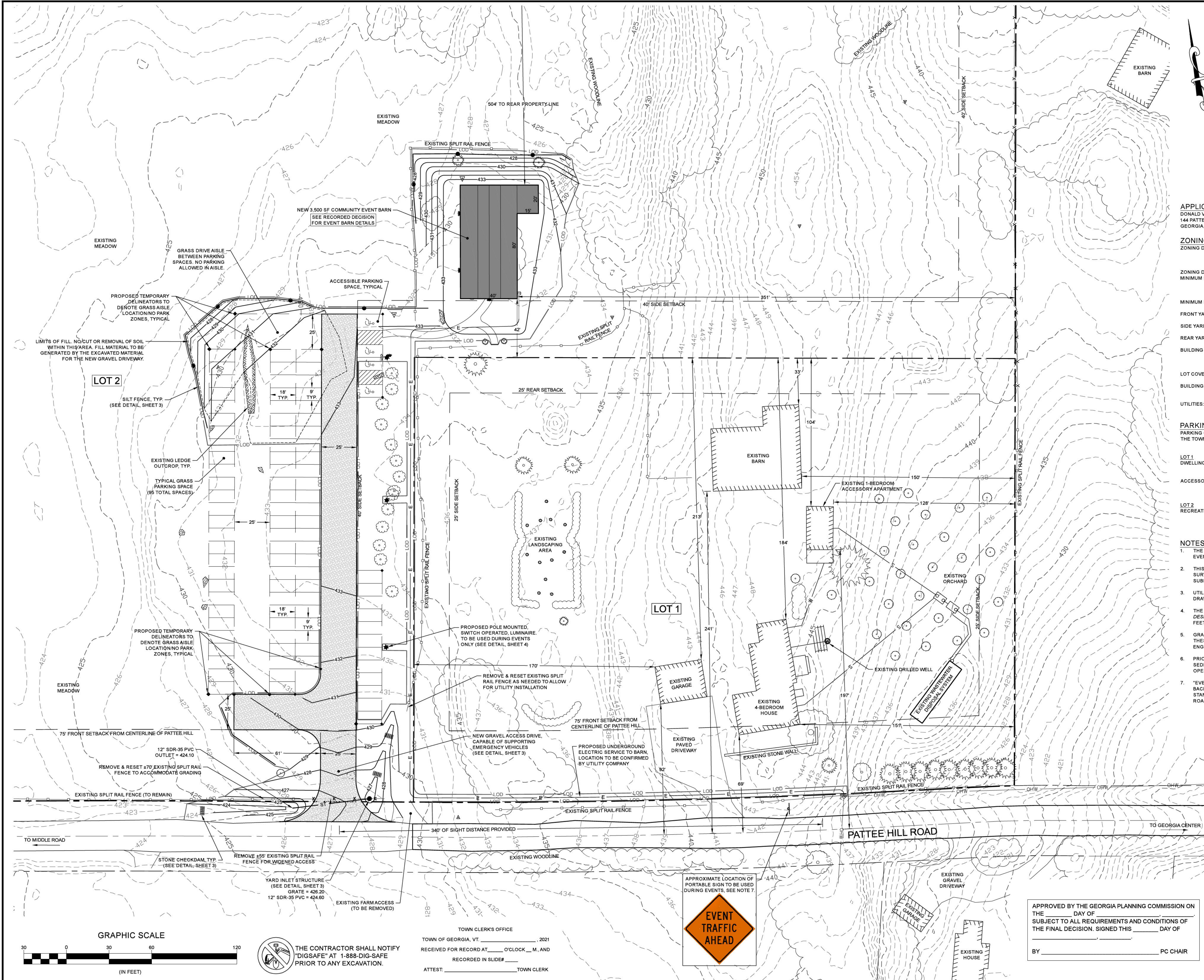
COMMUNITY FARM EVENT BARN AT PATTEE HILL

144 PATTEE HILL ROAD GEORGIA, VT

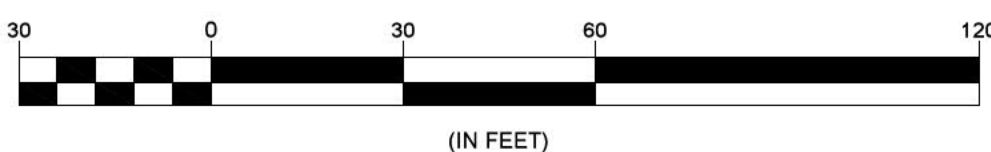
SITE PLAN

Lamoureux & Dickinson
Consulting Engineers, Inc.
14 Morse Drive, Essex, VT 05452
802-878-4450 www.LDengineering.com

Project No.
20021
Survey
L&D
Design
NDS
Drawn
NDS
Checked
ABR
Date
08/20/2020
Scale
AS SHOWN
Sheet number
2



GRAPHIC SCALE



THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

TOWN CLERK'S OFFICE
TOWN OF GEORGIA, VT. _____, 2021
RECEIVED FOR RECORD AT _____ O'CLOCK _____ M., AND
RECORDED IN SLIDES _____
ATTEST: _____ TOWN CLERK



APPROVED BY THE GEORGIA PLANNING COMMISSION ON THE _____ DAY OF _____, 2021
SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF THE FINAL DECISION. SIGNED THIS _____ DAY OF _____, 2021

BY _____ PC CHAIR



GEORGIA VERMONT

DRB MEETING Tuesday, December 02, 2025 at 7:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/7852587431?pwd=PBv40gFdGVnMmCTlaw2gKbXfbpeH4.1&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, Tony Gabel, Leigh Horton, Gilles Rainville, Jared Waite, Alternate Chris Caspers, Alternate Glenn Sjoblom

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PUBLIC PRESENT

Luke Willey, Sue Crepeau, Brian Kiniry, Annette Villani, Scott MacArt, Brendan West, Jake Smith, Aaron O'Grady

PUBLIC PRESENT VIA ZOOM

Fred Grimm, Colon Johnson, Keegan Mitchell

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

D. Bergstrom requested the addition of SA-003-25, Tourville Mylar (7C)

3. PUBLIC HEARINGS

A. SA-004-25, Havers Site Plan Amendment

- Chair Cross introduced the application. Colon Johnson, engineer with Bowman Consulting was present via Zoom on behalf of the Applicants.
- C. Johnson explained the application is to reduce the setbacks in front from 75 feet to 50 feet, and in the back from 50 feet to 20 feet. This modification from a prior subdivision decision will meet current zoning regulations for the Lakeview district.

- L. Horton questions on the site plan, specifically if they would need a shoreland permit. D. Bergstrom answered the proposed single-family dwelling is outside of shoreline protection and the delineated wetlands.
- T. Gabel had questions on the camps, it is currently in use as a camp.
- There were no questions from the public.

Motion to close the hearing at 7:09pm

Motion made by Sjoblom, Seconded by Vice Chair Powell

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Gabel, Horton, Rainville, Waite, Caspers, Sjoblom

B. SK-006-25, Cline Road, LLC Sketch Plan Application

- Chair Cross swore in the applicants and participating public and introduced the application. Luke Willey, engineer with Mumley Engineering and Jake Smith & Aaron O'Grady, Owners/Applicants were present to explain the project.
- This application is an updated PUD subdivision from prior approved 14-unit subdivision plans. There are 30 proposed units on a 94-acre parcel, with approximately 60 acres to subdivide the 30 lots into 1/2 acre and 1-acre parcels. There will be a 12-acre area set aside to fulfill the 20% open space requirement. Onsite wastewater is identified in the Site Plan, as well as individual and shared drilled wells. This project will fall under State Act 250 permitting.
- This Sketch plan is a basic layout, with much carried over from past approved projects. Included in the site plan is screening from the neighboring parcels. Most of the project is going to be located behind the screening of houses and other landscaping.
- The Applicants stated this project may take 8-10 years to complete the 30 houses.
- The waivers requested include a reduction in side setbacks for all lots, similar to the AR zone, which include 1/2 acre lots. Requesting setbacks of 15 feet for all the lots.
- House sizes are still to be determined and will vary between 3-4-bedroom units. The potential water/wastewater plan for this project will be designed not to be dependent on the number of bedrooms. This type of shared system will follow state rules for the number of dwelling units.
- Other waivers are requested for right-of-way in lieu of road frontage, and Applicants will change the size of Lot 9 to reduce it to 1 acre instead of asking for a waiver.
- Density bonuses are not requested; there will be 30 units and 20% open space on the 60 acres.
- Lighting, landscaping and other fine details will be discussed at Preliminary and/or Final Plat hearings. There are no streetlights or sidewalks planned.
- The cul-de-sacs will comply with Fire Chief ability to serve.
- Common land will have an easement for open space for all residents to use with ownership retained by owner/applicants. Road length?
- The creation of an HOA is a requirement for state permitting.
- The Open space agreement will include no future development on the property in perpetuity. Regardless of who owns it. The HOA agreement will specify the use of the land.

Questions/Concerns from the public:

- B. Kiniry and S. Crepeau had concerns with headlights as the house is directly across from the proposed road. L. Willey will look into moving the road, he is working with

the state and taking road accessibility for emergency personnel, wetland avoidance and wetland minimization into consideration.

- A. Villani asked about the Class 4 Horseshoe Barn Road access, and wetlands were discussed.
- F. Grimm had concerns on traffic and density, Town resources, roads and wetland delineations. He opined this project is out of character for the area.
- B. West, new owner of 926 Cline Road, had questions about the potential 30 units and prior projects that had been approved by the Town. Asked additional questions about access through Horseshoe Barn Road and wetlands.
- S. MacArt spoke on the swale and wetlands. Asked for more light blockage and landscaping for light pollution.
- A. Villani asked about run-off water during building. L. Willey explained the stormwater permit from the state and how it will be best regulated.

Motion to close the hearing at 8:37

Motion made by Sjoblom, Seconded by Gabel

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Gabel, Horton, Rainville, Waite, Caspers, Sjoblom

4. APPROVAL OF MINUTES

- A. DRB Meeting Minutes: November 18, 2025

Motion to approve minutes as written.

Motion made by Rainville, Seconded by Gabel

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Gabel, Horton, Rainville, Waite, Caspers, Sjoblom

5. OTHER BUSINESS

- A. Rules of Procedure and Conflict of Interest Policy

Motion to accept the Rules of Procedure and Conflict of Interest Policy

Motion made by Horton, Seconded by Gabel

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Gabel, Horton, Rainville, Waite, Caspers, Sjoblom

6. PLAN NEXT MEETING AGENDA

- A. December 16, 2025

7. DELIBERATIONS

Motion to go into deliberative session at 8:42pm

Motion made by Rainville, Seconded by Sjoblom

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Gabel, Horton, Rainville, Waite, Caspers, Sjoblom

Motion to exit from deliberative session at 9:53

Motion made by Sjoblom, Seconded by Rainville

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Gabel, Horton, Rainville, Waite, Caspers, Sjoblom

- A. FA-001-25, Hibbard Final Plat Amendment Decision Letter

Decision letter approved and signed by Chair Cross.

- B. FP-003-25, Gamache Final Plat Mylar
Mylar approved and signed by Chair Cross.
- C. SA-003-25, Tourville Site Plan Mylar
Mylar approved and signed by Chair Cross.

8. ADJOURN

Motion to adjourn at 9:53pm

Motion made by Sjoblom, Seconded by Gabel.

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Gabel, Horton, Rainville, Waite, Caspers, 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: Kollene Caspers, Zoning Clerk, DRB Clerk

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



GEORGIA VERMONT

Section 7. Item #A.

In re: Erica and Jason Havers, Applicants
Permit Application No.: SA-004-25

Decision and Findings of Fact for Site Plan Amendment to Reduce Setbacks from Previous Decision

Dear Applicants,

After a duly warned hearing of the Development Review Board (DRB) on December 2, 2025, the following action was taken with regard to your request:

GRANTED

Note: The application, any and all relevant evidence presented to the Board, and the minutes of the Board at the hearing conducted by the Town of Georgia DRB on December 2, 2025, and relevant information from public records and sources, shall be considered part of the Finding of Fact and kept as part of the permanent record of the applicant/owner.

This official record shall provide additional basis for the Board's decision.

Background:

This matter came before the Town of Georgia DRB on the application of Erica and Jason Havers, hereinafter referred to as Applicants, requesting a Site Plan Amendment to reduce the setbacks for a potential single-family home from an approved Development Review Board subdivision hearing in 2023 (FP-002-23). A Notice of Public Hearing was duly published in the St. Albans Messenger on November 14, 2025, and all abutting property owners were notified.

The DRB conducted a public hearing on this application on December 2, 2025. Applicant's engineer Colon Johnson with Bowman Consulting was present at the hearing. Applicants submitted a Site Plan Amendment application and the Zoning Administrator presented a DRB report.

Finding of Facts:

1. Applicants are requesting a Site Plan Amendment from the original subdivision of property to reduce the setbacks in the newly regulated Lakeview (LV) zoning district, which would allow Applicants to build a single-family dwelling on their property.

2. The Site Plan Amendment requests the reduction in the setbacks shown on the previous subdivision application from 50 feet to 20 feet on the sides and from 75 feet to 50 feet at the front yard. This would meet the current Lakeview Zoning district setbacks (Town of Georgia Development Regulations, October 13, 2025).
3. See also previously approved decisions, FP-002-23 and PC-009-21.
4. The following members of the DRB were present for the Site Plan Amendment public hearing on December 2, 2025 constituting a quorum: Charles Cross, Gilles Rainville, Jr., James Powell, Lisa Faure, Glenn Sjoblom, Chris Caspers, Leigh Horton, Tony Gabel and Jared Waite. See meeting minutes for a list of others present.
5. The regulations in effect at the time of the decision: **Municipal Town Plan**, last amended January 6, 2025; **Town of Georgia Development Regulations**, last amended October 13, 2025.

Conclusion:

The Board concludes as follows:

1. Applicant has submitted all relevant Site Plan information required by the Town of Georgia Development Regulations.
2. The approval of the Site Plan amendment is based on all plans and documents submitted and contained in the zoning file for this project.

Decision:

Based on the Findings of Fact and Conclusions set forth above, the Georgia DRB **APPROVES** the Site Plan Amendment to reduce the setbacks for building a single-family dwelling. All other orders of the original decision shall remain in place.

These conditions shall not be deviated from absent an amendment granted by the Board.

All plats, plans, drawings, etc., listed above or submitted at the hearing and used as a basis for the decision to grant the permit shall be binding on the applicants, their heirs and assigns. Projects must be completed in accordance with such approved plans and conditions. Any deviation shall be a violation of the permit and subject to enforcement action by the Town.

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision pursuant to 24 V.S.A. Section 4471. Notice of the appeal shall be filed by certified mailing, with fees, to the environmental court and by mailing a copy to the Zoning Administrator who shall supply a list of interested persons to the appellant within five working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person.

EXPIRATION: Pursuant to Section 3.2(D) of the Town of Georgia Development Regulations, approval from the Development Review Board allowing a conditional use shall expire one year from date of issue if construction has not progressed to the point where the property can reasonably be used for its intended purpose as defined and/or all conditions of this decision as set forth above have not been met. An extension of one year will be granted by the Zoning Administrator if application for extension takes place before the approval has expired. At the end of two years, the permit will permanently expire unless the Development Review Board grants a further extension.

Members present and voting for approval:

Members present and voting against approval: none

Members abstaining: none

Members absent from voting: none

Date: 12/16/2025

Charles Cross
DRB Chair

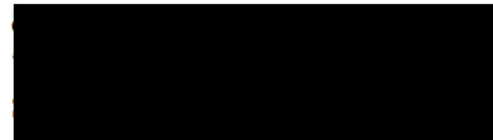


GEORGIA

VERMONT

December 16, 2025

Cline Road LLC



RE: SK-006-25
Sketch Plan Review

Dear Jake Smith & Aaron O'Grady,

On December 2, 2025, the Development Review Board (DRB) reviewed your Sketch Plan Application for the proposed 32 Lot/ 30-unit subdivision of your parcel located off Cline Road and Horseshoe Barn Road (Parcel ID #102130000) in the AR zoning district. The DRB has classified your proposal as a major Planned Unit Development (PUD) subdivision pursuant to the definition of *Subdivision, Major* in 7.3.5 and *Planned Unit Development* in 6.5 of the Town of Georgia Development Regulations (October 13, 2025). A major subdivision will require a publicly warned Preliminary Plat Review before the DRB. The application for the Preliminary Plat Review shall be submitted to the Zoning Administrator within six (6) months of the date of this letter pursuant to Section 7.3.5.

- 6 (six) months from the date of this letter is June 16, 2026.

In addition to those requirements delineated in Section 6.5.2 and Section 7.2, Table 7.1 of the Georgia Development Regulations and Preliminary Plat application checklist, the DRB requests the application and next set of site plan(s) include the following:

1. The survey plat must be completed by a licensed land surveyor and engineer and submitted to the Zoning Administrator with the Preliminary plat application. The survey plat and site plan shall contain the following:
 - a. Proposed subdivision name or identifying title, the name of the municipality, the name and address of the record owner, the name, license number and seal of the

- licensed land surveyor, the boundaries of the subdivision and its general location in relation to existing street, scale, date and true north point.
- b. The zoning district designation of the area to be subdivided and any zoning district boundaries affecting the parcel within the blocks.
 - c. The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distance, and tangent bearings for each street.
 - d. Lots within the subdivision numbered in alternating order.
 - e. Permanent reference monuments and lot corner markers shall be clearly indicated. Monuments shall be set at all corners and angle points of the boundaries of the subdivision.
 - f. Rights of way with metes and bounds calculated along the centerline of said rights of way.
 - g. Deed reference, tax map reference.
 - h. Names and deed reference of all abutting landowners.
 - i. DRB and Town Clerk signature blocks
2. Waivers to be submitted from the Sketch Plan Review:
 - a. Right-of-way in lieu of road frontage;
 - b. Side and rear setbacks from 20 feet to 15 feet, to accommodate the PUD in the AR zoning district;
 - c. Waiver for Lot 9, over the one-acre minimum, unless the property lines are adjusted.
 3. The Applicant's will move the entry/exit to the proposed private road south of the driveway located at 891 Cline Road and leveled to the road height.
 4. A privacy screen of evergreen trees or hedges is to be planted from the entrance north to Lot 4 between the private road and abutting properties on Cline Road.
 5. The HOA will hold ownership of the 12 acres of Open Space and will be shown on the Site Plan as a separate lot. The remaining acreage of the 60 acres for the PUD will be shown as a separate lot and deeded for no future development.
 6. Applicants shall submit draft HOA documents that include maintenance of the private road, landscaping for screening, and maintenance of common lands.
 7. Applicants shall submit the deeds and HOA documents for the new units to the Town of Georgia at the time the mylar is recorded. There will be a \$500 escrow for deed review with the Town attorney at the time of Final Plat Application submission.
 8. Wetlands shall be delineated with boulders prior to any building permits being issued.
 9. The private road shall be paved to comply with A-76 standards and the Town of Georgia Private Roads and Driveway Policy (February 28, 2020).

10. Applicants shall submit a road name application to the e911 coordinator prior to submitting the Final Plat Application.
11. Applicant shall obtain an "Ability to Serve" letter from the Town of Georgia Fire Chief indicating the ability to provide emergency services to the proposed PUD subdivision as part of the preliminary plat application.
12. Applicant shall provide the DRB Coordinator with a Permit Navigator and updates to the Applicant's Act 250, wastewater and stormwater permits.
13. In addition to what is noted in this letter, the Applicant is responsible for securing any and all necessary permits to complete this project.
14. This project shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the DRB and on file in the Town Office, and in accordance with the conditions of this approval.
15. All plans, drawings, and conditions/requirements etc. listed above or submitted at the hearing and used as the basis for the decision to grant this permit shall be binding on the applicants, and their heirs and assigns. Projects shall be completed in accordance with such approved plans and conditions. Any deviation from the approved plans shall constitute a violation of permit and be subject to enforcement action by the Town.

If you have any questions, please contact our Zoning Administrator and DRB Coordinator, Douglas Bergstrom, at 524-3524 or zoning@townofgeorgia.com.

We look forward to receiving your next submittal.

Sincerely,

Charles Cross
Georgia DRB Chair

Cc: Engineer, Interested Parties