



GEORGIA VERMONT

DRB MEETING

Tuesday, May 06, 2025 at 7:00 PM

Chris Letourneau Meeting Room and via Zoom

Agenda

Zoom Details:

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

Meeting ID: 616 584 3896 | Passcode: 5243524

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

1. **CALL TO ORDER - 7:00 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **PUBLIC HEARINGS**
 - [A.](#) VAR-002-25, Emond Variance Request
 - [B.](#) FP-003-25, Gamache 8 Unit PUD
4. **APPROVAL OF MINUTES**
 - [A.](#) DRB Meeting Minutes: April 15, 2025
5. **OTHER BUSINESS**
6. **PLAN NEXT MEETING AGENDA**
 - A. May 20, 2025
7. **DELIBERATIONS**
 - [A.](#) CU-003-25, Florucci Decision Letter
 - [B.](#) SK-003-25, Letourneau Decision Letter
 - [C.](#) SP-002-25 & CU-002-25, LeBlanc Decision Letter
8. **ADJOURN**

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

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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



GEORGIA VERMONT

Variance Application

Permit # VAR - 001-25

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): Bonnie Emond
Address: 415 Polly Hubbard Road
Zip Code 05478 Telephone 802-318-3315
Email bonniestearns10@yahoo.com

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

Tax Parcel ID: 111250000 Zoning District: AR-1

CERTIFICATION OF APPLICANT(S)

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

Signature of Applicant: Bonnie Emond Date: 4-14-25

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: Bonnie Emond Date: 4-14-25

Signature of Owner: _____ Date: _____

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

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

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

Alexandra Higgins
David Hurwitsch
Walter Krol
Cathy Boissonneault

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

3. Describe in detail the variance you are seeking.

Setback variance from 75' to 47'

4. Title of plan(s) submitted with application, and, if applicable, firm which prepared plan, project number; date of plan and revisions; building elevation where required. Plans shall include, where applicable, land use areas, existing and proposed structures, roads, driveways, parking and loading spaces, pedestrian walkways, general landscaping, sign, and lighting. Please provide eight copies no larger than 24" x 18" with application. See Table 3.2 in Section 3.3 of the Development Regulations for the full listing.

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

Lot Size (in acres): 10.16 Lot Frontage: 250' Lot Depth: 602.1

Current Setbacks:

Front Yard Setback: <u>75</u>	Left Side Yard Setback: <u>40</u>	Right Side Yard Setback: <u>40</u>	Rear Yard Setback: <u>40</u>
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Proposed Setbacks:

Front Yard Setback: <u>50'</u>	Left Side Yard Setback: <u>110'</u>	Right Side Yard Setback: <u>95'</u>	Rear Yard Setback: <u>523'</u>
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Current Building Height: _____ **Proposed Building Height:** ± 12'

Variance Justification

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

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

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

carport off driveway in front of house - no
room on sides septic

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:

new proposed bylaw is a 50' setback
current is 75' 47'

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

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: yes

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.:

yes

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

DECISION/ACTION TAKEN (FOR TOWN USE ONLY):
Date received: 4-14-25 Fee paid: see Check # cash
Approved ☒ Denied ☐ Returned (incomplete) ☐ Date: _____
Permit valid on _____

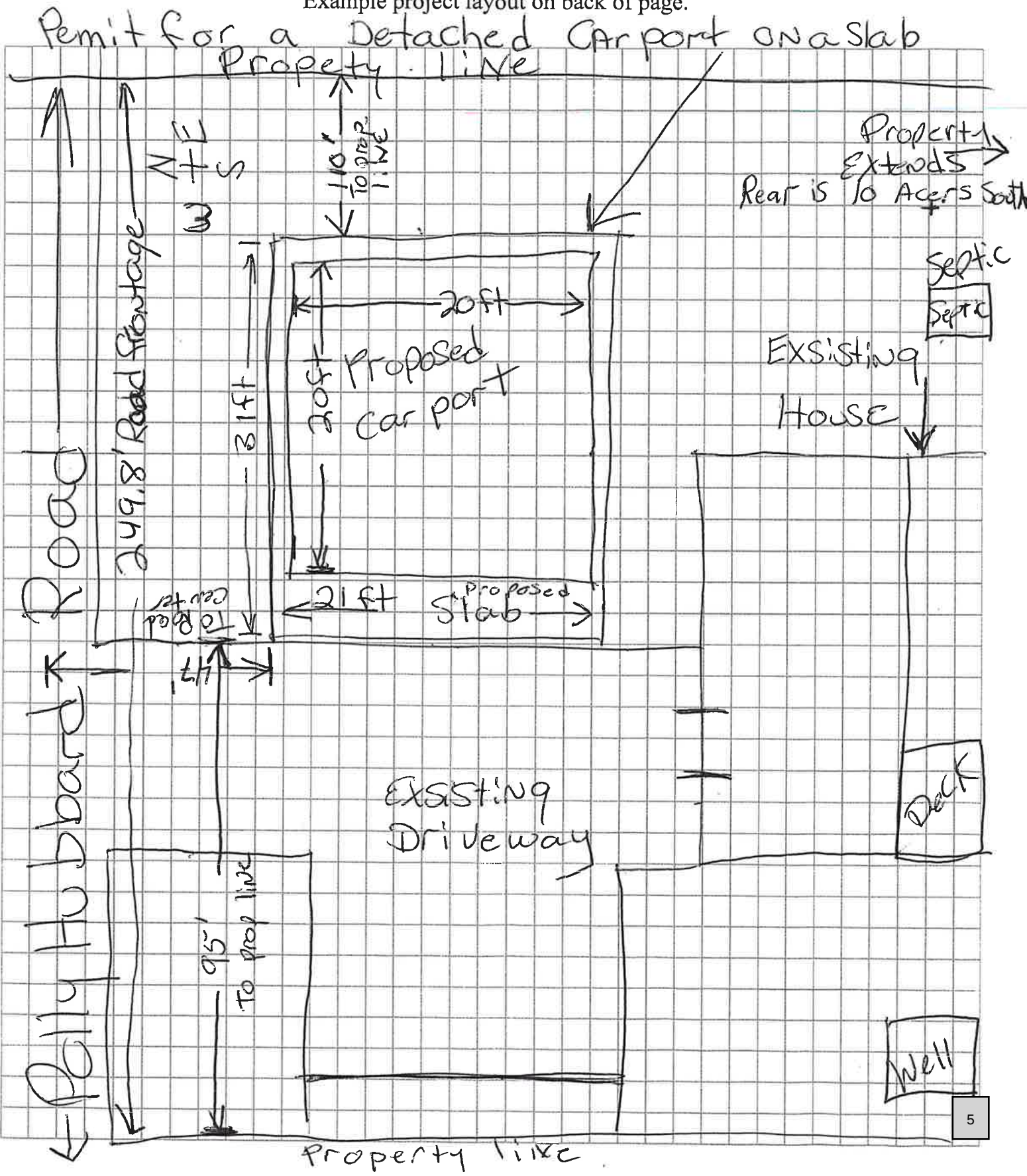
Signed: _____

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

Permit #: _____ E911 Address: 415 Polly Hubbard Rd, Georgia VI. Section 3. Item #A.
Applicant Name: Bonnie Emond

Show and label property lines, driveway, septic, well, easements, road frontage, distance from front, rear and sides of property line. Show existing structures and new structures and label appropriately.

Example project layout on back of page.



VARIANCE APPLICATION
Setbacks for Carport
VAR-002-25

Owner: Bonnie Emond 415 Polly Hubbard Road Georgia, VT 05478 # 802-318-3315 Bonniestearns10@yahoo.com	Property Tax Parcel & Location: 415 Polly Hubbard Road, Georgia, VT Parcel#111250000 Zoning District: AR-1
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BACKGROUND

Bonnie Emond, hereafter referred to as Applicant, is requesting a variance of the setbacks required to erect a carport off the driveway in front of the house, as there is no room on the sides due to the septic system. The parcel is located at 415 Polly Hubbard Road within the AR-1 zoning district. The parcel is ±10.16 acres in size, benefitted by ±250 ft of frontage along Polly Hubbard Road.

Applicant proposes a reduction in the current Front Yard Setbacks from 75 feet to ±47 feet in order to accommodate a new carport. This request for variance is governed under Section Article 3.5 (C) of the Town of Georgia Zoning Regulations.

VARIANCE JUSTIFICATION

Setbacks for AR-1 Zoning District

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

	AR-1 Required:	415 Polly Hubbard Road
Minimum lot size	5 acres	±10.16 acres
Lot Frontage	250 ft.	±250 ft.
Front yard setback	75 ft.	±47 ft.
Left Side yard setback	40 ft.	±110 ft.
Right Side yard setback	40 ft.	±95 ft.
Rear yard setback	40 ft.	±523 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.:*

Proposed carport is off the driveway in front of the house. Applicants cannot place the carport on the side of the house due to the septic system.

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:* Without a variance of the current setbacks the Applicant will not have full use and enjoyment of their property.
3. *The unnecessary hardship has not been created by the applicant:* No hardship has been created by applicant.
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:* Yes.
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.:* Yes.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk



Town of Georgia

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

Final Plat Application Application # FP _____

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

Applicant(s): _____
Address: _____

Zip Code _____ Telephone _____
Email _____

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

CERTIFICATION OF APPLICANT(S)

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

Signature of Applicant: Anthony Gamache Date: 3/24/25

Signature of Applicant: Lillian Gamache Date: 3/24/25

PROPERTY OWNERS' AUTHORIZATION

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

Signature of Owner: Anthony Gamache Date: 3/24/25

Signature of Owner: Lillian Gamache Date: 3/24/25

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

Section 3. Item #B.

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

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

Previous subdivision of parcel (if applicable)

Permittee name: Anthony & Lillian Gamache - FP-005-23

Date: 12/19/23

Map #

Previous Site Plan Approval (if applicable)

Permittee name: Anthony & Jillian Gamache - SP-002-23 & CU-004-23 Also PR-001-25

Date: 12/19/23 3/18/25

Map #

If applicable:

Engineer: Justin Holmes, P.E., Pinnacle Eng.

Surveyor: Mark Day, Day Land Surveying

Phone: 802-782-5980

Phone: 802-849-6516

Email: justin@pinnacle-vt.com

Email: mark@daylandsurveying.com

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

Number and size of proposed lots:

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

Names and addresses of abutting property owners:

See Attached

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

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

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

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

Location of parking and proposed number of spaces:

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

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

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

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

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

Proposed and/or existing wastewater disposal and water supply:

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

Proposed drainage/storm water runoff (if required):

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

Proposed landscaping (if applicable):

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

Size and location of proposed and/or existing buildings:

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

State permits required and/or obtained for this project:

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

Proposed lighting (if any):

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

Notes

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

Application Submission Requirements

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 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 received: _____ Fee paid: _____ Check # _____

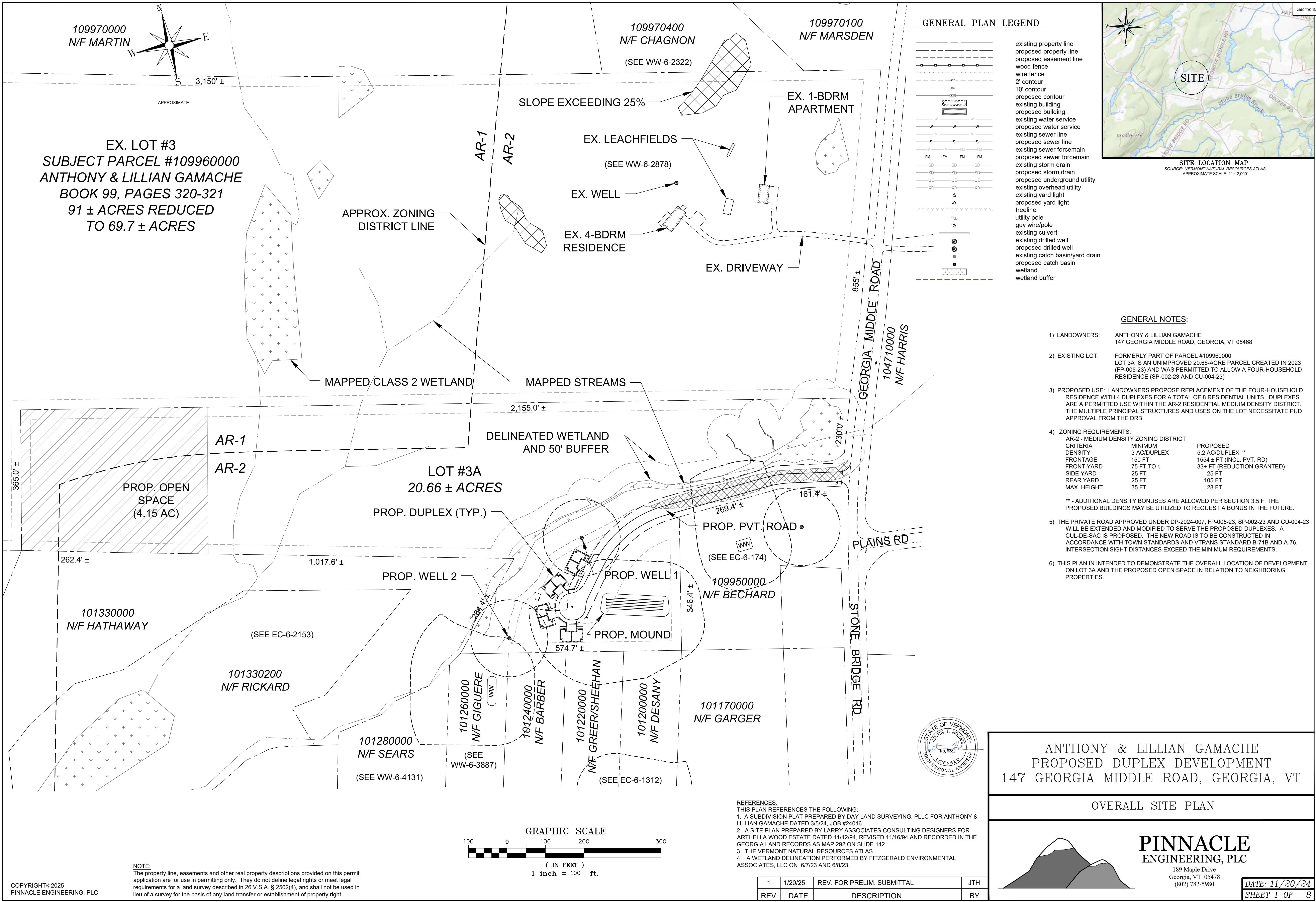
Returned (incomplete) _____ Date: _____ Date Application Accepted: _____

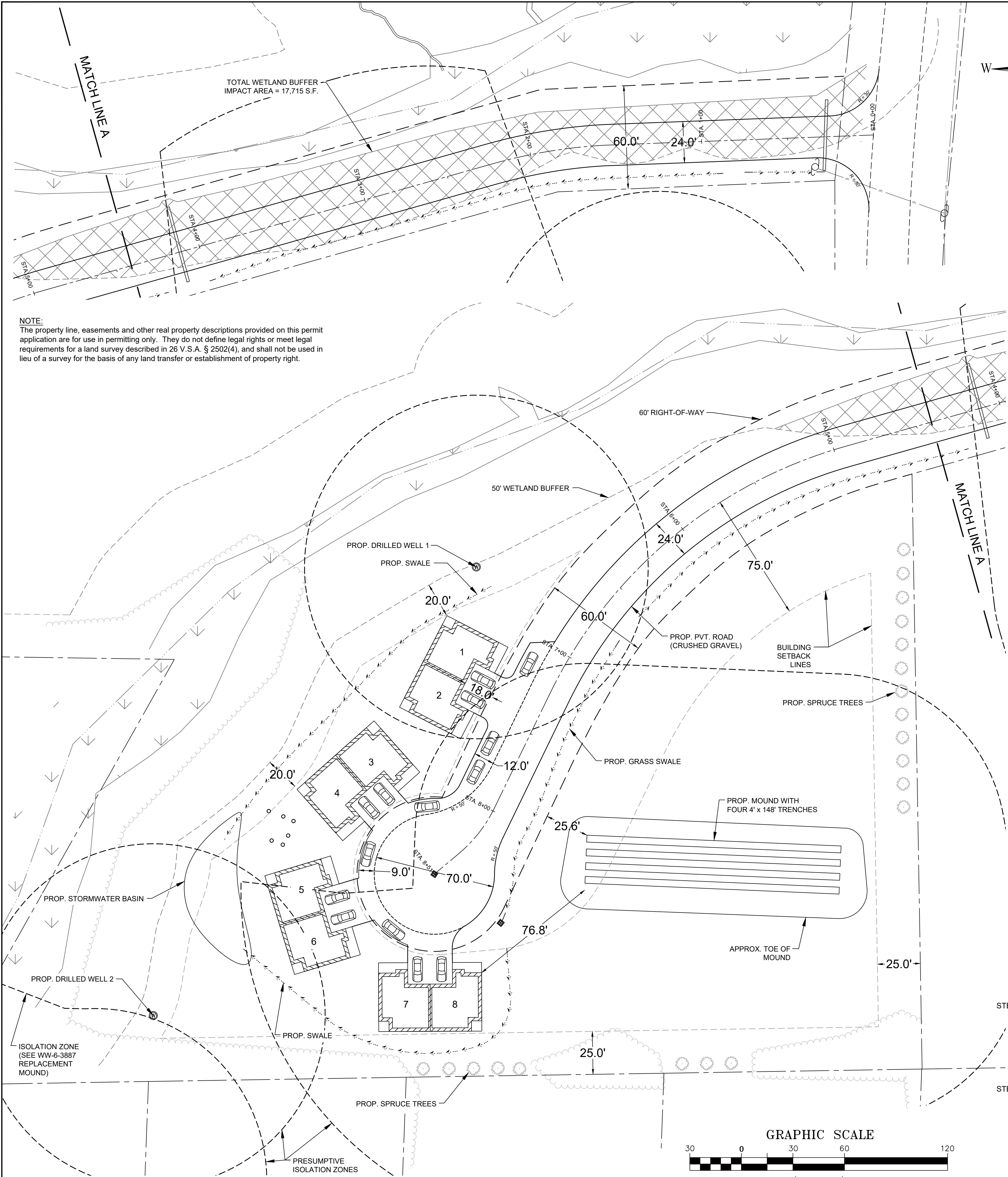
Date of Hearing: _____

Signed: _____

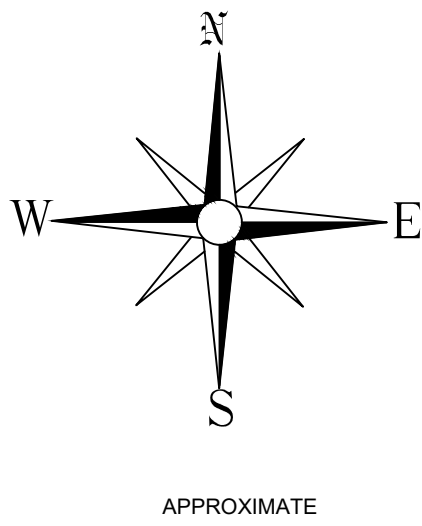
Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator

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



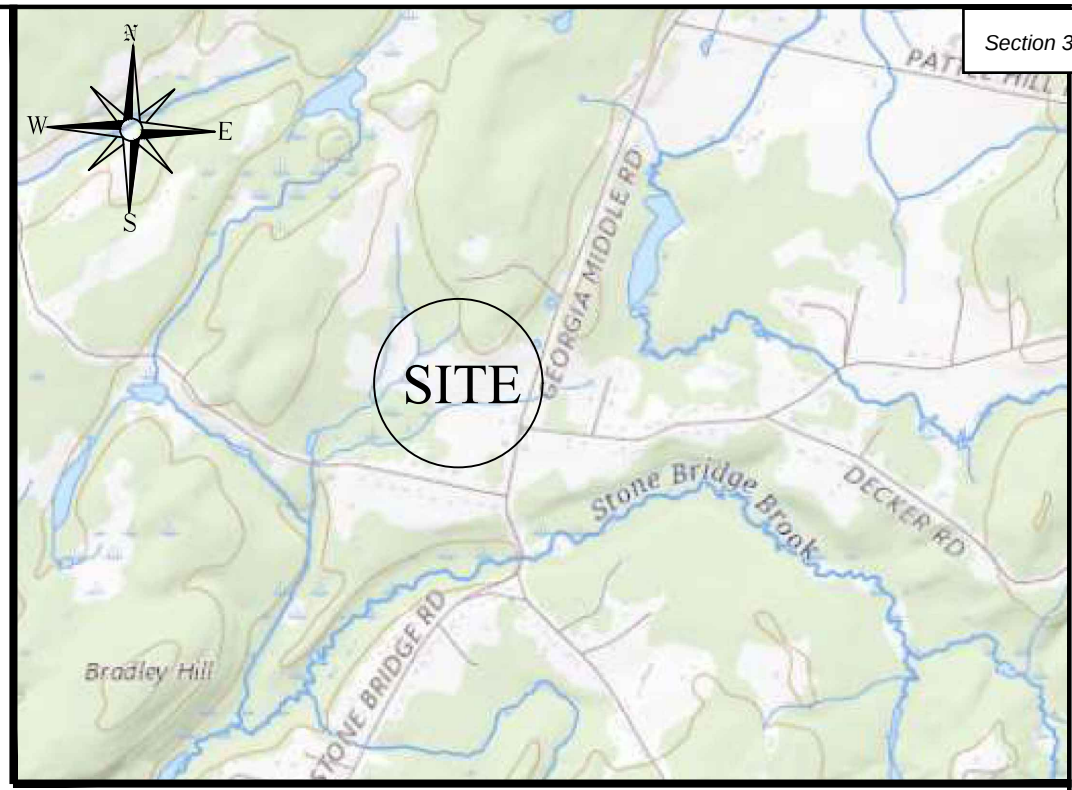


NOTE:
The property line, easements and other real property descriptions provided on this permit application are for use in permitting only. They do not define legal rights or meet legal requirements for a land survey described in 26 V.S.A. § 2502(4), and shall not be used in lieu of a survey for the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



GENERAL PLAN LEGEND

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



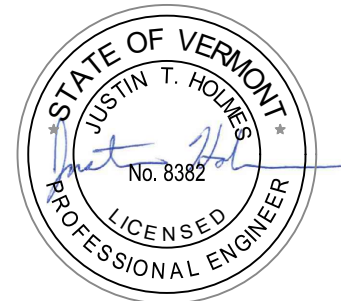
SITE LOCATION MAP
SOURCE: USGS 7.5 Minute Topographic Map Series Georgia Plains, Vermont Quadrangle
APPROXIMATE SCALE: 1" = 2,000'

GENERAL NOTES:

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

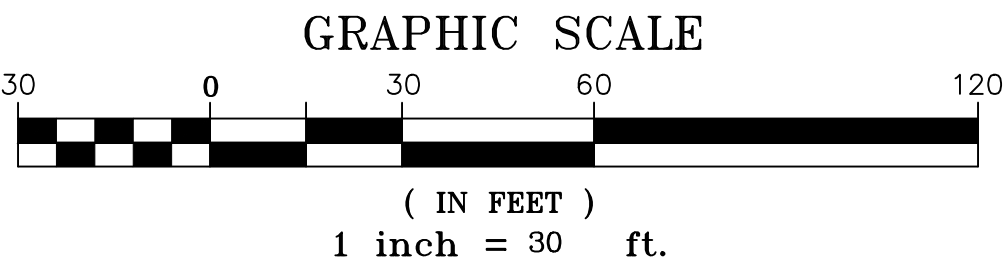
CRITERIA	MINIMUM	PROPOSED
DENSITY	3 AC/DUPLEX	5.2 AC/DUPLEX **
FRONTAGE	150 FT	1554 ± FT (INCL. PVT. RD)
FRONT YARD	75 FT TO E	33+ FT (REDUCTION GRANTED)
SIDE YARD	25 FT	25 FT
REAR YARD	25 FT	105 FT
MAX. HEIGHT	35 FT	28 FT

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



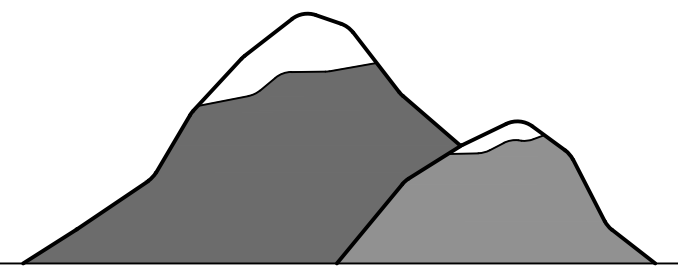
CONSTRUCTION SEQUENCE AND SCHEDULE

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



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

DETAILED SITE PLAN



PINNACLE
ENGINEERING, PLC

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

FINAL PLAT REVIEW
Proposed 4 Duplex/ 8 Unit Duplex Development
FP-003-25

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

BACKGROUND

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

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

COMMENTS

General Subdivision and Site Plan Review Requirements

1. **Waivers Granted at Sketch Review:**
 - i. Waiver to allow multiple principal structures/ uses on a single lot. (6.6.C.2, Georgia Development Regulations 2/27/2023)
 - ii. Waiver to allow the reduction of front building setbacks to as little as 33' as measured from the centerline of the new private road to allow homes to be clustered.
 - iii. Waiver to allow backing of motor vehicles into a private road to allow homes to be clustered. (5.2.B.2.d, Georgia Development Regulations 2/27/2023)
2. **Dimensional Requirements.** The dimensional requirements of the AR-2/PUD Zoning District and the proposed lot dimensions are as follows:

	AR-2 /PUD	Proposed Lot 3A
Minimum Lot Size	2 acres/duplex	±20.66 acres
Lot Frontage	150 ft	±230 ft off Georgia Middle Road, and ±1554 ft proposed private road
Front Yard Setback	75 ft	±33+ ft
Side Setbacks	25 ft	±105 ft

Rear Setbacks	25 ft	±105 ft
Building Height (max)	35 ft	±28 ft

3. **Site plans.** Applicant has submitted two site plans titled “Detailed Site Plan” prepared Pinnacle Engineering, PLC dated 11/20/2024 (Revised 1/20/2025); and an “Overall Site Plan” prepared by Pinnacle Engineering, PLC dated 11/20/2024 (Revised 1/20/2025). Applicant has also provided a Grading and Utility Plan, Details & Specifications.
4. **Lot layout.** As proposed, there is only one lot, which will remain the same as the mylar submitted (Map Slide 300, Map 668).
5. **Suitability for development.** The parcel has been deemed suitable for development according to the 2023 Final Plat Decision (FP-005-23).
6. **The proposed development will not result in undue water or air pollution.** A State stormwater permit is required as the proposed impervious area exceeds 0.5 acres. Catch basins, storm piping, grass swales, infiltration and extended detention are proposed to treat stormwater. The 3-9050 permit will be filed in the coming days.
7. **Legal language.** Any future changes to the lot layout or unit ownership shall require a subdivision review by the Development Review Board.
8. **State permits.** The Applicant shall submit any and all required State Permits with the Final Plat Application. An individual Wetland Permit (#2023-0310) has been issued to allow construction of the private road through buffer area. A wastewater permit is required as well as stormwater permits (3-9050 and 3-9020).
9. **Easements.** The proposed private road will be located within a 60-foot-wide right-of-way (ROW). Electric and communications utilities will also be within this ROW. The Open Space area will be provided with rights of access to residents of the property.
10. **Fire protection** – Georgia Fire Department was contacted to provide an ability to serve letter for the four duplex buildings.
11. **Financial surety** – Not applicable.
12. **Performance Standards** - The use must conform to the Performance Standards in Section 3.3 of the Georgia Development Regulations.
13. **Private Road-** Access is to be provided by the private road approved under SP-002-23. Road Access Permit #DP-2024-007. The approved road will be within a 60-foot ROW, lengthened, and a cul-de-sac will be added in accordance with Town Road Standards. Applicants shall submit road naming documents to the Zoning Administrator to name the private road.
14. **Driveway Standards** – All driveways must conform with Town of Georgia Private Road and Driveway Standards.

ARTICLE 7 PLANNING and DESIGN STANDARDS:

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

Section 7.2 Farm and Forestland Preservation – Existing fields will continue to be hayed.

Section 7.3 Site Design – See site plans.

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

Section 7.5 Landscaping and Screening – Additional evergreen plantings are proposed along property lines abutting residential neighbors. A few ornamental plantings will be provided around the units. Some trees may be utilized to demark the wetland buffer/impact boundaries.

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

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

Section 7.8 Pedestrian Accessibility – Sidewalks have not been addressed in the Final Plat Review application.

7.8 Pedestrian Accessibility (Town of Georgia Development Regulations, 2/27/2023)

B. Public Sidewalks. The following standards shall apply to all sidewalks that are intended to serve the general public in Georgia:

1. Location. Sidewalks shall be required in the following locations:

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

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

Section 7.10 Street Signs – Street signs will be installed in accordance with Town of Georgia regulations.

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

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

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

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk

cc: Applicant and Engineer



GEORGIA VERMONT

DRB MEETING Tuesday, April 15, 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, Leigh Horton, Gilles Rainville, Chris Caspers

DRB BOARD ABSENT

Glenn Sjoblom

STAFF PRESENT

Doug Bergstrom, Zoning Administrator; Kollene Caspers, Zoning Clerk

PRESENT FOR CU-003-25

Michael Florucci, Helen Ambridge (via Zoom)

PRESENT FOR SK-003-25

Stephen Tetreault, Ben Greene (via Zoom), Michael Flock and Debra Fraser (via Zoom)

PRESENT FOR SP-002-25 & CU-002-25

Sara LeBlanc (via Zoom), Tatiana LeBlanc (via Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

D. Berstrom requested the addition of discussion of the DRB Board vacancies.

3. PUBLIC HEARINGS

A. CU-003-25, Florucci Home Occupation

- Chair Cross introduced the Conditional Use application. Michael Florucci, Owner/Applicant, was present for the hearing.
- M. Florucci explained the project and the Variance hearing in February, 2025 (VAR-001-25).
- The proposed garage will be used for manufacturing and delivery/shipping of goods. Light manufacturing provided, but no undue noise or pollution is expected.
- No additional questions from the public, H. Ambridge, abutting neighbor attending via Zoom, stated she was supportive of the project.

Motion to close hearing at 7:08pm

Motion made by Rainville, Seconded by Vice Chair Powell.

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

B. SK-003-25, Letourneau Minor Subdivision

- Chair Cross introduced the Sketch Plan application. Stephan Tetreault, Applicant/engineer, was present to answer questions and explain the project.
- A Waiver is requested for a ROW in lieu of road frontage, ±85.77 feet.
- Discussion from Board regarding the grading of the property and subdivision.
- Questions from public: Ben Greene, abutter attending via Zoom, questioned if the lot was ready to build or if it was a vacant lot. At this time there are no plans to build.
- Permit Poster was returned to Town of Georgia as “undeliverable” for Sketch, which was not a mandatory posting. For Final Plat Review, Zoning office will contact S. Tetreault to post the Permit Poster.

Motion to close the hearing at 7:17pm

Motion made by Vice Chair Powell, Seconded by Caspers.

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

C. SP-002-25 & CU-002-25, LeBlanc Center Based Child Care Facility

- Chair Cross introduced the Site Plan and Conditional Use applications. Sara LeBlanc, Owner/Applicant, was present to answer questions and explain the project.
- D. Bergstrom gave an overview of the past hearings of the property and use (CU-004-22 & CU-002-23) as well as decision letter conditions. The property served as a daycare then was a rented residence for 1 year. The new application is to revert back to daycare for infants only. As this would serve as a commercial operation in a residential area, not owner-occupied, a Site Plan and Conditional Use hearing is necessary.
- A Traffic study was completed in 2023, as requested by the Town of Georgia Planning Commission. Summary determined no adverse effects to traffic in the area.
- A combination of fewer children and less staff will eliminate the need for additional parking on neighboring land, as well as generate less traffic.
- Owners have been working with ANR for wetlands delineations, they've given up property and will erect a fence and plantings as requested.
- No questions from the public in person or via Zoom.

Motion to close the hearing at 7:32pm

Motion made by Rainville, Seconded by Vice Chair Powell.

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

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: March 18, 2025

Motion to approve minutes with no changes.

Motion made by Rainville, Seconded by Horton.

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

5. OTHER BUSINESS

DRB Membership, we are still in need of two (2) full members of the DRB Board. D. Bergstrom will reach out to the public to get more interest for the Board.

6. PLAN NEXT MEETING AGENDA

A. May 6, 2025

7. DELIBERATIONS

Motion to enter into Deliberative session at 7:38pm

Motion made by Rainville, Seconded by Caspers.

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

Motion to exit deliberative at 8:20pm

Motion made by Rainville, Seconded by Powell.

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

A. BLA-001-25, Rudden & Goad Decision Letter

B. FP-002-25, Hanbury Decision Letter

Motion to have Chair Cross sign the above decision letters.

Motion made by Rainville, Seconded by Powell.

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

8. ADJOURN

Motion to adjourn at 8:25pm

Motion made by Rainville, Seconded by Horton.

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

Posted to the Town website.

Signed: Kollene Caspers, Zoning Clerk, DRB Clerk

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



Town of Georgia

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

NOTICE of DECISION

In re: Michael Florucci, Applicant
Permit Application No.: CU-003-25

Decision and Findings of Fact for Conditional Use Approval

Dear Applicant/Owner,

After a duly warned hearing of the Development Review Board (DRB) on April 15, 2025, the following action was taken with regard to your request:

GRANTED WITH CONDITIONS

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 April 15, 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 an additional basis for the Board’s decision.

Background:

This matter came before the Town of Georgia DRB on the application of Michael Florucci, hereinafter referred to as Applicant, requesting conditional use approval in order to operate a home occupation of a garage for ecommerce sales, pack and ship, and light manufacturing at the parcel located at 1093 Polly Hubbard Road within the AR-1 zoning district. A Notice of Public Hearing was duly published in the St. Albans Messenger on March 28, 2025, and all abutting property owners were notified.

The DRB conducted a public hearing on this application on April 15, 2025, Applicant was present at the meeting. There were no interested parties. Applicant submitted a conditional use application and the Zoning Administrator presented a DRB report.

Finding of Facts:

1. Applicant is requesting construction of a garage on the property for use as a home occupation for ecommerce sales, pack and ship, and light manufacturing.
2. The applicant has stated he will be the only member of the household who will be active in the business.
3. No signage was requested at this time.
4. The proposed business is expected to have no traffic generated beyond delivery vehicles.
5. The applicant states in their application that the business will not generate noise, pollution, or any other effect that would be in violation of this regulation.
6. The applicant is not proposing any additional parking spaces outside of the existing driveway.

Conclusion:

The Board concludes as follows:

1. Applicant has submitted all relevant information required by the Town of Georgia Development Regulations.
2. Applicant has submitted the Vermont Agency of Natural Resources Department of Environmental Conservation Individual Wetlands Permit Major Amendment (*File #2024-0107.01*).
3. This application was reviewed under Article 3, Section 3.2 (Conditional Use Approval) and Article 6, Section 3.4(B) (Home Occupation).
4. The application was deemed consistent with the abovementioned standards and requirements.
5. The current regulations allow for Home Occupation in the AR-1 zoning district. Proposed setbacks appear to be sufficient. All areas of Home Occupation appear to have been met.
6. The approval of this Conditional Use application is based on all plans and documents submitted and contained in the zoning file for this project.

Decision:

Applicant’s request to operate a Home Occupation of a garage for ecommerce sales, pack and ship, and light manufacturing is **GRANTED** subject to the following conditions.

1. Applicant shall follow any conditions set forth by the Vermont Agency of Natural Resources Department of Environmental Conservation in the submitted wetland permit.
2. Applicant shall complete a Sign Permit application with the Zoning Administrator if a sign for the business is desired in the future.
3. This Conditional Use Agreement is nontransferable and approved for use by Michael Florucci for the business as outlined above. Any changes to the proposed business outlined in the Finding of Facts requires a new Conditional Use application.

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 proceedings 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: Charles Cross, James Powell, Gilles Rainville, Lisa Faure, Leigh Horton, James Sjoblom and Chris Caspers. Members present and voting against approval: None.

Signature of Chair: _____ Date: _____

Charles Cross, DRB Chair



Town of Georgia

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

May 6, 2025

The Entrust Group Inc.
Mark Letourneau
1110 Sioux Street
Los Alamos, NM 87544

RE: SK-003-25
522 Decker Road (Parcel #102970000)
Sketch Plan Review

Dear Property Owner,

On April 15, 2025, the Development Review Board (DRB) reviewed the Sketch Plan Application for the proposed 2-lot subdivision of the parcel located at 522 Decker Road in Georgia, Vermont within the AR-1 zoning district. The DRB has classified the proposal as a minor subdivision pursuant to the definition of *Subdivision, Minor* in Article 10 of the Town of Georgia Development Regulations (February 27, 2023). A minor subdivision will require a publicly warned Final Plat Review before the DRB. Final Plat Review shall be submitted within six (6) months of the date of this letter pursuant to Section 4.4 (D).

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

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

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

- g. Town Clerk and DRB Chairperson signature blocks, a new version of this signature block is available on the Town of Georgia website (under Zoning Resources).
- 2. The Final Plat shall be accompanied by a vicinity map drawn at the scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area.
- 3. The Waiver for the reduced road frontage is granted.
- 4. Applicants shall submit the deed for the new lot to the Town of Georgia at the time the mylar is recorded.
- 5. Beyond what is noted in this letter, the Applicant is responsible for securing any and all necessary permits to complete this project.
- 6. 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.
- 7. No changes, erasures, modifications, or revisions other than those required by this decision shall be made on the subdivision plat after Final Plat approval, unless said plat is first resubmitted to and approved by the DRB. In the event the subdivision plat is recorded without complying with this requirement, the plat shall be considered null and void.
- 8. 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.

Once the Final Plat Application has been approved and scheduled for hearing with the DRB, the **Final Plat Permit Poster must be displayed on the property at 522 Decker Road for a minimum of 15 days prior to the hearing.** Failure to display the poster will result in postponement of the hearing until proper notice is displayed.

Please be in touch with our Zoning Administrator & DRB Coordinator, Douglas Bergstrom, at 524-3524 or zoning@townofgeorgia.com if you have any questions.

We look forward to receiving your next submittal.

Sincerely,

Charles Cross
Georgia DRB Chair

Cc: Applicant/Engineer; Interested Parties

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

**NOTICE OF DECISION
Site Plan Review (SP-002-25) & Conditional Use (CU-002-25)
Dave and Sara LeBlanc
Center Based Child Care Facility**

This matter came before the Georgia Development Review Board (DRB) on the application of Dave and Sara LeBlanc, hereafter referred to as Applicants, for Site Plan Review and Conditional Use approval to operate a Center Based Child Care Facility at 150 Old Stage Road, within the AR-3 zoning district. A Notice of Public Hearing was duly published on March 28, 2025, in the St. Albans Messenger and all adjoining property owners were notified.

The DRB held a public hearing on April 15, 2025. Applicant Sara LeBlanc was present at the hearing. See meeting minutes for a list of interested parties present at the hearing.

Based on the above-mentioned public hearing and additional documents contained in the Development Review Board files for this proposal, the DRB enters the following Findings of Fact, Conclusions and Order.

FINDINGS OF FACT

NOTE: The application, any and all relevant evidence presented to the Development Review Board (DRB), and the minutes of the hearing conducted on April 15, 2025, shall be considered part of the Findings of Fact and kept as part of the permanent record of the Applicants. This official record shall provide additional basis for the DRB's decision.

1. Applicants are requesting Site Plan Review and Conditional Use for a Center Based Child Care Facility.
2. The parcel is located at 150 Old Stage Road (Parcel ID #111140000), within the AR-3 Zoning district. The parcel is ± 2.85 acres in size, benefitted by ± 730 ft of frontage along Old Stage Road. The home is 2,030 square feet. The childcare facility will be on the first floor of the building.
3. Applicants currently run Georgia Next Generation, a childcare program at 4502 Highbridge Road that has reached capacity. Re-opening the 150 Old Stage location would create sixteen (16) infant openings in Georgia, in effect creating sixteen childcare spaces in the Georgia community. There will be 4-5 staff members to care for the infants.
4. DRB approval to run a childcare facility on the property was granted on a temporary basis on November 21, 2022 (CU-002-22). DRB approval to run a childcare facility on a permanent basis was granted, with conditions, on May 2, 2023 (CU-002-23). The conditions of this decision were not fulfilled, and the Applicants withdrew the Conditional Use of the property as of December 31, 2023. The property had been rented and used as a Single-Family Dwelling for the past year.

5. The current Development Regulations do not allow for the use of a home as a business/ childcare facility in the AR-3 zoning district, without home occupation. Classification under Article 2(b) “Uses Not Listed” with Review and Approval by DRB and Planning Commission. The DRB received guidance and approval from the Town of Georgia Planning Commission for the May, 2023 decision and conditions (see CU-002-23 decision letter).
6. The following members of the DRB were present for the Site Plan and Conditional Use hearing on April 15, 2025, constituting a quorum: Chair Cross, Gilles Rainville Jr, James Powell, Lisa Faure, Chris Caspers and Leigh Horton.
7. The regulations in effect at the time of the decision: **Municipal Town Plan**, last amended January 6, 2025; **Town of Georgia Development Regulations**, February 27, 2023.

CONCLUSIONS

1. The Applicant has submitted all relevant site plan and conditional use information required by the Georgia Development Regulations.
2. This application was reviewed as a “Day Care Level 2” and “Home Occupation, with Review and Approval by DRB and Planning Commission” pursuant to the requirements and standards outlined in **Town of Georgia Development Regulations (2/27/2023)**.
3. The approval of the Site Plan and Conditional Use applications are based on all submitted and accompanying documents contained in the CU-002-22, CU-002-23, and SP-005-25/CU-002-25 folders in the DRB files.

ORDER

Applicants’ request to operate a Center Based Child Care Facility at 150 Old Stage Road is hereby **GRANTED** subject to the following conditions:

1. No outside storage of equipment, debris or materials shall be located outside 150 Old State Road. Any such debris or building materials shall be removed prior to the issuance of the Certificate of Occupancy.
2. Applicants shall follow the parking plan as indicated on the site plan, including 13 lined parking spaces and installing “enter” and “exit” signs.
3. Hours of operation must remain 7:30 a.m. – 4:30 p.m. No hours outside these listed are permitted.

4. Pursuant to Section 5.12(C)(1-2) and Section 9.6(B)(2a) no development shall occur within the class II wetland, its associated buffer(s), the river corridor (includes streams) and its associated buff(s). This includes accessory structures and parking spots.
5. Applicants shall follow conditions placed by the Vermont Agency of Natural Resources Department of Environmental Conservation to safeguard wetlands, including erecting a fence and plantings as instructed.
6. Applicants shall apply for a permit for fence installation if the fence is over 5 feet tall. A Permit will also be necessary should the Pergola be installed.
7. Applicants shall apply for a Sign Permit if a sign is to be installed in the future.
8. Applicants shall obtain all required municipal and state permits for this project and copies of same shall be provided to the Zoning Administrator. Both Permits and all conditions of this decision must be completed prior to the issuance of a Certificate of Occupancy for this business.
9. Conditional Use Agreement is nontransferable and approved for use by Georgia Next Generation Child Care only.
10. 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.
11. No changes, erasures, modifications, or revisions other than those required by this decision shall be made to the project. All plans, drawings, and conditions/requirements etc. listed above or submitted at the hearing and used as the basis for the decision to grant this permit shall be binding on the applicants, and their heirs and assigns. Projects shall be completed in accordance with such approved plans and conditions. Any deviation from the approved plans shall constitute a violation of permit and be subject to enforcement action by the Town.

Dated at Georgia, Vermont, this 6th day of May, 2025.

By _____
Charles Cross
Georgia DRB Chair

DRB members participating in this decision: Chair Charles Cross, Vice Chair James Powell, Gilles Rainville Jr., Lisa Faure, Glenn Sjoblom, Chris Caspers, and Leigh Horton.

Vote to approve: In favor - 0, Opposed - 0, Abstain – 0, Absent– 0.

30 Day Appeal Information:

An “interested person”, who has participated in this proceeding, may appeal this decision to the Vermont Environmental Court within 30 days of the date this decision was signed. Participation shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding. See V.S.A. Title 24, Chapter 117, Section 4465b for clarification on who qualifies as an “interested person”.

Notice of the Appeal, along with applicable fees, should be sent by certified mail to the Vermont Environmental Court. A copy of the notice of appeal should also be mailed to the Town of Georgia.