



GEORGIA VERMONT

Planning Commission Meeting Tuesday, October 28, 2025 at 6:30 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 - 6:30 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **DISCUSSION**
 - A. Policies and Ordinances Discussion with Stacy Katon, Town Administrator
 - B. Hibbard Final Plat Amendment (FA-001-25 & PC-016-99)
4. **APPROVAL OF MINUTES**
 - A. Planning Meeting Minutes: September 23, 2025
5. **PLAN NEXT MEETING AGENDA**
 - A. November 11, 2025
6. **OTHER BUSINESS**
7. **DELIBERATIONS**
8. **ADJOURN**

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

Minutes are posted on the Town of Georgia website.

Signed: Douglas Bergstrom, Zoning Administrator, Planning Coordinator

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



GEORGIA

VERMONT

Search

Policies

Supporting Documents



Accounting-Auditing-Financial Reporting Policy.pdf

404.6 KB



Appropriations Policy

279.41 KB



Assessor's Office

60.57 KB



Cash Receipts- Petty Cash- Returned Check Policy.pdf

196.02 KB



Cell Phone Use Policy

122.97 KB



Class 4 Agreement

127.25 KB



Class 4 Road Agreement

52.92 KB

Section 3. Item #A.



Class 4 Road Improvement Guidelines

52.92 KB



Conflict of Interest and Ethics Policy

958.5 KB



COVID-19 Safety Health Plan 6-12-20

277.48 KB



Employee Animals in Municipal Building

146.28 KB



Facility Use

381.92 KB



Fire Warden Policy and Procedure

54.6 KB



First Response Infectious Disease Outbreak

449.42 KB



Fraud Prevention Policy.pdf

145.35 KB



Georgia Hunting Policy

61.3 KB



Grant Policy - 2024

273.47 KB

Section 3. Item #A.



Highway Department Winter Road Maintenance Plan 2-20-2020

106.82 KB



Hunting on Town Property

39.39 KB



Injury Reporting Medical Treatment Incident Review

155.96 KB



Investment Policy.pdf

812.24 KB



Library Narcan-Naloxone

91.66 KB



Permit Fee Waiver

40.69 KB



Personnel Policy

1.87 MB



Property Disposal 5-13-2020

140.46 KB



Purchasing Policy - 2024

427.53 KB

 **Replacing Mailboxes**
50.34 KB

 **Returned Checks**
76.76 KB

 **Roadways**
108.81 KB

 **Social Media Policy 11/16/20**
389.48 KB

 **South Village Core Strategic Plan- Nov 2009**
11.85 MB

 **Traffic Control Devices Policy & Procedure**
51.14 KB

 **Transportation Construction and Improvements**
70.15 KB

 **Tree Cutting**
54.47 KB

 **Tobacco Free**
72.92 KB

 **Veterans Monument Reserve Fund**
54.17 KB



Selectboard

Upcoming Events

Selectboard Regular Meeting

Mon, Oct 27 2025, 6pm

Selectboard Regular Meeting

Mon, Nov 10 2025, 6pm

Selectboard Regular Meeting

Mon, Nov 24 2025, 6pm

[View the Selectboard Calendar](#)

Selectboard & Administration

Kristina Senna

Chair - Term ends March 2026

802-524-1843

[Email](#)

Brian Dunsmore

Vice Chair - Term ends March 2027

802-752-6660

[Email](#)

Kellie Bosenberg



Search

Ordinances

Supporting Documents



Impact Fee Ordinance

847.69 KB



Animal Control Ordinance

563.8 KB



Burning Ordinance

44.54 KB



Contaminated Soil Ordinance

69.79 KB



Firearms Ordinance

47.05 KB



Mass Gathering Ordinance

317.19 KB



Motor Vehicle Ordinance

523.8 KB

Section 3. Item #A.



No Smoking Ordinance

73.1 KB



Sidewalk Ordinance

79.77 KB



Speed Limit Ordinance

61.09 KB



Street Naming Ordinance

98.73 KB



Stump Dump Ordinance

46.31 KB



Town of Georgia Ordinance Regulating the Disposal of Solid Waste and the Outdoor Storage of Junk and Junk Vehicles

279.01 KB



Trails Ordinance

200.45 KB

**TOWN OF GEORGIA VERMONT
PLANNING COMMISSION DECISION**

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

Dear Applicant,

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

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

FINDING OF FACT IN RE APPLICATION OF:

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

Note:

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

Background:

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

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

Hearings:

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

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

Regulations In Effect:

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

Application Submitted:

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

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

Findings

The Planning Commission makes the following Findings:

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

Conclusions

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

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

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

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

Decision

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

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

Additional Conditions: Copies of this Decision and Finding of Fact shall be made available to any present and future purchasers of any lots created by this approval. All plats, plans, drawings, and conditions/requirements etc. listed above or submitted at the hearing and used as the basis for the decision to grant permit shall be binding on the applicant, and his/her heirs and assigns. Projects shall be completed in accordance with such approved plans and conditions. Any deviation from the approved plans shall constitute a violation of permit and be subject to enforcement action by the Town.

CONSERVATION AND AGRICULTURAL EASEMENT AND RESTRICTIONS

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

W I T N E S S E T H:

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

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

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

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

WHEREAS, the Grantor, in presenting his proposal to the Municipality's Planning Commission, agreed that certain lands, described in Exhibit A₁ attached hereto, would continue to be devoted to "integrated agricultural and farming uses," as defined below, in consideration for the final subdivision and PRD approvals; and

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

ecological value; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IN THE PRESENCE OF:

Shannon M. Morin
Witness

Steven Hibbard
Steven Hibbard

STATE OF VERMONT) SS.
FRANKLIN COUNTY)

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

Before me, Shannon Morin

Notary Public
My commission expires 2-10-2003

EXHIBIT A
TO CONSERVATION AND AGRICULTURAL EASEMENT AND RESTRICTIONS

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

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

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

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

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

Kirk White

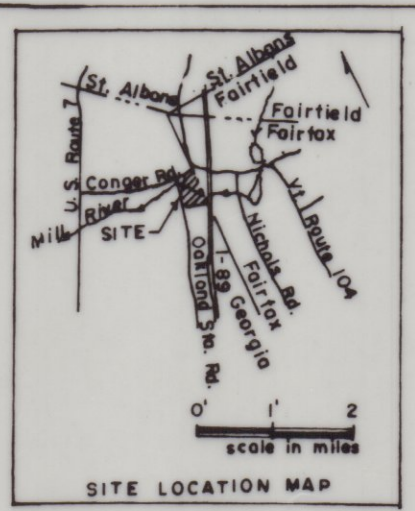
John R. Rasmussen
Jerry Smith

This map was reproduced by the fixed-line photographic process.

This Plat meets the requirements of 27 VSA 1403

Handwritten signature: J. J. J.

Handwritten signature: Donald P. Marsh (signature)



A CLOSED RANDOM SURVEY TRAVERSE USING THEODOLITE AND ELECTRONIC MEANS, BASIS FOR BEARINGS FROM OBSERVED MAGNETIC NORTH AS OF 1998. EQUATIONS BOTH IN DISTANCE AND COURSE WILL RESULT WITH DEEDS, PRIOR AND OR ADJOINING SURVEYS, DUE TO DIFFERENT BASIS FOR NORTH AND METHOD OF SURVEY EMPLOYED. COURSES SHOWN ARE BALANCED. TOWN ROAD # 4 AND # 13 ASSUMED TO HAVE A 3 ROD (49.5') WIDE RIGHT OF WAY, USING V.S.A., TITLE 19, SECTION 36 AND 294. ACRES SHOWN, EXCLUDE THAT PORTION OF SAID HIGHWAYS, WITHIN SAID LEGAL LIMITS, LANDS ADJOINING SAID HIGHWAYS, TO BE CONVEYED TO ITS CENTERLINE, BY QUIT-CLAIM DEED, ONLY.

PHYSICAL FEATURES SHOWN, ARE APPROXIMATE. ACCESSORIES SHOWN, ARE AS THEY EXIST, 1998. MONUMENTS AND OTHER INSTRUMENTS SHOWN, ARE ONLY THOSE ABOVE GROUND, VISIBLE OBJECTS, OBSERVED BY SURVEYOR, AT TIME SURVEY PERFORMED. HISTORIC REFERENCES AND OTHER APPENDAGES SHOWN IN ORDER TO HELP PERPETUATE LOCATION OF SAID PREMISES.

OTHER EASEMENTS, NOT SHOWN, MAY AFFECT PREMISES. SURVEY DOES NOT ADDRESS POSSIBLE PRESCRIPTIVE RIGHTS ALONG WOODS ROAD, FARM ROADS, PATHS AND THE LIKE. FURTHER DATA MAY BE OBTAINED FROM AN ATTORNEY'S REPORT AND OPINION OF TITLE. SURVEY ALSO DOES NOT ADDRESS POSSIBLE WILDLIFE HABITATS, HISTORIC SITES, WETLANDS, FLOODWAYS, WASTEWATER AND SIMILAR ISSUES. SOME WHICH ARE COVERED BY AN ENGINEER'S REPORT AND PLANS NOTED HEREIN. CEMETARY LOCATED IN BOTH TOWNS IS NAMED AFTER A PREDECESSOR IN TITLE, PRIOR TO 1870. THIS MAY HAVE ORIGINALLY BEEN A FAMILY BURIAL GROUND.

THIS SURVEY WAS BASED ON PERTINENT DEEDS AND OFFICIAL RECORDS, FROM EVIDENCE FOUND ON THE GROUND AND PRIOR HIGHWAY SURVEYS, AS NOTED. PROPOSED SUBDIVISION PER ENGINEER'S PLANS, AS NOTED.

JOHN A. MARSH PARTICIPATED IN ALL PHASES OF THIS SURVEY.

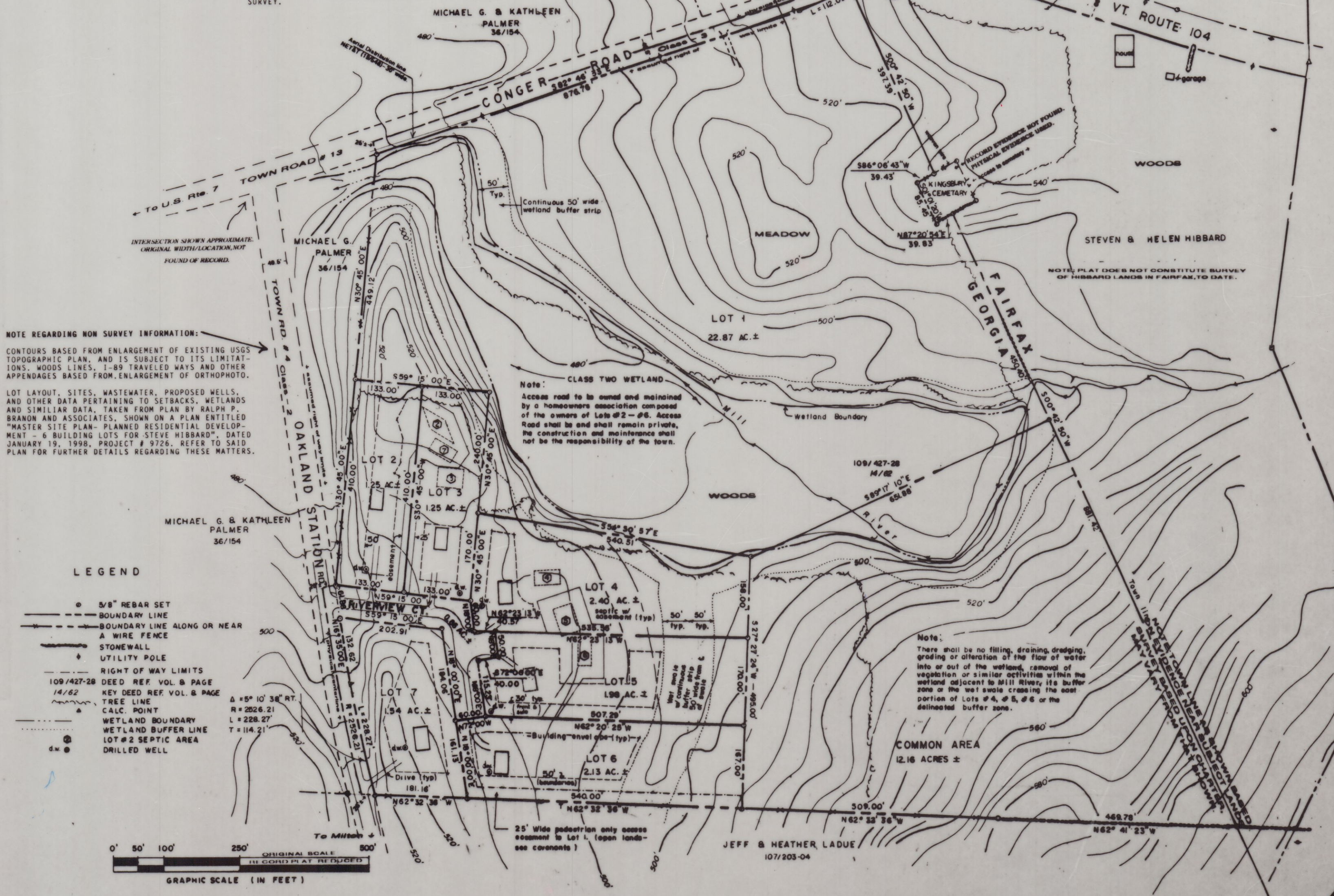
GENERAL NOTES

WM. F. CONSIDINE, JR.
B. KATHERINE M. CONSIDINE
32/214

$\Delta = 11^{\circ}03'43''$ LT.
 $R = 580.60'$
 $L = 112.09'$
 $T = 56.22'$

Approved by resolution of The Planning Commission of the Town of Georgia, Vermont, on the _____ day of _____, 1999, subject to the requirements and conditions of said resolution. Signed this _____ day of _____, 1999

By: _____
Clerk or Chairman

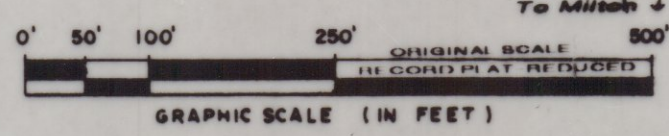


NOTE REGARDING NON SURVEY INFORMATION:
CONTOURS BASED FROM ENLARGEMENT OF EXISTING USGS TOPOGRAPHIC PLAN, AND IS SUBJECT TO ITS LIMITATIONS. WOODS LINES, 1-89 TRAVELED WAYS AND OTHER APPENDAGES BASED FROM ENLARGEMENT OF ORTHOPHOTO.
LOT LAYOUT, SITES, WASTEWATER, PROPOSED WELLS, AND OTHER DATA PERTAINING TO SETBACKS, WETLANDS AND SIMILAR DATA, TAKEN FROM PLAN BY RALPH P. BRANON AND ASSOCIATES, SHOWN ON A PLAN ENTITLED "MASTER SITE PLAN- PLANNED RESIDENTIAL DEVELOPMENT - 6 BUILDING LOTS FOR STEVE HIBBARD", DATED JANUARY 19, 1998, PROJECT # 9726. REFER TO SAID PLAN FOR FURTHER DETAILS REGARDING THESE MATTERS.

NOTE:
CLASS TWO WETLAND
Access road to be owned and maintained by a homeowners association composed of the owners of Lots #2 - #6. Access Road shall be and shall remain private, the construction and maintenance shall not be the responsibility of the town.

NOTE:
There shall be no filling, draining, dredging, grading or alteration of the flow of water into or out of the wetland, removal of vegetation or similar activities within the wetland adjacent to Mill River, its buffer zone or the wetland crossing the east portion of Lots #4, #5, #6 or the delineated buffer zone.

- LEGEND**
- 5/8" REBAR SET
 - BOUNDARY LINE
 - BOUNDARY LINE ALONG OR NEAR A WIRE FENCE
 - STONEWALL
 - UTILITY POLE
 - RIGHT OF WAY LIMITS
 - DEED REF. VOL. & PAGE
 - KEY DEED REF. VOL. & PAGE
 - TREE LINE
 - CALC. POINT
 - WETLAND BOUNDARY
 - WETLAND BUFFER LINE
 - LOT #2 SEPTIC AREA
 - DRILLED WELL



AFFIDAVIT
STANDARDS OBSERVED AND USED ON THIS SURVEY, CONFORM TO THE GENERALLY REASONABLE STANDARDS FOR THIS CLASS OF WORK, USUALLY APPLIED BY OTHER SURVEYORS IN THE STATE OF VERMONT, AT TIME SURVEY PERFORMED. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF STEVEN HIBBARD. NO WARRANTY IS MADE TO ANY UNNAMED PERSON(S), WITHOUT THE EXPRESS WARRANTY, BY SURVEYOR, NAMING SAID PERSON(S). THIS PLAT MAY NOT BE COPIED, REPRODUCED, ALTERED OR DISTRIBUTED. REFER TO U.S. COPYRIGHT LAW, TITLE 17, U.S. CODE.

WARRANTY DOES NOT COVER RIGHTS OR CLAIMS OF OTHER PARTIES IN POSSESSION, NOT SHOWN OF RECORD, ALSO DOES NOT COVER BANKRUPTCY AND SIMILAR COURT RECORDS. ALSO DOES NOT COVER THAT WHICH MAY BE OBTAINED BY BIRTH, DEATH, MARRIAGE, DIVORCE, SPECIAL ASSESSMENTS OR LIENS. ASSUMPTION IS MADE THAT THE RECORDS EXAMINED, ARE CORRECTLY INDEXED IN THE GENERAL INDICES.
BASED ON MY ANALYSIS OF THE LAND RECORDS AND FIELD EVIDENCE NOTED HEREIN AND THE DATA DERIVED THEREFROM AND SHOWN ON THIS PLAT, I, HAROLD N. MARSH, A LICENSED LAND SURVEYOR IN THE STATE OF VERMONT, HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE EXISTING BOUNDARIES FOUND ARE IN SUBSTANTIAL CONFORMANCE WITH THE RECORD EVIDENCE, EXCEPT AS IS NOTED HEREIN BEFORE AND THAT THIS PLAT FULLY AND ACCURATELY DEPICTS THE RESULTS OF SAID SURVEY. NO WARRANTY OTHER THAN PRUDENT AND REASONABLE CARE IN THE EXECUTION OF THIS SURVEY, IS EXPRESSED OR IMPLIED. THIS PLAT CONFORMS TO V.S.A., 1403.

Approved by Resolution of the PC of the town of Georgia, VT on the 29th June, 1999 Subject to the requirements and conditions of said resolution signed this 3 day of August by *Harold N. Marsh* GEORGIA VERMONT TOWN CLERK'S OFFICE

RECEIVED FOR RECORD _____ A.D., 1999
AT _____ O'CLOCK _____ MINUTES _____ M
AND RECORDED IN _____
ATTEST: _____ TOWN CLERK

PLAT OF SURVEY SHOWING A PROPOSED 7 LOT SUBDIVISION for STEVEN HIBBARD in the TOWN OF GEORGIA, VERMONT
SCALE: 1" = 100' DEC. 28, 1998 PROJ. # 2785
REVISED FEB 9, 1999, 6/7/99
Prepared by: HAROLD N. MARSH, R.L.S. # 30
(802-476-5066)
P.O. Box 714, Montpelier, VT. 05601-0714
t.d.b. Brown & Marsh

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



GEORGIA VERMONT

Planning Commission Meeting
Tuesday, September 23, 2025 at 6:30 PM
Chris Letourneau Meeting Room and via Zoom
Minutes

Zoom Details:

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

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

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

1. CALL TO ORDER - 6:36 PM

PLANNING COMMISSION PRESENT

Chair Suzanna Brown, Vice Chair Jared Waite, Heather Dunsmore, Tony Heinlein, Emily Johnson (via Zoom)

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PUBLIC PRESENT

Ken Minck, Michael Allen (via Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

J. Waite requested to add an announcement to Other Business.

3. DISCUSSION

A. Approve planning report for v3.0 of the Georgia Development Regulations

- D. Bergstrom explained the two formality issues from the Development Regulation approval process that did not occur, thus necessitating the need for the Planning Commission meeting. One was for the Planning Commission to approve the Planning Report, which outlines the changes made by the Selectboard.

- The second was the Selectboard not officially closing the Public Hearing portion of the meeting prior to vote, which will be addressed at the next Selectboard meeting. October 13, 2025. According to the Town's attorney, these two formalities must be completed before the new Development Regulation are put into place.
- M. Allen recommended attaching the change reports to the new Planning Report as addenda to cover all of the changes.
- K. Minck voiced his concerns that the Planning Commission did not meet between the Selectboard meetings for Development Regulation approval.
- Following the recommendations of the Town's attorney, the Planning Commission shall approve the amended report and file with the Selectboard for their next meeting.
- K. Minck asked if the Planning Commission would hold a discussion on Version 3.0. S. Brown agreed, and K. Minck was given a copy of the change report.
- S. Brown brought up the reduction from 50-foot to 10-foot setbacks in the Lakefront zoning district, which is also regulated by Vermont State shoreland protection permitting processes.
- K. Minck asked why the AR district minimum acreage was reduced from 5 acres to 2 acres. The Planning Commission explained it was to allow farmers to take less land out of current use and sell only small amounts of land from the farm.
- S. Brown had a question about second story use change in the Village Core, which was addressed in the Planning Report and found in the Village Core section of the new Development Regulations (3-15).
- K. Minck also questioned the reduction of acreage from 20 acres to 10 acres in the Recreation and Natural zoning areas. It was explained this was a change made by the Selectboard.
- D. Bergstrom will add the elimination of the 25 feet or greater slope-change language in District Requirements to the Planning Report as a major change.
- Discussion was had on the change in language from "shall" to "may", in terms of State permitting.

Motion to approve the Planning Report for Version 3.0 with changes made by the Planning Commission.

- K. Minck requested the Planning Commission recommend to the Selectboard the Recreation/Natural area return to 20 acres minimum acreage instead of 10 acres. He also would like all of Silver Lake Woods to be added in the Recreation/Natural area next time map lines are drawn.

Motion made by Vice Chair Waite, Seconded by Heinlein.
Voting Yea: Vice Chair Waite, Dunsmore, Heinlein
Voting Nay: Chair Brown
Voting Abstaining: Johnson

4. APPROVAL OF MINUTES

A. Planning Meeting Minutes

Motion to approve minutes from the June 10, 2025 Planning Commission meeting as written.

76 Motion made by Chair Brown, Seconded by Vice Chair Waite
77 Voting Yea: Chair Brown, Vice Chair Waite, Dunsmore
78 Voting Abstaining: Heinlein, Johnson

79 Motion to approve minutes from the June 24, 2025 Planning Commission meeting as written.

80 Motion made by Chair Brown, Seconded by Vice Chair Waite
81 Voting Yea: Chair Brown, Vice Chair Waite, Dunsmore, Heinlein
82 Voting Abstaining: Johnson

83

84 **5. PLAN NEXT MEETING AGENDA**

- 85 • October 14, 2025 meeting cancelled due to no quorum available for meeting.
86 • October 28, 2025 will be the next Planning Commission meeting.
87

88 **6. OTHER BUSINESS**

- 89 • Jared Waite will be stepping down from the Planning Commission effective after tonight's
90 meeting.
91 • D. Bergstrom shared the Georgia Zoning office will be meeting with members of Vermont
92 State Planning on October 1st regarding the Village Designation application.
93 • H. Dunsmore recapped the 9/22/25 Selectboard meeting with Greta Brunswick from
94 Northwest Regional Planning Commission and the discussion over Village Designation,
95 mapping and their regional plan.
96

97 **7. DELIBERATIONS**

98

99 **8. ADJOURN**

100 Motion to adjourn at 7:52pm

101 Motion made by Vice Chair Waite, Seconded by Johnson.
102 Voting Yea: Chair Brown, Vice Chair Waite, Dunsmore, Heinlein, Johnson

103

104 **Minutes are posted on the Town of Georgia website.**

105 **Signed: Kollene Caspers, Zoning Clerk, Planning Clerk**

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