



# GEORGIA VERMONT

## DRB MEETING

Tuesday, April 16, 2024 at 7:00 PM

Chris Letourneau Meeting Room and via Zoom

## Agenda

### Zoom Details:

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

Meeting ID: 616 584 3896 | Passcode: 5243524

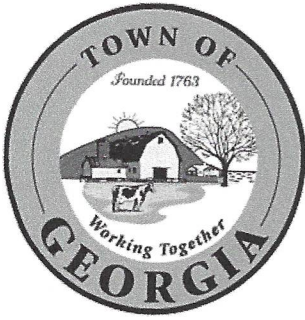
Dial by your Location: 1 929 205 6099 (New York)

1. **CALL TO ORDER - 7:00 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **PUBLIC HEARINGS**
  - A. Preliminary Plat Approval (PR-002-24) for Sandy Birch Road LLC
4. **APPROVAL OF MINUTES**
  - A. DRB Meeting Minutes 3/19/2024
5. **OTHER BUSINESS**
  - A. Zoning Fee Schedule
  - B. Sidewalk Discussion, Route 7 properties
6. **PLAN NEXT MEETING AGENDA**
  - A. May 7, 2024
7. **DELIBERATIONS**
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](http://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

## Preliminary Plat Application Application # PR \_\_\_\_\_

Submission Requirements: Within six months of receipt of letter from the Planning Department classifying your project as a major subdivision, complete and submit this application with all required elements from the attached outline & fees. Submit one 11x17" sets of site plan maps, with a digital copy in \*.pdf format, incorporating any recommendations made by the Development Review Board (DRB) in its Sketch Plan review letter. Applicant must also provide 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): Sandy Birch Road LLC  
Address: 55 Reed Road  
Fairfield, VT 05455  
Zip Code 05455 Telephone 802-782-9807  
Email timreedconstruction@yahoo.com

Applicant(s): Sandy Birch Road LLC  
Address: 55 Reed Road  
Fairfield, VT  
Zip Code 05455 Telephone 802-782-9807  
Email timreedconstruction@yahoo.com

Tax Parcel ID: 113220014 Zoning District: AR-3 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: *Tim Reed* Date: 3-19-24

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: *Tim Reed* Date: 3-19-24

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Location of Property: Sandy Birch Road

Parcel ID No.: 113220014

Zoning District: AR-3

Is this a PUD?  Yes  No

Deed Reference: Volume 317 Page 311

Size of Parcel: 34 acres

**Previous subdivision of parcel (if applicable)**

Permittee name: Sandy Birch Road LLC - PUD Phase I  
Date: \_\_\_\_\_ Map # \_\_\_\_\_

**Previous Site Plan Approval (if applicable)**

Permittee name: Sandy Birch Road LLC - PUD Phase 1  
Date: \_\_\_\_\_ Map # \_\_\_\_\_

***If applicable:***

Engineer: Brad M. Ruderman, P.E. Surveyor: Brad M. Ruderman, L.S.  
Phone: 802-674-4248 Phone: 802-674-4248  
Email: ruderman1@aol.com Email: ruderman1@aol.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:**

Lot 14 (revised) = 27.5 acres; Lot 15 = 0.66 acres; Lot 16 = 0.74 acres; Lot 17 = 2.02 acres; Lot 18 = 1.44 acres;  
Lot 19 = 0.69 acres; Lot 20 = 0.92 acres.

**Names and addresses of abutting property owners:**

See attached list.

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

All lots to be served by a new shared private road entering off of Sandy Birch road.

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

Phase II - Overall Site Plan; Detailed Site Plan; Surveys (two sheets)

**Location of parking and proposed number of spaces:**

Lots 15-20 will each have a minimum of two parking spots available in front of the dwellings.

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

Lot 14 is currently accessed by a farm drive. The new shared private road will be at the approximate location of the existing farm drive access. Each lot will have a private driveway coming off the new shared road.

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

Wastewater disposal easements; private road easement/right-of-way; shared stormwater infrastructure.

**Proposed and/or existing wastewater disposal and water supply:**

Lots 15-20 will be served by a new in-ground communal septic system located on Lots 2 & 3 with easements throughout both phases for sewer lines and tanks. Lots 15-20 will have private onsite drilled wells.

**Proposed drainage/storm water runoff (if required):**

Simple disconnection of impervious surfaces and grassed swales to direct stormwater runoff across vegetated earth.

**Proposed landscaping (if applicable):**

Proposed street trees (one per lot). Individual lots to be landscaped by new ownership.

**Size and location of proposed and/or existing buildings:**

Land is presently vacant. Lots 15-20 to be developed with four-bedroom single-family dwellings.

**State permits required and/or obtained for this project:**

Act 250 Amendment (to be applied for soon); Water/Wastewater Permit WW-6-3688-1 (issued 2/14/24);  
Construction Permit 9002-9020.1 (issued 3/11/24); Stormwater Discharge Permit (pending approval)

**Proposed lighting (if any):**

Down-faced shielded lighting at the dwellings with perhaps one yard pole per dwelling.

**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  
Preliminary Plat for Major Subdivisions**

The Preliminary Subdivision Plat shall consist of one or more maps or drawings which may be printed or reproduced on paper with all dimensions shown in feet or decimals of a foot, drawn to a scale of not more than one hundred (100) feet per inch, showing or accompanied by the following information:

1. Proposed subdivision name or identifying title and the name of the town.
2. Name and address of the record owner, subdivider and designer of the preliminary plat, and any option holders of the proposed subdivision.
3. Number of acres within the proposed subdivision, location of property lines, existing easements, buildings, watercourses, and other essential existing physical features.
4. The names of all subdivision immediately adjacent and the names of owners of record and deed reference of adjacent acreage.
5. The zoning district designation of the area to be subdivided and any zoning district boundaries affecting the tract.
6. Deed reference, tax map reference.
7. The location and size of any existing sewers and water mains, culverts and drains on the property to be subdivided.
8. Location, names and present widths of existing and proposed streets, highways, easements, building lines, alleys, parks, and other public open spaces as well as similar facts regarding adjacent property two hundred (200) feet from property lines. Street names are to be submitted to the Georgia Selectboard. The approval is to be documented by means of a letter.
9. Contour lines at intervals of five (5) feet for existing grades and for proposed finished grades where changes of existing ground elevation will be five (5) feet or more.
10. Typical cross sections of the proposed grading and roadways and of sidewalks.
11. Complete survey of subdivision tract by a licensed land surveyor.
12. Date, true north point and scale.
13. Means of providing water supply to the proposed subdivision.
14. Means of on-site disposal of septic wastes including location and results of tests to ascertain subsurface soil, rock and ground water conditions, depth to ground water unless pits are dry at depth of five (5) feet, location and results of percolation tests on each lot.
15. Provisions for collecting and discharging storm drainage, in the form of a drainage plan.
16. Preliminary designs of any bridge or culverts which may be required.
17. The proposed lot lines with approximate dimensions and suggested locations of buildings. 4
18. The location of temporary markers adequate to enable the Commission to location readily and appraise the basic layout in the field. Unless an existing street intersection is shown, the distance along a street from one corner of the property to the nearest existing street intersection shall be show.
19. All parcels of land proposed to be dedicated to public use and the conditions of such dedication.
20. The location of natural features or site elements to be preserved.
21. Fire protection letter of requirements from the Fire Department.

22. List of waivers, if any, the subdivider desires from the requirements of these regulations.

Section 3. Item #A.

The preliminary 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. The vicinity map shall show all the area within two thousand (2,000) feet of any property line of the proposed subdivision or any smaller area between the tract and all surrounding existing streets, provided any part of such a street used as part of the perimeter for the vicinity map is at least five hundred (500) feet from any boundary of the proposed subdivision. Within such area, the vicinity map shall show:

1. All existing subdivisions and approximate tract lines of parcels together with the names of the record owners of all adjacent parcels of land; namely, those directly abutting or directly across any street adjoining the proposed subdivision.
2. Locations, widths, and names of existing, filed or proposed streets, easements, building lines and alleys pertaining to the proposed subdivision and to the adjacent properties as designated in Paragraph (1) above.
3. An outline of the platted area together with its street system and an indication of the future probable street system of the remaining portion of the tract, if the preliminary plat submitted covers only part of the subdivider's entire holding.

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 Preliminary 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.**

**PRELIMINARY PLAT REVIEW  
Seven (7) Lot Major PUD Subdivision  
PR-002-24**

<b>Owner:</b> Sandy Birch Road LLC 55 Reed Road Fairfield, VT 05455 802-782-9807	<b>Applicant:</b> Sandy Birch Road LLC 55 Reed Road Fairfield, VT 05455 802-782-9807
<b>Surveyor/Engineer:</b> Brad M. Ruderman, P.E./L.S. 28 U.S. Route 5N, Windsor, VT 05089 802-674-4248 Ruderman1@aol.com	<b>Property Tax Parcel &amp; Location:</b> 34-acre parcel located on Sandy Birch Road between Sandy Lane and 1085 Sandy Birch Road, Georgia, VT Parcel#1113220014 Zone: AR-3

**BACKGROUND**

Sandy Birch Road LLC, hereafter referred to as Applicant, is requesting Preliminary Plat review for a seven (7) lot major PUD subdivision. The parcel is located on Sandy Birch Road between Sandy Lane and 1085 Sandy Birch Road, Georgia, Vermont. The parcel is ±34 acres and is entirely located within the AR-3 Zoning district.

The proposed seven (7) Lot Major PUD Subdivision will include six (6) residential units of retained Lot 14 (from Phase I subdivision.) Lots 15-20 are proposed single-family dwellings and Lot 14 (revised) will be owned in common as Open Space land. All lots are to be served via a new private road, shared wastewater disposal system and onsite drilled wells.

Applicant is proposing the creation of seven (7) lots:

- Proposed Lot 14 will consist of ±27.5 acres of designated common land/Open Space.
- Proposed Lot 15 will consist of ±0.66 acres.
- Proposed Lot 16 will consist of ±0.74 acres.
- Proposed Lot 17 will consist of ± 2.02 acres.
- Proposed Lot 18 will consist of ± 1.44 acres.
- Proposed Lot 19 will consist of ± 0.69 acres.
- Proposed Lot 20 will consist of ± 0.92 acres.

**COMMENTS**

**Conditional Use and Site Plan Review Requirements**

1. **Dimensional Requirements.** The dimensional requirements of the AR-3 Zoning District and the proposed lot dimensions are as follows:

	Lot 14	Lot 15	Lot 16	Lot 17	Lot 18	Lot 19	Lot 20
AR-3 Zoning District-PUD (Minimum .5 acres)	±27.5 acres	±0.66 acres	±0.74 acres	±2.02 acres	±1.44 acres	±0.69 acres	±0.92 acres
Lot Frontage (min) 120 ft	0	±129 ft	±180 ft	±80 ft	±120 ft	±120 ft	±200 ft
Setback, front yard (min) 50 ft	0	±50 ft	±50 ft	±50 ft	±50 ft	±50 ft	±50 ft
Setback, side yard (min) 20 ft	0	±20 ft	±20 ft	±20 ft	±20 ft	±20 ft	±20 ft
Setback, rear (min) 20 ft	0	±50 ft	±50 ft	±50 ft	±108 ft	±80 ft	±100 ft

2. **Waivers Requested:**

- i. Applicant requests a waiver for use of the 60-foot right-of-way in lieu of lot frontage.
- ii. Applicant requests a waiver for road frontage on Lot 17.
- iii. Applicant requests a waiver to follow the Phase I project with a designated walking path (striped path) along one edge of the proposed private road in lieu of sidewalks.

3. **Site plans.** Applicant has submitted the following site plans prepared Brad M. Ruderman & Associates, Inc. and titled:

- 1. “Sandy Birch Road LLC- Phase II Overall Site Plan” dated 1/11/2024.
- 2. “Sandy Birch Road LLC- Phase II Detailed Site Plan” dated 1/11/2024.
- 3. “Sandy Birch Road LLC- Road, Stormwater & Erosion Control Details” dated 1/11/2024.
- 4. “Sandy Birch Road LLC- Phase II Survey Sheet 1” dated 3/14/2024.
- 5. “Sandy Birch Road LLC- Phase II Survey Sheet 2” dated 3/14/2024.

4. **Lot layout.** As proposed, the boundary lines are linear and proposed lots are generally regular in shape.

5. **Suitability for development.** The property is undeveloped, consisting of woods, plains, and wetlands.

6. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** No plans were listed.

7. **Storm water and erosion control plan during construction.** Simple disconnection of impervious surfaces and grassed sales to direct stormwater runoff across vegetated earth.



8. **Conformance with Town Plan and Bylaws.** This project meets the minimum dimensional requirements for PUD subdivisions.
9. **Water and Air pollution.** None listed.
10. **Pedestrian Traffic.** See waiver information for pedestrian accessibility on proposed private road. Regarding the sidewalk along Sandy Birch Road, the DRB agreed in Sketch that the sidewalk will be “dead-ended” at the edge of the wetland buffer, similar to Phase I. Connecting the two sidewalks from Phase I and Phase II would require a state of Vermont Wetlands Permit to fill and work within the wetland and buffer zones that separate the two subdivisions. This project has avoided all impacts to wetlands and buffer zones to date without the need to go through the state permit process.
11. **Municipal Services.** Applicant has obtained an ability to serve letter from the Town of Georgia Fire Chief.
12. **Individual Water Supply.** Lots 15-20 will be served by a new in-ground communal septic system located on Lots & 2 and 3 with easements throughout both phases for sewer lines and tanks. Lots 15-20 will have private, on-site drilled wells.
13. **Vehicular Traffic.** Lot 14 is currently accessed via a farm drive off Sandy Birch Road. The farm drive will be upgraded to private road standards. All proposed lots will be accessed via the new shared private road; each lot will have an individual driveway with a minimum of two parking spots available in front of the dwellings.
14. **Existing and/or proposed easements and rights-of-way.** Wastewater disposal easements; private road easement/right-of-way; shared stormwater infrastructure.
15. **Landscaping Plan and Lighting.** Proposed street trees. Individual lots to be landscaped by new ownership. Down-faced shielded lighting at the dwellings with perhaps one yard pole per dwelling.
16. **State permits.** Act 250 Amendment (to be applied for soon); Water/wastewater Permit WW-6-3688-1 (issued 2/14/24); construction permit 9002-9020.1 (issued 3/11/24); Stormwater Discharge Permit (pending approval).

#### ARTICLE 7 PLANNING and DESIGN STANDARDS:

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

**Section 7.2 Farm and Forestland Preservation** – Not applicable.

**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** – Proposed street trees. Individual lots to be landscaped by new ownership.

**Section 7.6 Outdoor Lighting** – Down-faced shielded lighting at the dwellings with perhaps one yard pole per dwelling.

**Section 7.7 Vehicular Circulation** – Lots will be accessed by use of proposed private road with cul-de-sac.

**Section 7.8 Pedestrian Accessibility** – Sidewalks shall be added in accordance with the Town of Georgia Development Regulations, (2/27/2023):

**Section 7.8 (C)(2) Pedestrian Access in Subdivisions and PUDs.**

- a. Pedestrian Accesses. The DRB may require, in order to facilitate pedestrian access from the roads to schools, parks, playgrounds, or other nearby roads, perpetual unobstructed easements at least twenty (20) feet in width. Easements shall be indicated on the plat.
- b. Pedestrian Circulation. Projects will provide adequate pedestrian circulation within the project, such as sidewalks and pathways along public and private streets, connecting the project to public buildings and uses, to other commercial or industrial uses, and to nearby residential and recreation areas.
  - i. The project will promote and contribute to a logical street and pedestrian network within the project and the district, which provides for connections between parcels, between other commercial and industrial uses, and between the site and nearby residential and recreation uses, and for the continuation of streets and pedestrian ways.

**Section 7.9 Parking, Traffic Access, and Circulation** – Each lot will have its own driveway for parking.

**Section 7.10 Street Signs** – In accordance with Town of Georgia regulations.

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

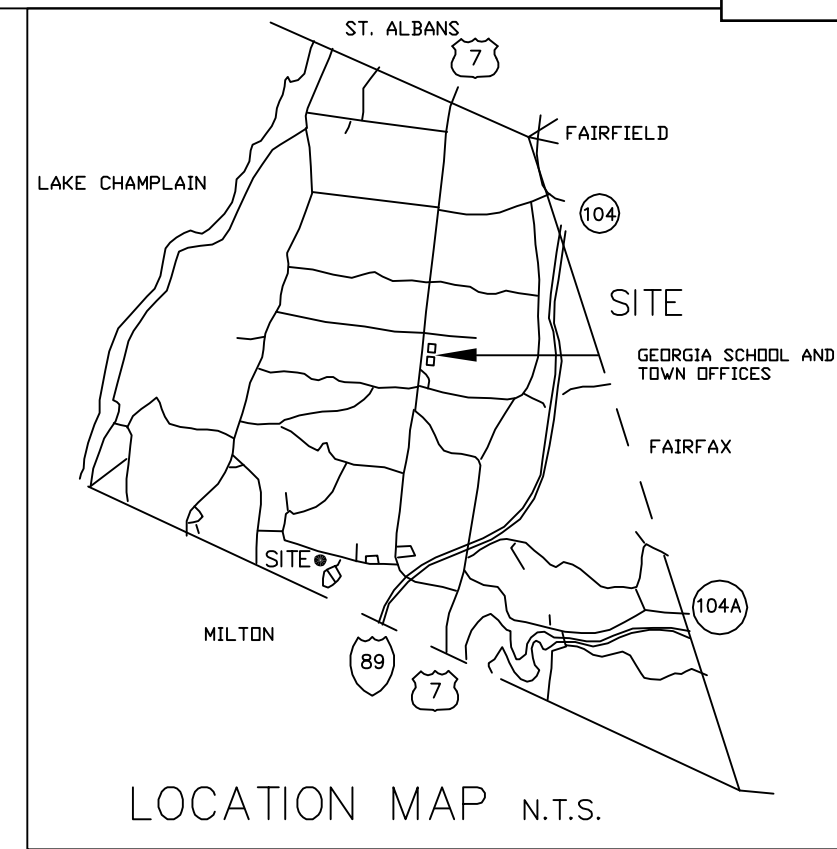
**Section 7.12 Site Preservation and Erosion Control** – See Vermont Department of Environmental Conservation letter for discharge of stormwater run-off (attached).

**Section 7.13 Stormwater** – Simple disconnection of impervious surfaces and grassed sales to direct stormwater runoff across vegetated earth. Stormwater permits are in process.

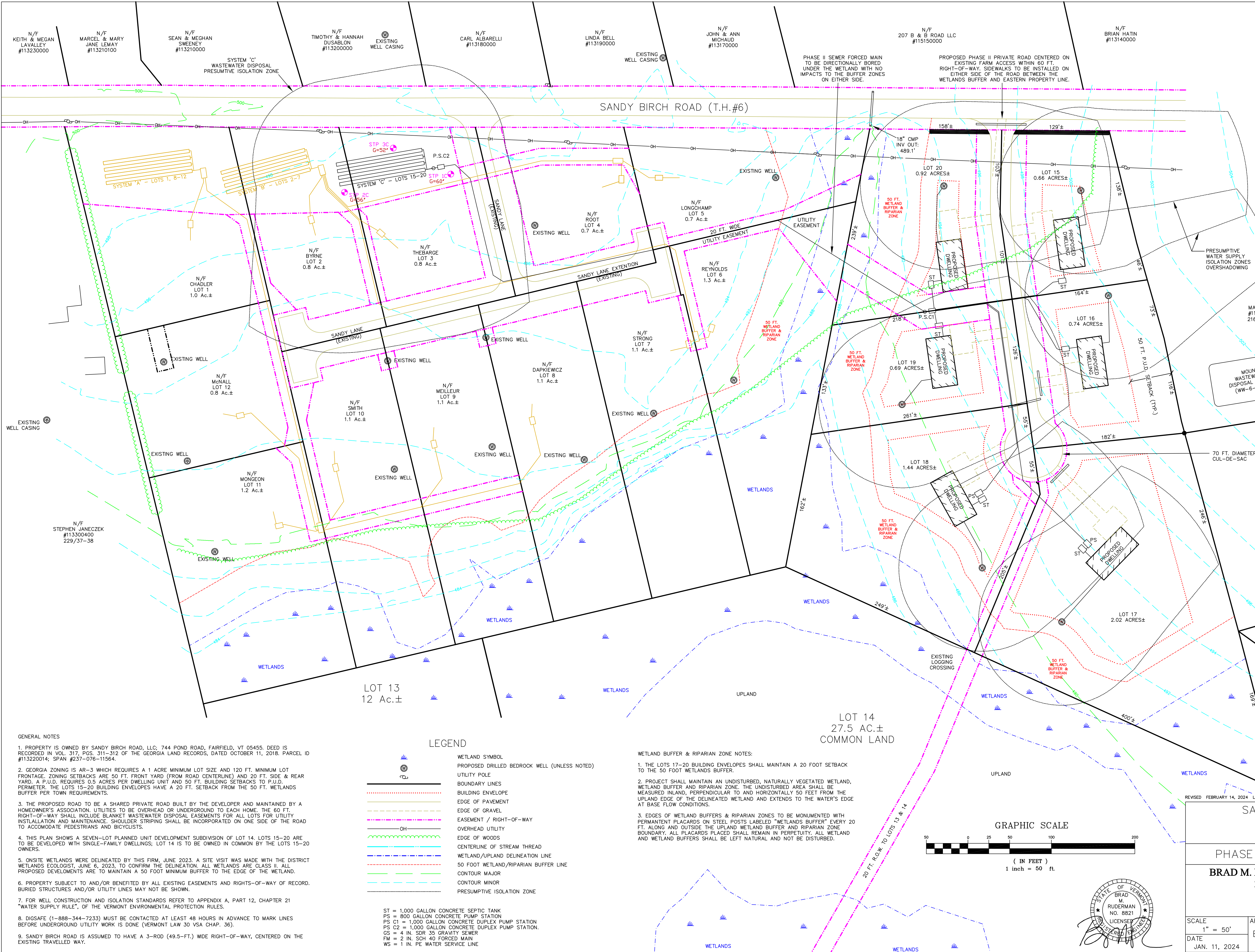
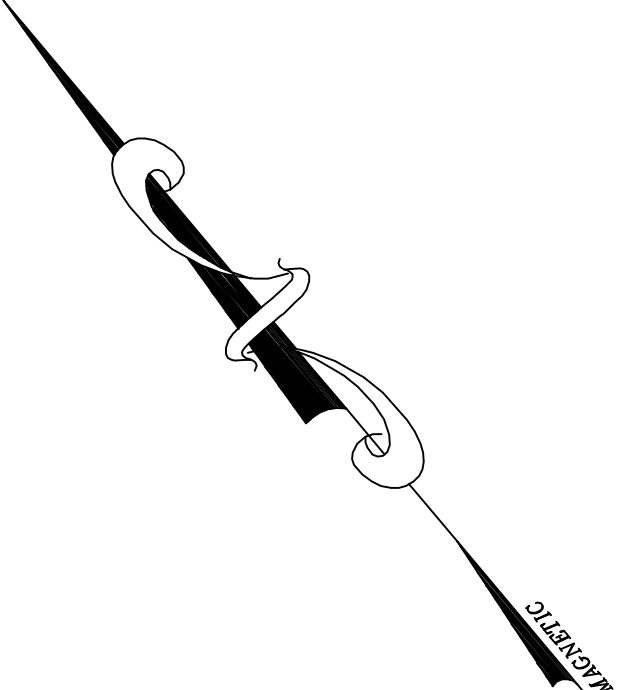
Respectfully submitted,

Douglas Bergstrom  
Zoning Administrator  
Planning, DRB & 911 Coordinator

cc: Applicant and Engineer



LOCATION MAP N.T.S.



GENERAL NOTES

1. PROPERTY IS OWNED BY SANDY BIRCH ROAD, LLC; 744 POND ROAD, FAIRFIELD, VT 05455. DEED IS RECORDED IN VOL. 317, PGS. 311-312 OF THE GEORGIA LAND RECORDS, DATED OCTOBER 11, 2018. PARCEL ID #113220014; SPAN #237-076-11564.
2. GEORGIA ZONING IS AR-3 WHICH REQUIRES A 1 ACRE MINIMUM LOT SIZE AND 120 FT. MINIMUM LOT FRONTAGE. ZONING SETBACKS ARE 50 FT. FRONT YARD (FROM ROAD CENTERLINE) AND 20 FT. SIDE & REAR YARD. A P.U.D. REQUIRES 0.5 ACRES PER DWELLING UNIT AND 50 FT. BUILDING SETBACKS TO P.U.D. PERIMETER. THE LOTS 15-20 BUILDING ENVELOPES HAVE A 20 FT. SETBACK FROM THE 50 FT. WETLANDS BUFFER PER TOWN REQUIREMENTS.
3. THE PROPOSED ROAD TO BE A SHARED PRIVATE ROAD BUILT BY THE DEVELOPER AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. UTILITIES TO BE OVERHEAD OR UNDERGROUND TO EACH HOME. THE 60 FT. RIGHT-OF-WAY SHALL INCLUDE BLANKET WASTEWATER DISPOSAL EASEMENTS FOR ALL LOTS FOR UTILITY INSTALLATION AND MAINTENANCE. SHOULDER STRIPING SHALL BE INCORPORATED ON ONE SIDE OF THE ROAD TO ACCOMMODATE PEDESTRIANS AND BICYCLISTS.
4. THIS PLAN SHOWS A SEVEN-Lot PLANNED UNIT DEVELOPMENT SUBDIVISION OF LOT 14. LOTS 15-20 ARE TO BE DEVELOPED WITH SINGLE-FAMILY DWELLINGS; LOT 14 IS TO BE OWNED IN COMMON BY THE LOTS 15-20 OWNERS.
5. ON-SITE WETLANDS WERE DELINEATED BY THIS FIRM, JUNE 2023. A SITE VISIT WAS MADE WITH THE DISTRICT WETLANDS ECOLOGIST, JUNE 6, 2023, TO CONFIRM THE DELINEATION. ALL WETLANDS ARE CLASS II. ALL PROPOSED DEVELOPMENTS ARE TO MAINTAIN A 50 FOOT MINIMUM BUFFER TO THE EDGE OF THE WETLAND.
6. PROPERTY SUBJECT TO AND/OR BENEFITED BY ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD. BURIED STRUCTURES AND/OR UTILITY LINES MAY NOT BE SHOWN.
7. FOR WELL CONSTRUCTION AND ISOLATION STANDARDS REFER TO APPENDIX A, PART 12, CHAPTER 21 "WATER SUPPLY RULE", OF THE VERMONT ENVIRONMENTAL PROTECTION RULES.
8. DIGSAFE (1-888-344-7233) MUST BE CONTACTED AT LEAST 48 HOURS IN ADVANCE TO MARK LINES BEFORE UNDERGROUND UTILITY WORK IS DONE (VERMONT LAW 30 VSA CHAP. 36).
9. SANDY BIRCH ROAD IS ASSUMED TO HAVE A 3-ROD (49.5-FT.) WIDE RIGHT-OF-WAY, CENTERED ON THE EXISTING TRAVELLED WAY.

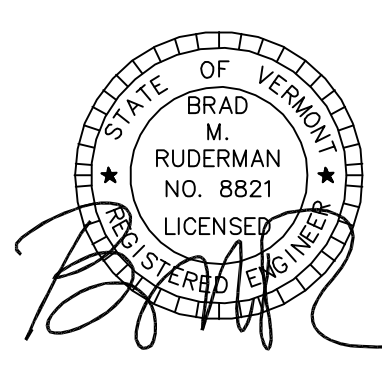
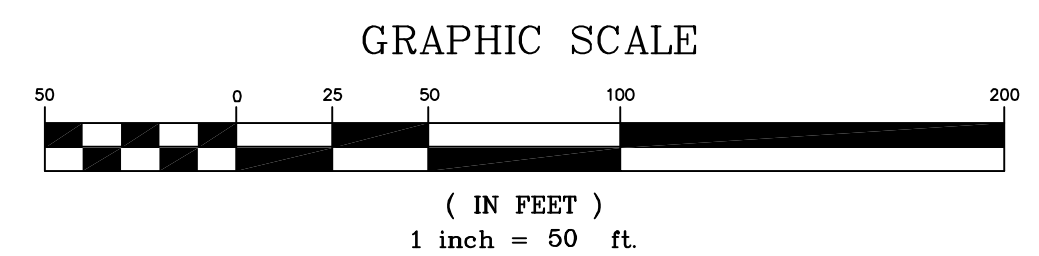
LEGEND

- WETLAND SYMBOL
- PROPOSED DRILLED BEDROCK WELL (UNLESS NOTED)
- UTILITY POLE
- BOUNDARY LINES
- BUILDING ENVELOPE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EASEMENT / RIGHT-OF-WAY
- OVERHEAD UTILITY
- EDGE OF WOODS
- CENTERLINE OF STREAM THREAD
- WETLAND/UPLAND DELINEATION LINE
- 50 FOOT WETLAND/RIPARIAN BUFFER LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- PRESUMPTIVE ISOLATION ZONE

WETLAND BUFFER & RIPARIAN ZONE NOTES:

1. THE LOTS 17-20 BUILDING ENVELOPES SHALL MAINTAIN A 20 FOOT SETBACK TO THE 50 FOOT WETLANDS BUFFER.
2. PROJECT SHALL MAINTAIN AN UNDISTURBED, NATURALLY VEGETATED WETLAND, WETLAND BUFFER AND RIPARIAN ZONE. THE UNDISTURBED AREA SHALL BE MEASURED INLAND, PERPENDICULAR TO AND HORIZONTALLY 50 FEET FROM THE UPLAND EDGE OF THE DELINEATED WETLAND AND EXTENDS TO THE WATER'S EDGE AT BASE FLOW CONDITIONS.
3. EDGES OF WETLAND BUFFERS & RIPARIAN ZONES TO BE MONUMENTED WITH PERMANENT PLACARDS ON STEEL POSTS LABELED "WETLANDS BUFFER" EVERY 20 FT. ALONG AND OUTSIDE THE UPLAND WETLAND BUFFER AND RIPARIAN ZONE BOUNDARY. ALL PLACARDS PLACED SHALL REMAIN IN PERPETUITY. ALL WETLAND AND WETLAND BUFFERS SHALL BE LEFT NATURAL AND NOT BE DISTURBED.

- ST = 1,000 GALLON CONCRETE SEPTIC TANK
- PS = 800 GALLON CONCRETE PUMP STATION
- PS C1 = 1,000 GALLON CONCRETE DUPLEX PUMP STATION
- PS C2 = 1,000 GALLON CONCRETE DUPLEX PUMP STATION
- GS = 4 IN. SDR 35 GRAVITY SEWER
- FM = 2 IN. SCH 40 FORCED MAIN
- WS = 1 IN. PE WATER SERVICE LINE



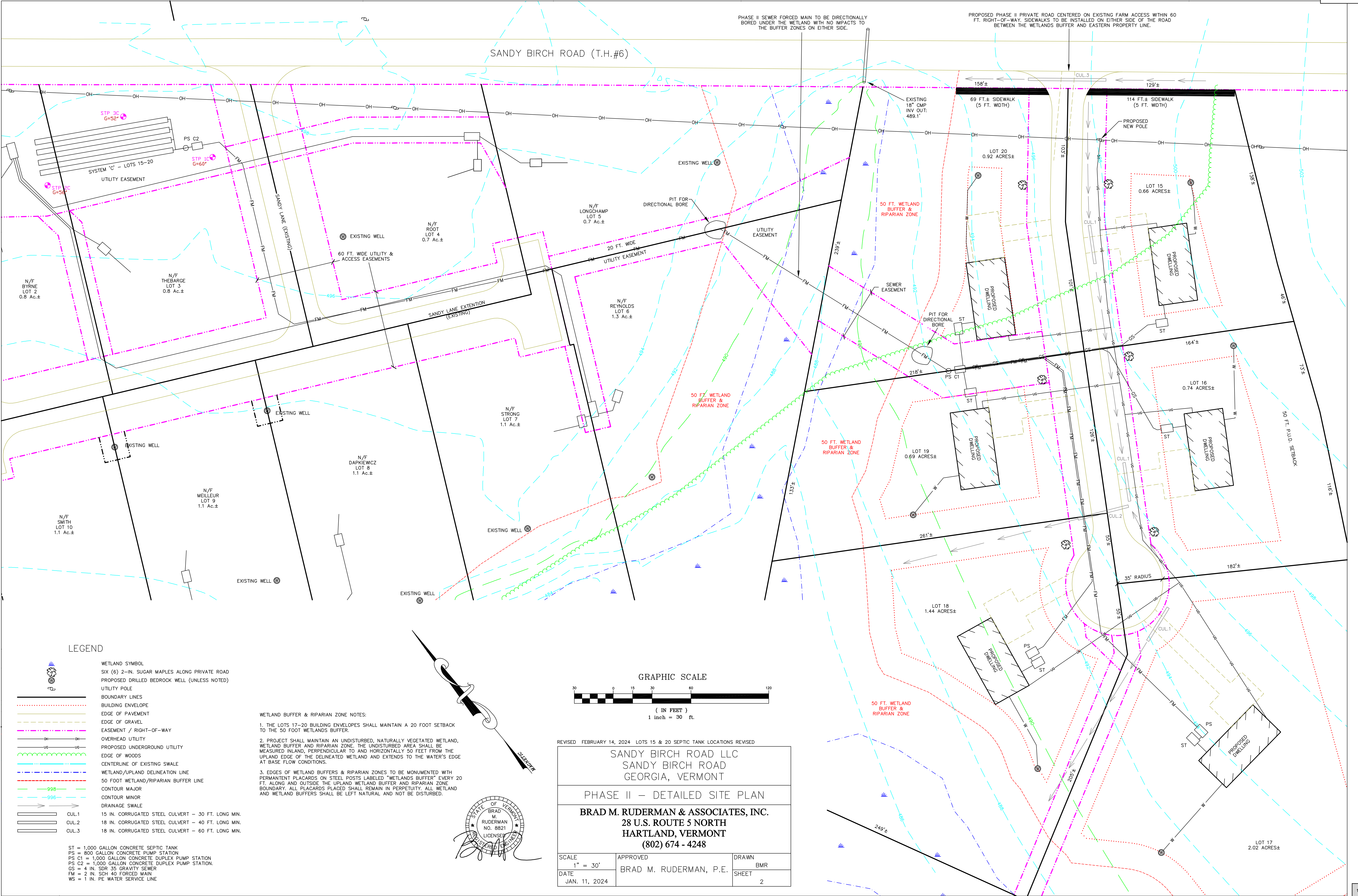
REVISED FEBRUARY 14, 2024 LOTS 15 & 20 SEPTIC TANK LOCATIONS REVISED

**SANDY BIRCH ROAD LLC**  
SANDY BIRCH ROAD  
GEORGIA, VERMONT

PHASE II - OVERALL SITE PLAN

**BRAD M. RUDERMAN & ASSOCIATES, INC.**  
28 U.S. ROUTE 5 NORTH  
HARTLAND, VERMONT  
(802) 674 - 4248

SCALE 1" = 50'	APPROVED BRAD M. RUDERMAN, P.E.	DRAWN BMR
DATE JAN. 11, 2024		SHEET 1



PHASE II SEWER FORCED MAIN TO BE DIRECTIONALLY BORED UNDER THE WETLAND WITH NO IMPACTS TO THE BUFFER ZONES ON EITHER SIDE.

PROPOSED PHASE II PRIVATE ROAD CENTERED ON EXISTING FARM ACCESS WITHIN 60 FT. RIGHT-OF-WAY. SIDEWALKS TO BE INSTALLED ON EITHER SIDE OF THE ROAD BETWEEN THE WETLANDS BUFFER AND EASTERN PROPERTY LINE.

SANDY BIRCH ROAD (T.H.#6)

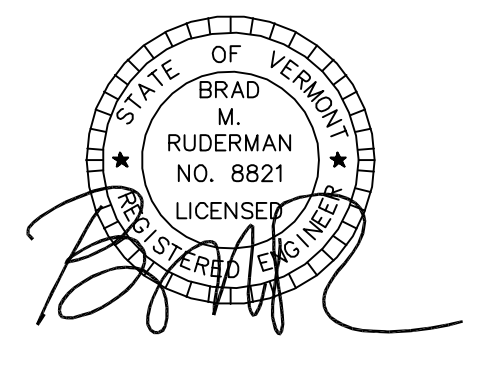
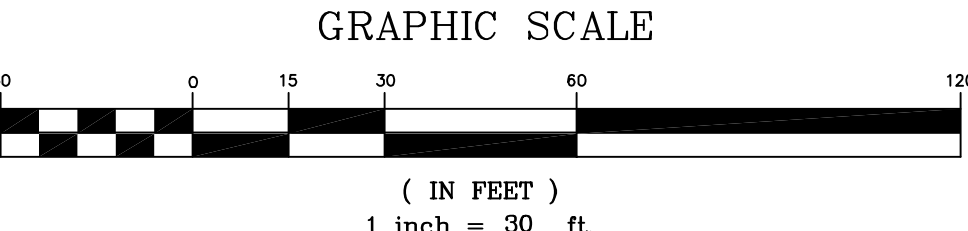
**LEGEND**

- WETLAND SYMBOL
- SIX (6) 2-IN. SUGAR MAPLES ALONG PRIVATE ROAD
- PROPOSED DRILLED BEDROCK WELL (UNLESS NOTED)
- UTILITY POLE
- BOUNDARY LINES
- BUILDING ENVELOPE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EASEMENT / RIGHT-OF-WAY
- OVERHEAD UTILITY
- PROPOSED UNDERGROUND UTILITY
- EDGE OF WOODS
- CENTERLINE OF EXISTING SWALE
- WETLAND/UPLAND DELINEATION LINE
- 50 FOOT WETLAND/RIPARIAN BUFFER LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- DRAINAGE SWALE
- CUL.1 15 IN. CORRUGATED STEEL CULVERT - 30 FT. LONG MIN.
- CUL.2 18 IN. CORRUGATED STEEL CULVERT - 40 FT. LONG MIN.
- CUL.3 18 IN. CORRUGATED STEEL CULVERT - 60 FT. LONG MIN.

ST = 1,000 GALLON CONCRETE SEPTIC TANK  
 PS = 800 GALLON CONCRETE PUMP STATION  
 PS C1 = 1,000 GALLON CONCRETE DUPLEX PUMP STATION  
 PS C2 = 1,000 GALLON CONCRETE DUPLEX PUMP STATION  
 GS = 4 IN. SDR 35 GRAVITY SEWER  
 FM = 2 IN. SCH 40 FORCED MAIN  
 WS = 1 IN. PE WATER SERVICE LINE

**WETLAND BUFFER & RIPARIAN ZONE NOTES:**

- THE LOTS 17-20 BUILDING ENVELOPES SHALL MAINTAIN A 20 FOOT SETBACK TO THE 50 FOOT WETLANDS BUFFER.
- PROJECT SHALL MAINTAIN AN UNDISTURBED, NATURALLY VEGETATED WETLAND, WETLAND BUFFER AND RIPARIAN ZONE. THE UNDISTURBED AREA SHALL BE MEASURED INLAND, PERPENDICULAR TO AND HORIZONTALLY 50 FEET FROM THE UPLAND EDGE OF THE DELINEATED WETLAND AND EXTENDS TO THE WATER'S EDGE AT BASE FLOW CONDITIONS.
- EDGES OF WETLAND BUFFERS & RIPARIAN ZONES TO BE MONUMENTED WITH PERMANENT PLACARDS ON STEEL POSTS LABELED "WETLANDS BUFFER" EVERY 20 FT. ALONG AND OUTSIDE THE UPLAND WETLAND BUFFER AND RIPARIAN ZONE BOUNDARY. ALL PLACARDS PLACED SHALL REMAIN IN PERPETUITY. ALL WETLAND AND WETLAND BUFFERS SHALL BE LEFT NATURAL AND NOT BE DISTURBED.



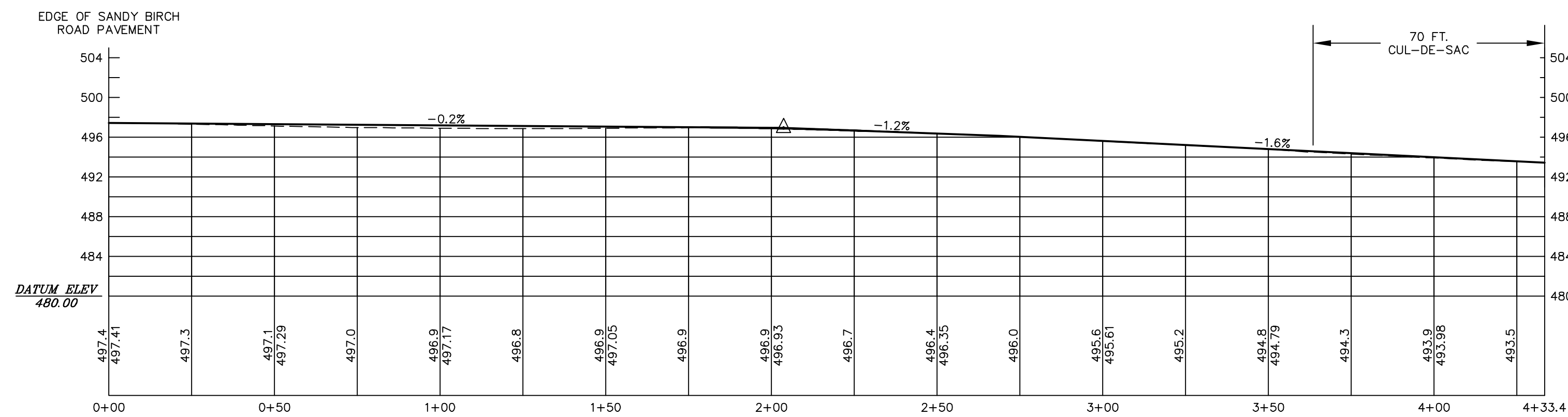
REVISED FEBRUARY 14, 2024 LOTS 15 & 20 SEPTIC TANK LOCATIONS REVISED

**SANDY BIRCH ROAD LLC**  
 SANDY BIRCH ROAD  
 GEORGIA, VERMONT

**PHASE II - DETAILED SITE PLAN**

**BRAD M. RUDERMAN & ASSOCIATES, INC.**  
 28 U.S. ROUTE 5 NORTH  
 HARTLAND, VERMONT  
 (802) 674 - 4248

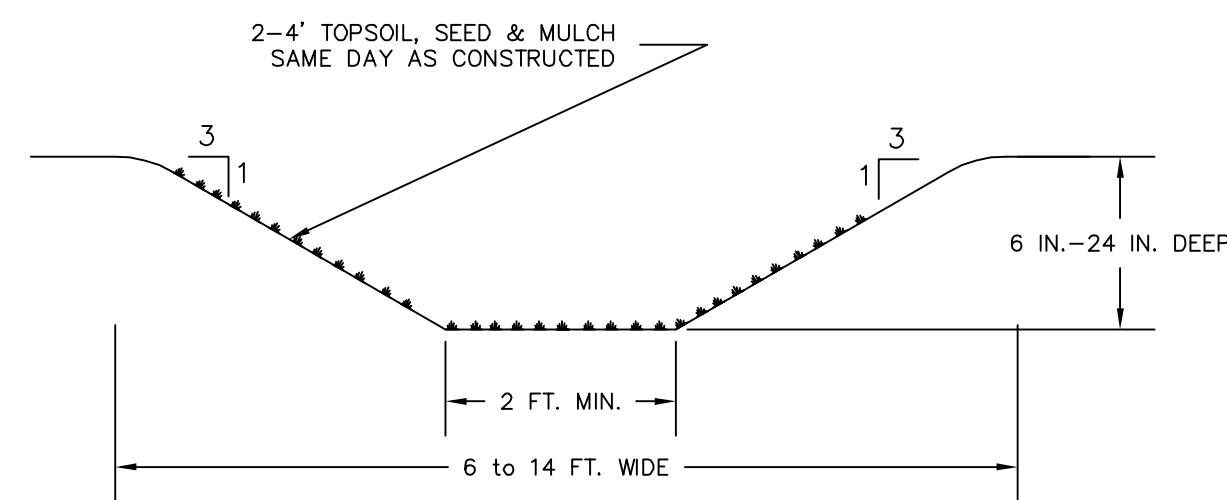
SCALE 1" = 30'	APPROVED BRAD M. RUDERMAN, P.E.	DRAWN BMR
DATE JAN. 11, 2024		SHEET 2



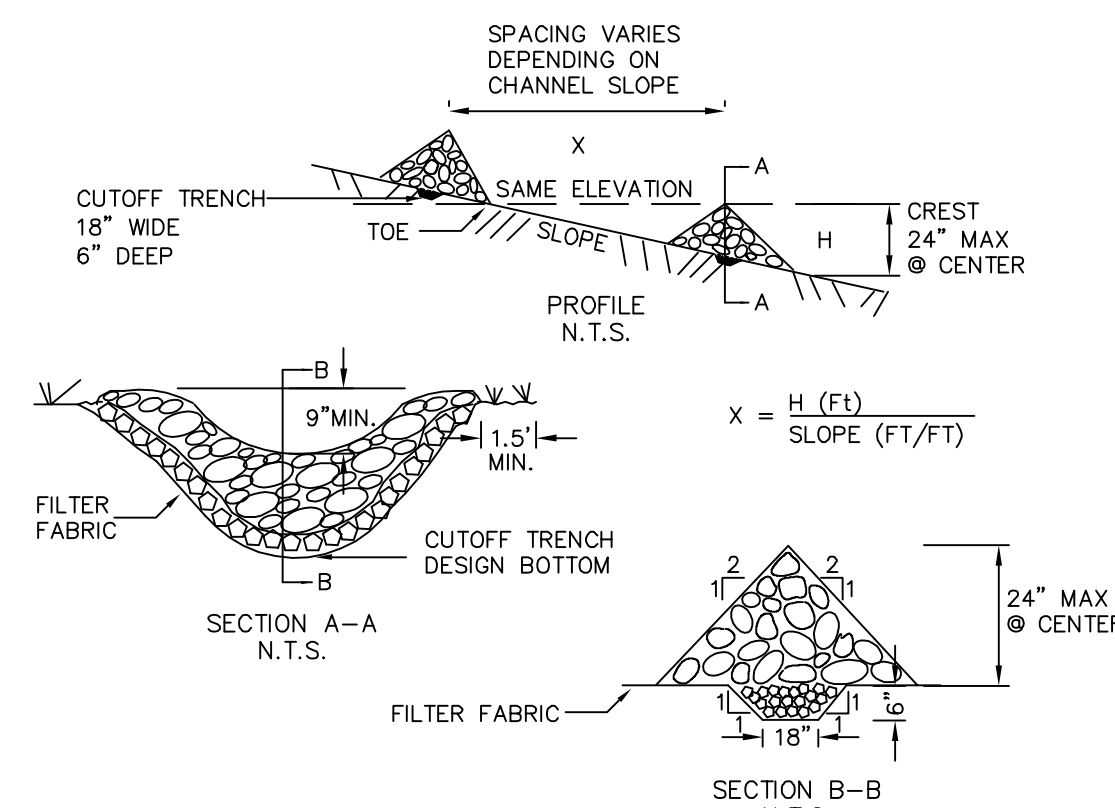
SHARED PRIVATE ROAD CENTERLINE PROFILE

1" = 30' (HORIZ.)  
1" = 10' (VERT.)

NOTE:  
SEED AND MULCH DITCH WITH GRADES  
0 = 2.5%  
EROSION MATTING AND SEEDING WITH  
GRADES 2.5 - 5%  
(NORTH AMERICAN GREEN S75 STRAW MATTING FROM  
E.J. PRESCOTT 223-2385 OR ENGINEER APPROVED SUBSTITUTE).

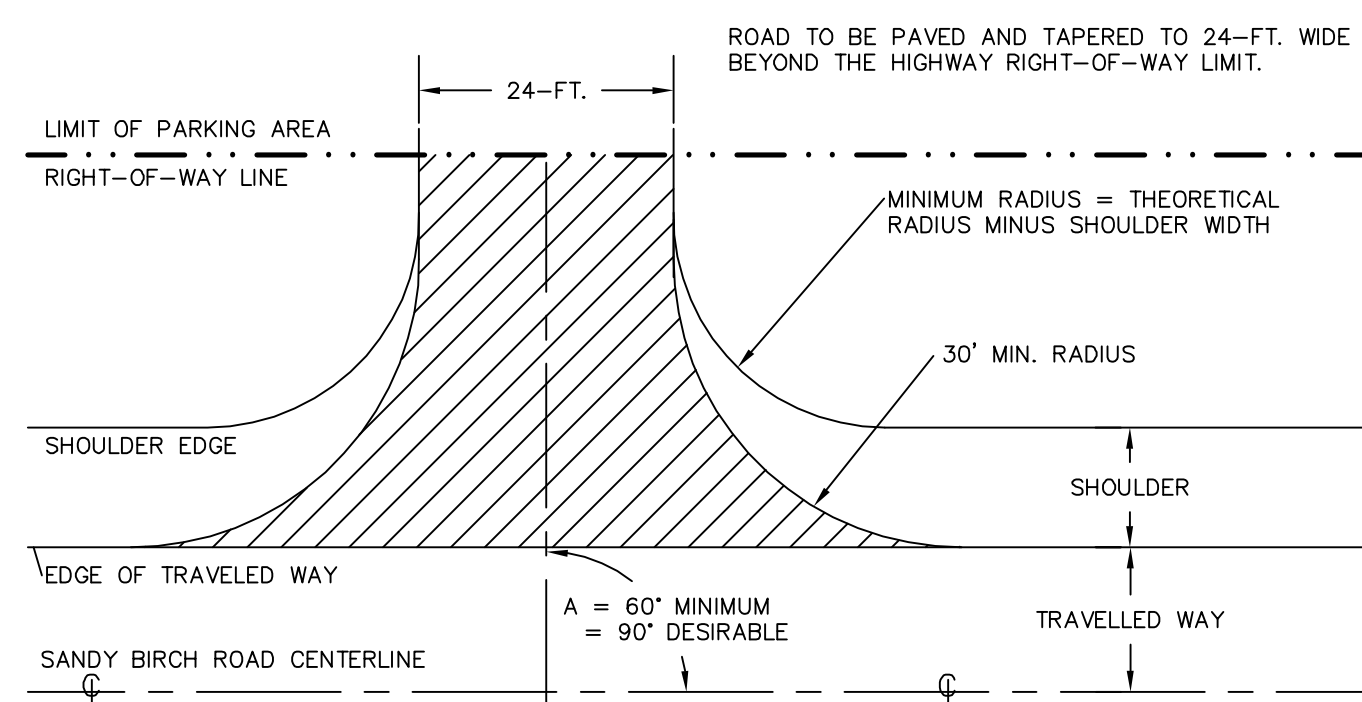


GRASS-LINED SWALE  
N.T.S.

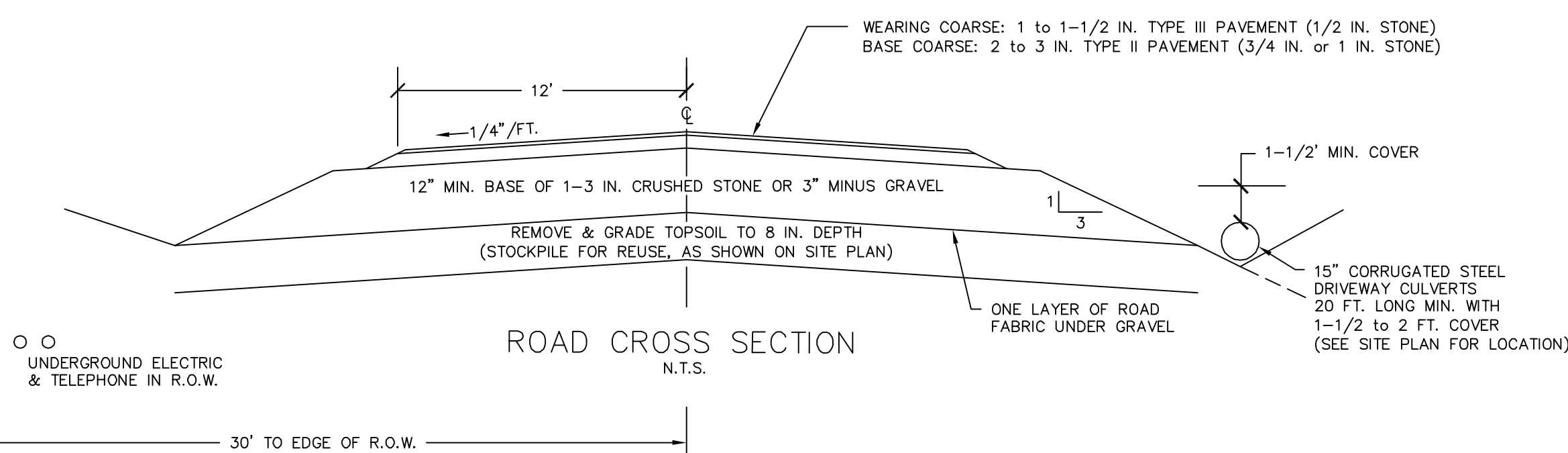


- CONSTRUCTION SPECIFICATIONS
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
  - SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
  - EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
  - PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
  - ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

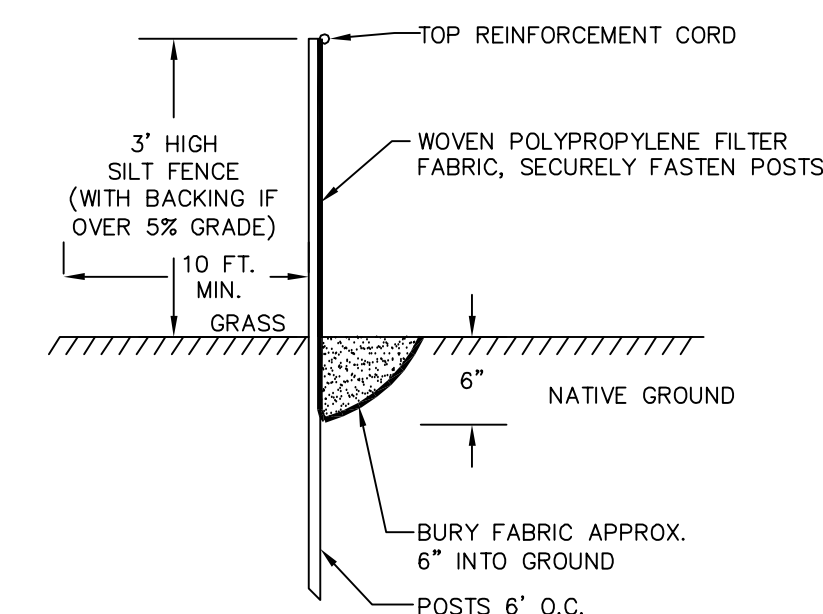
STONE CHECK DAM  
N.T.S.



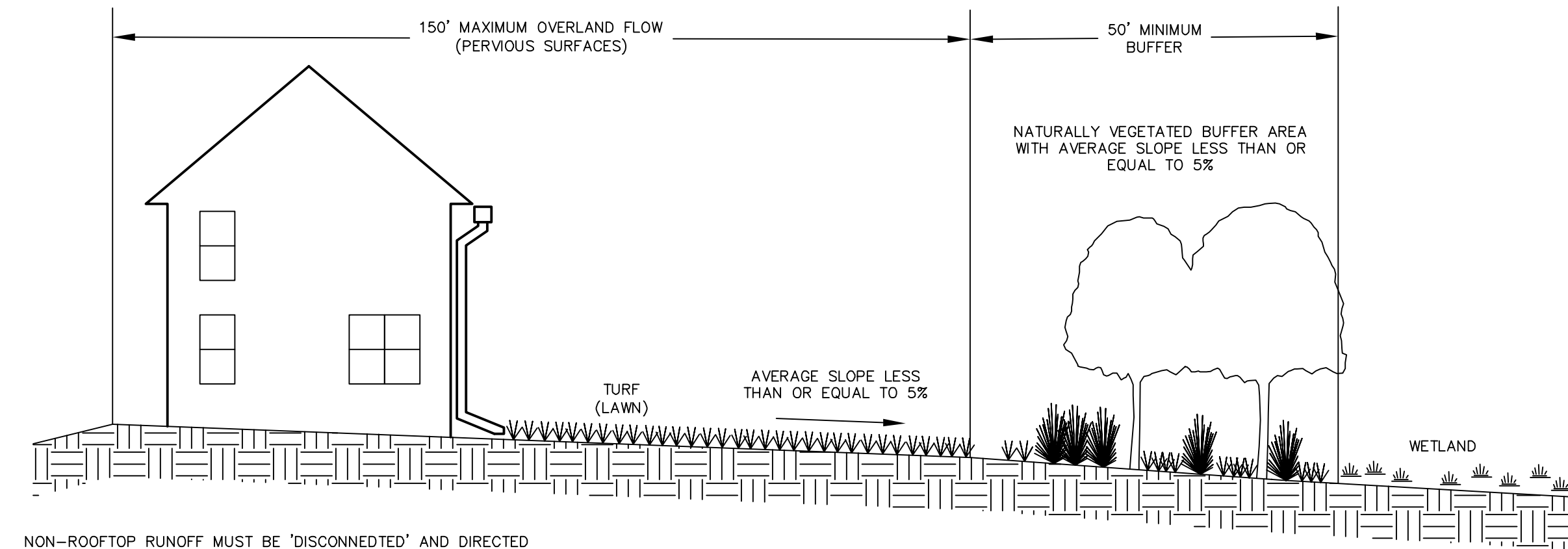
PRIVATE ROAD ENTRANCE DETAIL  
N.T.S.



ROAD CROSS SECTION  
N.T.S.



SILT FENCE DETAIL  
N.T.S.



NON-ROOFTOP RUNOFF MUST BE 'DISCONNECTED' AND DIRECTED OVER A PERVIOUS (VEGETATED) AREA WHERE IT CAN EITHER INFILTRATE INTO THE SOIL OR FLOW OVER IT WITH SUFFICIENT TIME AND VELOCITY TO ALLOW FILTERING.

THE MAXIMUM CONTRIBUTING IMPERVIOUS FLOW PATH LENGTH SHALL BE 75 FEET.

THE LENGTH OF THE 'DISCONNECTION' MUST BE EQUAL TO OR GREATER THAN THE CONTRIBUTING LENGTH.

THE ENTIRE VEGETATIVE 'DISCONNECTION' SHALL BE ON A SLOPE LESS THAN OR EQUAL TO 5%.

THE SURFACE IMPERVIOUS AREA TO ANY ONE-DISCHARGE LOCATION CANNOT EXCEED 1,000 S.F.

SIMPLE DISCONNECTION OF  
NON-ROOFTOP DETAIL & CRITERIA

N.T.S.

STORMWATER NOTES:

- STORMWATER MANAGEMENT SYSTEM TO BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS AND THE HOMEOWNERS ASSOCIATION TO MAINTAIN.
- ROOFTOP RUNOFF IS NOT TO BE PIPED BEYOND THE BUILDING SITE. ALLOW IT TO SURFACE DRAIN OVER TO LOW AREAS AND GRASSED SWALES.
- DRAINAGE SWALES TO BE CONSTRUCTED WHEN SITE WORK IS STARTED. SEED, LIME AND HAY MULCH BOTTOMS AND SIDES IMMEDIATELY AFTER DIGGING.
- PROJECT ENGINEER TO BE NOTIFIED AT LEAST 1 WEEK IN ADVANCE TO INSPECT SWALE CONSTRUCTION.
- VEGETATION: USE A KENTUCKY BLUEGRASS/GRASS-LEGUME MIXTURE.
- STONE CHECK DAMS TO BE INSTALLED EVERY 100 FT.

EROSION PREVENTION AND SEDIMENT CONTROL PLAN (EPSC)

- SITE BOUNDARIES. THE PROPOSED ROAD WILL BE MONUMENTED AND STAKED BY ENGINEER BEFORE CONSTRUCTION. HOME SITES AND SEPTIC AREAS TO BE STAKED BY ENGINEER PRIOR TO CONSTRUCTION.
- LIMIT DISTURBANCE AREA. CONSTRUCT THE ROAD IN 1-10 WORKING DAYS. SEED AND MULCH ROADSIDE SWALES SAME DAY AS CONSTRUCTED.
- STABILIZE CONSTRUCTION ENTRANCE. USE A MIX OF 1 TO 4 IN. STONE, MINIMUM OF 12 IN. DEPTH, MINIMUM OF 24 FT. WIDTH. PLACE FILTER FABRIC UNDER ENTIRE GRAVEL BED. REDRESS WITH CLEAN STONE AS REQUIRED TO KEEP SEDIMENT FROM TRACKING ONTO TOWN HIGHWAY.
- SILT FENCE. INSTALL SILT FENCES IN ACCORDANCE WITH SILT FENCE DETAIL.
- UPLAND RUNOFF. AREAS UPHILL OF THE PROPOSED ROAD ARE GRASS COVERED AND GENTLY SLOPING. NO RUNOFF DIVERSION IS REQUIRED.
- DRAINAGE SWALES. SEED AND HAY MULCH DISTURBED AREA SAME DAY AS BUILT. STOCKPILED TOPSOIL TO BE SURROUNDED WITH SILT FENCE.
- HOUSE AND SEPTIC AREAS. SEED AND HAY MULCH HOUSE, DRIVE AND SEPTIC AREAS SAME DAY AS CONSTRUCTED.
- SITE TO BE INSPECTED DAILY BY CONTRACTOR DURING CONSTRUCTION.

POST-CONSTRUCTION SOIL DEPTH AND QUALITY STANDARDS:

SOIL RETENTION: RETAIN THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE.

ALL DISTURBED AREAS SHALL MEET THE POST-CONSTRUCTION SOIL DEPTH AND QUALITY STANDARD AS PER 3.1 - 3.3 OF THE 2017 VERMONT STORMWATER MANAGEMENT MANUAL RULE AND DESIGN GUIDANCE.

SOIL QUALITY: ALL AREAS SUBJECT TO THE STANDARD SHALL DEMONSTRATE:  
- A TOPSOIL LAYER WITH A MINIMUM ORGANIC CONTENT OF 4% DRY WEIGHT AND A MINIMUM DEPTH OF 4 INCHES;  
- COMPOST SHALL HAVE A CARBON TO NITROGEN RATIO BELOW 25:1 AND SHALL MEET THE DEFINITION OF 'COMPOST' IN THE RULES;  
- LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL AND PROTECT FROM COMPACTION DURING CONSTRUCTION. AREAS NOT TO BE STRIPPED, GRADED OR DRIVEN ON SHALL BE IDENTIFIED AND FENCED OFF TO PREVENT COMPACTION;  
OR,  
- IMPORT TOPSOIL MIX OF SUFFICIENT CONTENT AND DEPTH.

CONTRACTOR TO VERIFY POST-CONSTRUCTION SOIL DEPTH BY EXCAVATING NINE (9) EIGHT-INCH DEEP TEST HOLES PER ACRE OF AREA DISTURBED USING ONLY A SHOVEL.

RUNOFF MUST ENTER THE DISCONNECTION AREA AS SHEET FLOW AND SHALL NOT BE ALLOWED TO CHANNELIZE.

RUNOFF MUST BE CONVEYED AS SHEET FLOW ONTO AND ACROSS OPEN AREAS TO MAINTAIN PROPER DISCONNECTION. DISCONNECTIONS SHALL BE LOCATED ON GRADUAL SLOPES AND DIRECTED AWAY FROM BUILDINGS TO BOTH MAINTAIN SHEET FLOW AND PREVENT WATER DAMAGE TO BASEMENTS AND FOUNDATIONS.

WHERE PROVIDED, DOWNSPOUTS MUST BE AT LEAST 10 FEET AWAY FROM THE NEAREST IMPERVIOUS SURFACE TO PREVENT RECONNECTION TO THE STORMWATER DRAINAGE SYSTEM.

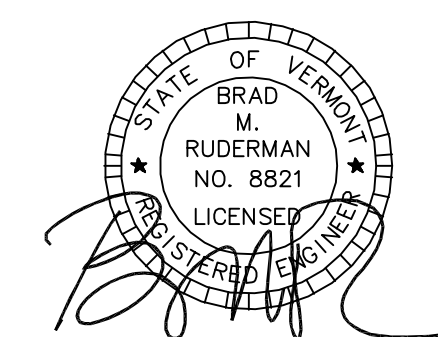
A STONE DIAPHRAM, LEVEL SPREADER, SPLASH PAD, OR OTHER ACCEPTED FLOW SPREADING DEVICE SHALL BE INSTALLED AT EACH DOWNSPOUT OUTLET TO DISTRIBUTE FLOWS EVENLY ACROSS THE FLOW PATH.

WHERE A GUTTER AND DOWNSPOUT SYSTEM IS NOT USED, RUNOFF SHALL DRAIN AS EITHER SHEET FLOW FROM THE CONTRIBUTING SURFACE OR DRAIN TO A SUBSURFACE DRAIN FIELD THAT IS NOT DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM.

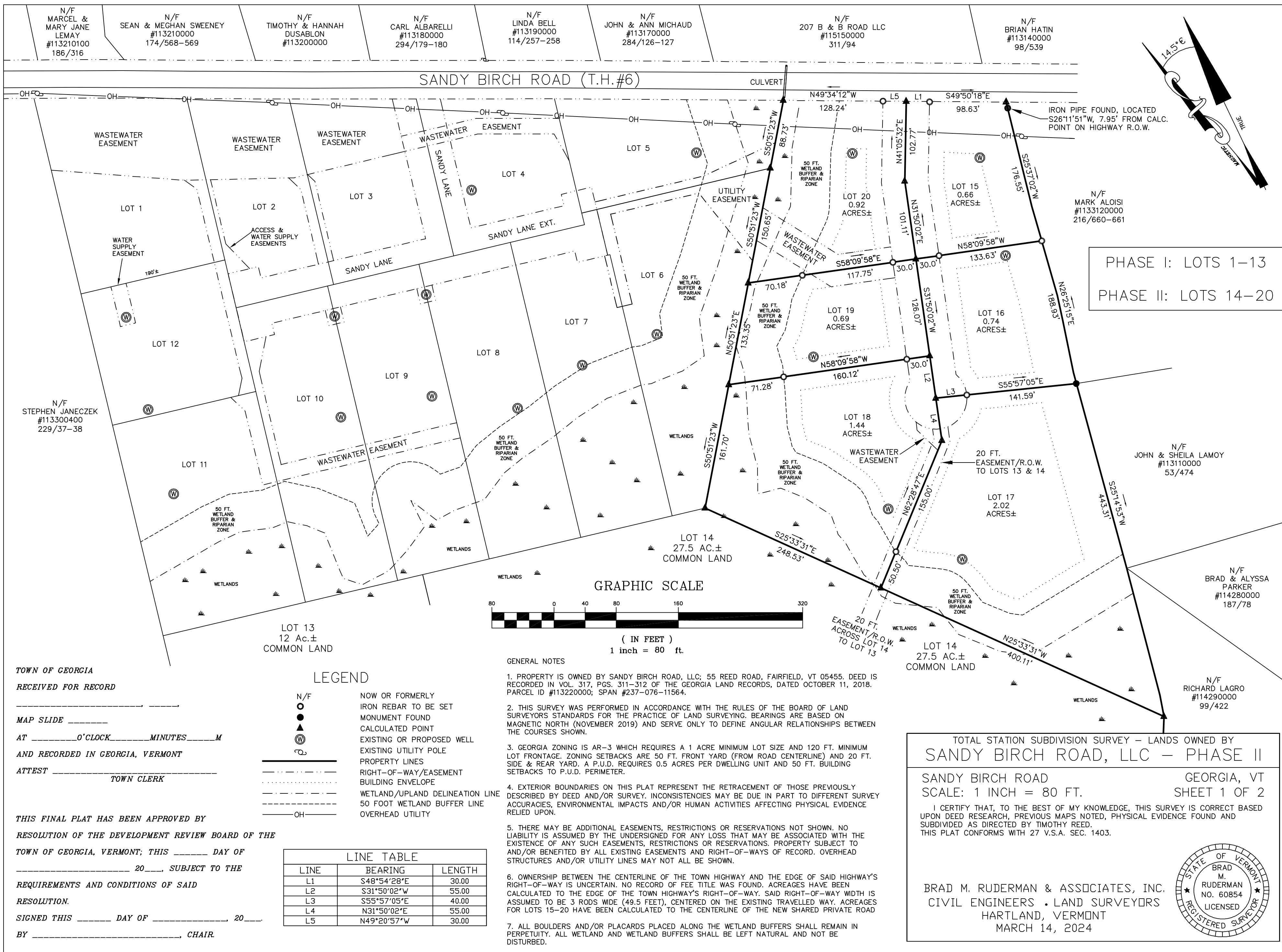
A MINIMUM SEPARATION OF 5 FEET SHOULD BE PROVIDED BETWEEN THE DISCONNECTED DOWNSPOUT AND BUILDING FOUNDATIONS.

DOWNSPOUTS FOR CONVEYING ROOFTOP RUNOFF SHOULD BE EQUIPPED WITH LEAF SCREENS TO PREVENT CLOGGING.

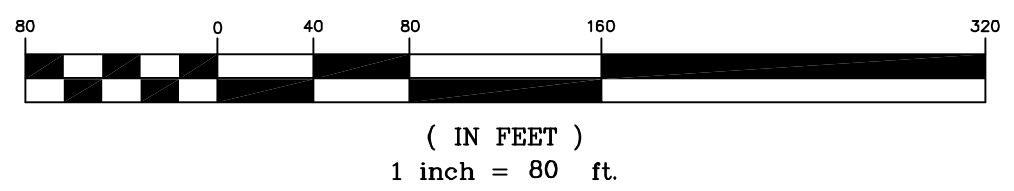
SIMPLE DISCONNECTION CRITERIA



SANDY BIRCH ROAD LLC SANDY BIRCH ROAD GEORGIA, VERMONT		
ROAD, STORMWATER & EROSION CONTROL DETAILS		
BRAD M. RUDERMAN & ASSOCIATES, INC. 28 U.S. ROUTE 5 HARTLAND, VERMONT (802) 674 - 4248		
SCALE AS SHOWN	APPROVED BRAD M. RUDERMAN, P.E.	DRAWN BMR
DATE JAN. 11, 2024		SHEET 5



PHASE I: LOTS 1-13  
PHASE II: LOTS 14-20



- GENERAL NOTES
- PROPERTY IS OWNED BY SANDY BIRCH ROAD, LLC; 55 REED ROAD, FAIRFIELD, VT 05455. DEED IS RECORDED IN VOL. 317, PGS. 311-312 OF THE GEORGIA LAND RECORDS, DATED OCTOBER 11, 2018. PARCEL ID #113220000; SPAN #237-076-11564.
  - THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE RULES OF THE BOARD OF LAND SURVEYORS STANDARDS FOR THE PRACTICE OF LAND SURVEYING. BEARINGS ARE BASED ON MAGNETIC NORTH (NOVEMBER 2019) AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS BETWEEN THE COURSES SHOWN.
  - GEORGIA ZONING IS AR-3 WHICH REQUIRES A 1 ACRE MINIMUM LOT SIZE AND 120 FT. MINIMUM LOT FRONTAGE. ZONING SETBACKS ARE 50 FT. FRONT YARD (FROM ROAD CENTERLINE) AND 20 FT. SIDE & REAR YARD. A P.U.D. REQUIRES 0.5 ACRES PER DWELLING UNIT AND 50 FT. BUILDING SETBACKS TO P.U.D. PERIMETER.
  - EXTERIOR BOUNDARIES ON THIS PLAT REPRESENT THE RETRACEMENT OF THOSE PREVIOUSLY DESCRIBED BY DEED AND/OR SURVEY. INCONSISTENCIES MAY BE DUE IN PART TO DIFFERENT SURVEY ACCURACIES, ENVIRONMENTAL IMPACTS AND/OR HUMAN ACTIVITIES AFFECTING PHYSICAL EVIDENCE RELIED UPON.
  - THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS OR RESERVATIONS NOT SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY SUCH EASEMENTS, RESTRICTIONS OR RESERVATIONS. PROPERTY SUBJECT TO AND/OR BENEFITED BY ALL EXISTING EASEMENTS AND RIGHT-OF-WAYS OF RECORD. OVERHEAD STRUCTURES AND/OR UTILITY LINES MAY NOT ALL BE SHOWN.
  - OWNERSHIP BETWEEN THE CENTERLINE OF THE TOWN HIGHWAY AND THE EDGE OF SAID HIGHWAY'S RIGHT-OF-WAY IS UNCERTAIN. NO RECORD OF FEE TITLE WAS FOUND. ACRESAGES HAVE BEEN CALCULATED TO THE EDGE OF THE TOWN HIGHWAY'S RIGHT-OF-WAY. SAID RIGHT-OF-WAY WIDTH IS ASSUMED TO BE 3 RODS WIDE (49.5 FEET), CENTERED ON THE EXISTING TRAVELLED WAY. ACRESAGES FOR LOTS 15-20 HAVE BEEN CALCULATED TO THE CENTERLINE OF THE NEW SHARED PRIVATE ROAD
  - ALL BOULDERS AND/OR PLACARDS PLACED ALONG THE WETLAND BUFFERS SHALL REMAIN IN PERPETUITY. ALL WETLAND AND WETLAND BUFFERS SHALL BE LEFT NATURAL AND NOT BE DISTURBED.

- LEGEND
- N/F ○ NOW OR FORMERLY IRON REBAR TO BE SET
  - MONUMENT FOUND
  - ▲ CALCULATED POINT
  - ⊙ EXISTING OR PROPOSED WELL
  - ⊕ EXISTING UTILITY POLE
  - PROPERTY LINES
  - - - RIGHT-OF-WAY/EASEMENT BUILDING ENVELOPE
  - · - · - WETLAND/UPLAND DELINEATION LINE
  - · - · - 50 FOOT WETLAND BUFFER LINE
  - - - OH OVERHEAD UTILITY

LINE	BEARING	LENGTH
L1	S48°54'28"E	30.00
L2	S31°50'02"W	55.00
L3	S55°57'05"E	40.00
L4	N31°50'02"E	55.00
L5	N49°20'57"W	30.00

TOWN OF GEORGIA  
RECEIVED FOR RECORD

MAP SLIDE \_\_\_\_\_  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ MINUTES \_\_\_\_\_ M  
AND RECORDED IN GEORGIA, VERMONT

ATTEST \_\_\_\_\_ TOWN CLERK

THIS FINAL PLAT HAS BEEN APPROVED BY  
RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE  
TOWN OF GEORGIA, VERMONT; THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, SUBJECT TO THE  
REQUIREMENTS AND CONDITIONS OF SAID  
RESOLUTION.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
BY \_\_\_\_\_ CHAIR.

TOTAL STATION SUBDIVISION SURVEY – LANDS OWNED BY  
**SANDY BIRCH ROAD, LLC – PHASE II**

SANDY BIRCH ROAD GEORGIA, VT  
SCALE: 1 INCH = 80 FT. SHEET 1 OF 2

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS SURVEY IS CORRECT BASED UPON DEED RESEARCH, PREVIOUS MAPS NOTED, PHYSICAL EVIDENCE FOUND AND SUBDIVIDED AS DIRECTED BY TIMOTHY REED. THIS PLAT CONFORMS WITH 27 V.S.A. SEC. 1403.

BRAD M. RUDERMAN & ASSOCIATES, INC.  
CIVIL ENGINEERS • LAND SURVEYORS  
HARTLAND, VERMONT  
MARCH 14, 2024

LINE TABLE  
WASTEWATER EASEMENT  
ACROSS LOTS 1-3

POINT OF BEGINNING  
A CALCULATED POINT LOCATED  
AT THE NW CORNER OF LOT 1

BEARING	LENGTH
S49°54'16"E	196.77
S49°49'25"E	131.73
S50°03'28"E	132.58
S26°35'25"W	69.53
N63°24'35"W	146.53
N51°16'56"W	139.92
N45°42'34"W	173.08
N26°29'35"E	95.02

LINE TABLE  
WASTEWATER EASEMENT  
ACROSS LOTS 3 & 4

POINT OF BEGINNING  
A CALCULATED POINT LOCATED  
S26°35'25"W, 49.53' FROM  
AN IRON REBAR AT THE NE  
CORNER OF LOT 3

BEARING	LENGTH
S63°24'35"E	99.00
S50°04'13"E	106.94
S26°35'25"W	55.97
N10°31'35"E	39.56
N50°04'13"W	98.09
N63°24'35"W	96.66
N26°35'25"E	20.00

LINE TABLE  
UTILITY EASEMENT  
ACROSS LOTS 5-7

POINT OF BEGINNING  
AN IRON REBAR LOCATED ON  
THE EDGE OF THE  
HAMMERHEAD ON LOT 5

BEARING	LENGTH
S63°24'35"E	144.06
S75°01'37"E	101.45
S50°51'23"W	154.74
N01°28'49"E	111.15
N63°24'35"W	116.71
S26°35'25"W	118.87
N63°24'35"W	20.00
N26°35'25"E	68.37
S63°24'35"E	4.05
N26°35'25"E	70.50

LINE TABLE  
LOT 3 WATER SUPPLY  
EASEMENT ACROSS LOTS 8 & 9

POINT OF BEGINNING  
AN IRON REBAR LOCATED ON  
THE LINE BETWEEN LOTS 8 & 9

BEARING	LENGTH
S63°24'35"E	10.00
S26°35'25"W	20.00
N63°24'35"W	20.00
N26°35'25"E	20.00
S63°24'35"E	10.00

LINE TABLE  
LOT 2 WATER SUPPLY  
EASEMENT ACROSS LOTS 9 & 10

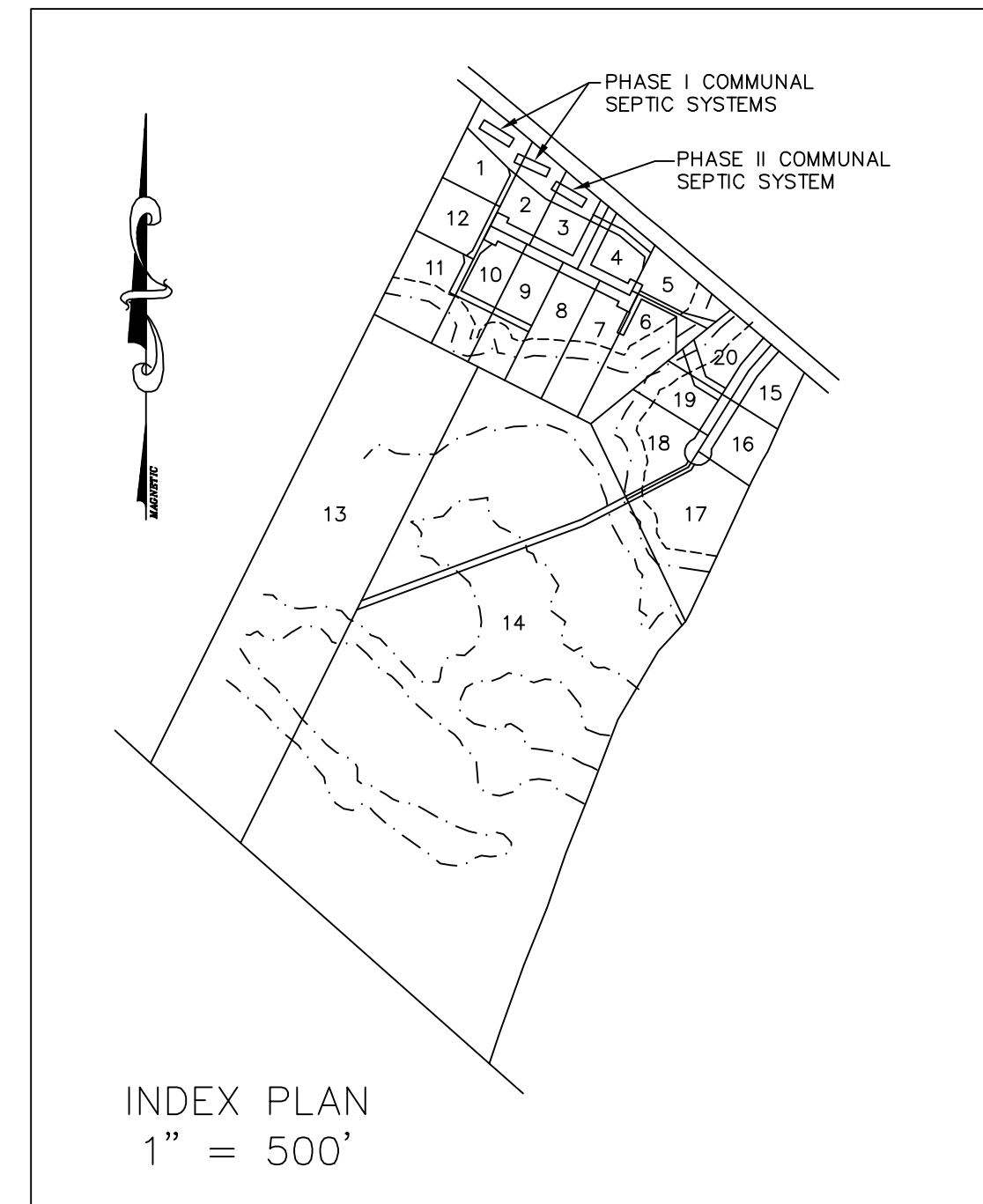
POINT OF BEGINNING  
AN IRON REBAR LOCATED ON  
THE LINE BETWEEN LOTS 9 & 10

BEARING	LENGTH
S63°24'35"E	10.00
S26°35'25"W	20.00
N63°24'35"W	20.00
N26°35'25"E	20.00
S63°24'35"E	10.00

LINE TABLE  
LOT 1 WATER SUPPLY  
EASEMENT ACROSS LOT 12

POINT OF BEGINNING  
A CALCULATED POINT LOCATED  
S63°14'45"E, 39.55' FROM  
AN IRON REBAR AT THE CORNER  
BETWEEN LOTS 1 & 12

BEARING	LENGTH
S63°14'45"E	20.00
S26°35'25"W	52.58
N63°24'35"W	20.00
N26°35'25"E	52.63



LINE TABLE  
WASTEWATER EASEMENT  
ACROSS LOTS 1,2,9-12

POINT OF BEGINNING  
AN IRON REBAR LOCATED ON THE  
CORNER OF THE HAMMERHEAD  
BETWEEN LOTS 10 & 12

BEARING	LENGTH
S63°24'35"E	28.79
S51°08'11"W	45.53
S26°45'15"W	123.30
S63°24'35"E	232.44
S26°35'25"W	20.00
N63°24'35"W	261.50
N26°35'25"E	97.69
N06°32'26"W	25.52
S63°14'45"E	10.26
N51°11'28"E	22.75
N26°35'25"E	250.56
N14°33'09"W	19.43
S51°08'54"E	33.55
S26°35'25"W	85.05
S04°05'08"E	44.20
N63°24'35"W	28.54
S26°45'15"W	90.00

LINE TABLE  
PHASE II SHARED PRIVATE ROAD  
EASEMENT/RIGHT-OF-WAY

POINT OF BEGINNING  
A REBAR TO BE SET AT THE  
NORTHWEST CORNER OF LOT 15  
ALONG THE TOWN HIGHWAY R.O.W.

BEARING	LENGTH	RADIUS
S41°05'32"W	100.34	
S31°50'02"W	253.29	
	183.50	40.00
N31°50'02"E	258.15	
N41°05'32"E	104.97	
S49°07'43"E	60.00	

LINE TABLE  
PHASE II WASTEWATER EASEMENT  
ACROSS LOTS 19 & 20

POINT OF BEGINNING  
A REBAR TO BE SET ON THE LOTS  
19/20 PROPERTY LINE ALONG THE  
EDGE OF THE SHARED ROAD  
EASEMENT/RIGHT-OF-WAY

BEARING	LENGTH
N31°50'02"W	20.00
N58°09'58"W	68.41
N18°07'26"W	114.07
S50°51'23"W	42.85
S18°07'26"E	113.28
S58°09'58"E	82.98
N31°50'02"W	20.00

LINE TABLE  
PHASE II LOT 17 WASTEWATER  
EASEMENT ACROSS LOT 18

POINT OF BEGINNING  
A CALCULATED POINT ON THE LOTS  
17/18 PROPERTY LINE. SAID POINT  
BEARS S31-50-02W, 55.0' FROM THE  
CENTER OF THE CUL-DE-SAC

BEARING	LENGTH	RADIUS
S62°28'47"W	13.81	
N05°44'38"W	37.39	
N33°06'44"E	10.35	
	33.30	40.00
S31°50'02"W	15.00	

TOWN OF GEORGIA  
RECEIVED FOR RECORD  
\_\_\_\_\_  
MAP SLIDE \_\_\_\_\_  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ MINUTES \_\_\_\_\_ M  
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REQUIREMENTS AND CONDITIONS OF SAID  
RESOLUTION.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
BY \_\_\_\_\_, CHAIR.

TOTAL STATION SUBDIVISION SURVEY - LANDS OWNED BY  
SANDY BIRCH ROAD, LLC - PHASE II

SANDY BIRCH ROAD GEORGIA, VT  
SCALE: 1 INCH = 80 FT. SHEET 2 OF 2

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS SURVEY IS CORRECT BASED  
UPON DEED RESEARCH, PREVIOUS MAPS NOTED, PHYSICAL EVIDENCE FOUND AND  
SUBDIVIDED AS DIRECTED BY TIMOTHY REED.  
THIS PLAT CONFORMS WITH 27 V.S.A. SEC. 1403.

BRAD M. RUDERMAN & ASSOCIATES, INC.  
CIVIL ENGINEERS • LAND SURVEYORS  
HARTLAND, VERMONT  
MARCH 14, 2024





# GEORGIA VERMONT

## DRB MEETING Tuesday, March 19, 2024 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

#### BOARD PRESENT IN PERSON

Chair Suzanna Brown

Charles Cross

Gilles Rainville

Lisa Faure

#### BOARD PRESENT VIA ZOOM

Greg Drew

Glenn Sjoblom

#### BOARD ABSENT

Vice Chair James Powell

#### PUBLIC PRESENT VIA ZOOM

Lorraine Palermo

#### A. Reorganization

- S. Brown nominated for Chair.

Motion made by Rainville, Seconded by Cross.

Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom, Faure

- C. Cross nominated for Vice Chair.

Motion made by Rainville, Seconded by Chair Brown

Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom, Faure

**2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**

Alternates- Two new alternates are needed for the DRB, three names have been submitted:

- Jared Waite, Engineer and currently on the Planning Commission
- Chris Caspers, Engineer
- Ken Mink, Conservation Commission

S. Brown requests any new alternates come to DRB meetings so they are familiar with regulations and current projects.

G. Drew recommends discussion after a move to Deliberations.

**3. PUBLIC HEARINGS**

**4. APPROVAL OF MINUTES**

A. DRB Meeting Minutes February 20, 2024

Minutes approved with changes to:

- Line 45, change “one lot” to “Bullock Road down to Georgia Shore”
- Line 49, change “the road” to “Georgia Shore Road”
- Line 53 will be deleted.
- Line 84, include “for houses” and delete language regarding rear entrance driveways.
- Line 108, include “pull-off for busses” language.
- Line 142, change “will” to “may”.

Motion made by Sjoblom, Seconded by Rainville.

Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom, Faure

**5. OTHER BUSINESS**

A. Decision Letters

- Review of the Desautel (SA-001-24) Decision Letter. Motion to approve decision with changes and additions.

Motion made by Drew, Seconded by Cross.

Voting Yea: Chair Brown, Cross, Drew, Rainville, Faure

Voting Abstaining: Sjoblom

- Review of the 864 Ethan Allen Highway, LLC Decision Letter. Motion to approve decision with changes and additions.

Motion made by Cross, Seconded by Faure.

Voting Yea: Chair Brown, Cross, Drew, Rainville, Faure

Voting Abstaining: Sjoblom

**6. PLAN NEXT MEETING AGENDA**

- A. April 2, 2024 meeting cancelled.  
April 16, 2024 is our next DRB meeting date.

**7. DELIBERATIONS**

Motion to move to Deliberative session.  
Motion made by Cross, Seconded by Rainville.  
Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom, Faure  
Motion to exit Deliberative session.  
Motion made by Rainville, Seconded by Cross.  
Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom, Faure  
Motion to present Jared Waite and Chris Caspers to the Selectboard as alternates to the DRB.  
Motion made by Rainville, Seconded by Drew.  
Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom, Faure

**8. ADJOURN**

Motion to adjourn at 9:05 pm  
Motion made by Rainville, Seconded by Cross.  
Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom, Faure

**Posted to the Town website.**

**Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator**  
**Phone: 802-524-3524 | Fax: 802-524-3543 | Website: [townofgeorgia.com](http://townofgeorgia.com)**



# GEORGIA VERMONT

## PERMIT FEE SCHEDULE

Approved by the Georgia Selectboard on December 11, 2023

**Recording Fee for all Zoning Permits.....\$15 / page – Max of \$60**  
 (Includes Cert. of Occupancy, Cert of Compliance, RBES, DRB Decisions & is in addition to the permit fee)  
**Recording for Mylars..... \$25.00**

### New Construction

(Includes rebuilding, replacement, relocation of structures on a lot.)

Residential - Includes Occupancy Permit Fee	\$750	<b>\$1,000</b>
Impact Fee (required for each new dwelling unit)	\$4,500	
Multi-Family - Includes Occupancy Permit Fee	\$500 / Unit	<b>\$750 / unit</b>
Impact Fee (required for each new dwelling unit)	\$4,500 per unit	
Commercial & Industrial	\$500 + .25ft <sup>2</sup>	<b>\$1,000 + .50 ft<sup>2</sup></b>
Accessory Dwelling Unit (ADU) / Accessory Apartment	\$300 / Unit	<b>\$500</b>
Impact Fee (required for each new accessory apartment)	\$1,100	
Renewal or amendment of zoning permits	50% of the original fee	
Zoning Permits after the fact	Twice the original permit fee	
Review Residential Building Energy Standards (RBES) & VTrans	\$15.00	

### Accessory Permits:

(Includes residential garages, carports, residential greenhouses, sheds, storage buildings and similar structures)

100 Square feet or less	No Permit Required <sup>1</sup>	
More than 100 square feet	\$100	<b>\$150</b>
Pools, decks, porches, fences, etc.	\$100	<b>\$150</b>
Fences less than five (5) feet in height	No Permit Required <sup>2</sup>	
Home Occupations / Industry Permits	\$100	<b>\$250</b>
Sign	\$100	
Certificate of Occupancy (Required after completion of all permits)	\$50	
Certificate of Occupancy (Residential, Commercial and Developments)	\$150	
Certificate of Occupancy (More than one year after completion)	Twice the original	
Certificate of Compliance	\$50 (doubled if required < 2 business days)	<b>\$75</b>

### Additions/Alterations:

Residential	\$100	<b>\$150 + .25/ft<sup>2</sup></b>
Commercial/Industrial	\$250 + .25/ft <sup>2</sup>	<b>\$500 + .50 / ft<sup>2</sup></b>
Seasonal Conversion	\$250	
Impact Fee required for seasonal conversions	\$1,165	
Agricultural Structures	No Permit Required <sup>3</sup>	

### Road Permits:

Driveway/Access Permit	\$150	<b>\$225</b>
Road Inspections	\$50/hr min 1 hour + Engineer Hourly	

### Development Review Board (Price includes abutter letters and public notices)

Variance & Waivers	\$400	<b>\$500</b>
Appeals	\$400	<b>\$500</b>
Conditional Use Residential	\$400	<b>\$500</b>
Conditional Use Commercial/Industrial	\$500	<b>\$500</b>
Concept Plan / Sketch Plan Minor (2-3 lots) (Price includes first lot/unit)	\$350 + \$50/lot or unit	
Sketch Plan Major (4 or more) (Price includes first lot/unit)	\$450 + \$50/lot or unit	<b>\$750 + \$50</b>
Final Plat Hearing Minor (2-3 lots)	\$600 + \$50/lot or unit	<b>\$500 + \$50</b>
Preliminary and Final Major (one charge inc. both)	\$900 + \$50/lot or unit	<b>\$1,000 + \$50</b>
Site Plan Review	\$500	
Boundary Line Adjustment (BLA) / Lot Line Adjustment	\$300	<b>\$500</b>
Amendment or Renewal of above plans	50% of Original Fee paid.	
Review of Mylars (each)	\$25	
Legal Review	\$500 escrow	
DRB Continuance	\$300	

*All Building permits, Certificates, DRB Decisions, RBES, HUD, VTrans, and VT Wastewater documents require recording fees in addition to permit fees. Certificate of Occupancy required to close out any building permit per 24 V.S.A. § 4449  
 Certificate of Occupancy and Impact Fees are paid for at the time of permit being issued.*

<sup>1</sup> Unless located in a Flood Hazard Zone District. See Town of Georgia Development Regulation (05.02.22)

<sup>2</sup> Unless located in a Flood Hazard Zone District. See Town of Georgia Development Regulation (05.02.22) Fences do not require setbacks, except that no fence shall be constructed in a Town or State highway right-of-way without the property-owner first obtaining a right-of-way permit from the Georgia Selectboard (see 19 V.S.A. Section 1111) or Vermont Agency of Transportation, respectively.

<sup>3</sup> (barns, sheds, silos, sugarhouses, and similar structures directly utilized in the operation of a farm “Farm” is defined by VT Agency of Agriculture, Food & Markets (VAAFMM) See definitions at agriculture.vermont.gov. Prior to construction of farm structures, the farmer must notify the Zoning Administrator and the Town Clerk of the town in which the farm structure is proposed, in writing, of the proposed structure activity. The notification must contain a sketch of the proposed structure including the setback distances from adjoining property lines, road rights-of-way, and adjacent surface water. Note: You are not required to notify VAAFMM of construction of a farm structure if it is approved by the town. However, if your farm structure cannot conform to the town or state setbacks, you can apply to VAAFMM for approval alternative reasonable setbacks for that structure. Fill out the Farm Structure Variance Form to apply for a variance.

Independent Engineering Consultation/Reviews/Inspection Services are paid by the applicant if required by the Planning Commission, Development Review Board, or Selectboard as part of the permit approval or acceptance of utilities, facilities, improvements.

**TOWN OF GEORGIA  
PLANNING COMMISSION  
FINDINGS OF FACT, CONCLUSIONS & ORDER**

**NOTICE OF DECISION  
PC-008-12**

**Ray and Claudette Bouffard d.b.a. Woodnladder Realty, LLC.  
Site Plan Amendment**

This matter came before the Georgia Planning Commission on the application of Raymond and Claudette Bouffard, d/b/a Woodnladder, LLC., hereafter referred to as the applicants, for approval of a Site Plan Amendment for the Georgia Market at 962 Ethan Allen Highway. A Notice of Public Hearing was duly published in the Milton Independent on May 24, 2012, and all adjoining property owners were notified.

The Planning Commission held a public hearing on June 12, 2012. The Applicant, Ray Bouffard, was present at the hearing. No other interested persons were present.

Applicants submitted plans entitled, "C-1 Site Plan, WoodnLadder, LLC. Store Renovation, 962 Ethan Allen Highway, Georgia, VT," dated 11/10/10, last revised 5-30-12, and prepared by Cross Consulting Engineers, PC.

Based on the above-mentioned public hearing and the documents contained in the file for this proposal, the Planning Commission enters the following Findings of Fact, Conclusions and Order.

**FINDINGS OF FACT**

NOTE: The application, any and all relevant evidence presented to the Commission, and the minutes of the hearing conducted by the Town of Georgia Planning Commission, and all relevant information from public records and sources, 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 Commission's decision.

- 1) Applicants are requesting approval to amend a previously approved and amended Site Plan (see PC-020-09 approval and amendments PC-004-11, PC-008-11, and PC-012-11) for the Georgia Market, located at 962 Ethan Allen Highway in the South Village Core District. The purpose of this request is to change the direction and location of the parking spaces delineated in the approximate center of the subject parcel, and to address the installation requirements of a previously approved sidewalk.
- 2) The parcel is 3.96 acres with 356' of frontage on Ethan Allen Highway. No wetlands, flood plains, steep slopes or other development limiting features are present on the lot. The easterly portion of the parcel is wooded and undeveloped. The westerly portion of the parcel is developed with Applicants' business, the Georgia Market. Prior permits issued for this commercial property include: 1971 Zoning Board of Adjustment (ZBA) permit for a Grocery Store, 1971 ZBA permit for installation of the gas pumps, Act 250 Land Use Permit 6FO012 for Grocery store and gas pumps, 1991

ZBA variance for canopy installation over gas pumps, 1996 Wastewater permit WW-6-0357, and amendments to same.

- 3) There are currently 27 approved parking spaces running in an east/west direction, or parallel to the store, located in the approximate center of the parcel (see areas A-9 and B-18 on site plan approved September 27, 2011, and recorded at Map Slide 218). Applicants are proposing to locate 26 parking spaces to run in a north/south direction, or perpendicular to the store, in the area (see areas A-9 and B-17 on proposed site plan). Applicants further propose the addition of one parking space to area "C" and one parking space designated as area "F" on the proposed site plan. Area "A", nearest the store, incorporates two handicapped accessible parking spaces. Applicants have also added a "golf cart" parking area on the westerly side of the store to accommodate campers from the adjacent Homestead Campground.
- 4) Pursuant to Section 5030.1(2) of the zoning regulations, parking requirements for applicants' proposal are as follows: *one parking space for every 200 square feet of retail space plus one for each employee per the largest working shift*. Applicants' proposal, therefore, requires a total of 58 parking spaces ( $9,880/200 = 49.4 + 8 = 58$ ). Applicants' proposal delineates nine spaces in area A, 16 spaces in area B, four spaces in area C, four spaces in area D, 25 spaces in area E, and one space in area F for a total of 60 designated spaces. Applicants' proposal meets and exceeds the parking requirements of Section 5030.1(2).
- 5) Applicants are also requesting a minor amendment to the approved landscaping plan. The tree located near parking area B is too close to the monitoring well which monitors the fuel tank area ground water. The tree will be relocated to the open area at the westerly edge of parking area E.
- 6) Applicants have reflected the removal of the pre-existing parking area entrance and the installation of the culvert through that area as required.
- 7) Applicants' engineer has indicated that the proposal will not require amendments to existing state permits as the grading and impervious surface remains the same.
- 8) Applicants are also requesting an amendment to the Planning Commission's previous order that sidewalks be installed as previously approved prior to the issuance of a final Certificate of Occupancy for this project. Pursuant to Section 4020.4, a Conditional Certificate of Occupancy was issued by the zoning administrator for building permit BP-077-11, wastewater permit WW-6-0357-4, and site plan approvals PC-004-11, PC-008-11, and PC-012-11. The Conditional Certificate of Occupancy was issued in order to allow applicants to occupy and use the new store prior to the completion of all requirements of the aforementioned permits. Applicants' engineer submitted a letter with the CCO application delineating those items as yet to be completed. At the time of this hearing, applicants had completed all outstanding requirements for the final Certificate of

Occupancy with the exception of the installation of the sidewalk. Applicants are currently requesting a clarification with regard to sidewalk design and construction based on the recently issued Georgia South Village Bicycle and Pedestrian Feasibility Study dated May, 2012. While applicants are ready and willing to install the required sidewalks at any time, prior to doing so, applicants want to insure that the town's design plans are final. Applicants are requesting that, in lieu of installation of the required sidewalks at this time, applicants be allowed to escrow funds with the town in an amount equal to the cost of installation of said sidewalks until the town has determined specific sidewalk design criteria in order to obtain a final Certificate of Occupancy for this project.

### CONCLUSIONS

1. Applicants have submitted all relevant information required by the Georgia Zoning Bylaws and Subdivision Regulations.
2. This application was reviewed as a Site Plan Amendment pursuant to the requirements and standards outlined in the Zoning Regulations. Particularly, it was reviewed under the parking requirements of Section 5030.1(2) of the Zoning Regulations, the South Village Core Zoning District requirements in Section 3075 of the Zoning Regulations, and the Site Plan Standards in Section 4050 of the Zoning Regulations. The application was deemed consistent with these standards and requirements.
3. The new site plan is an improvement of traffic flow and parking.

### ORDER

Based on the Findings of Fact and Conclusions set forth above, the Georgia Planning Commission approves the Site Plan Amendment subject to the conditions listed below. One Mylar copy and one paper copy of the final Site Plan with all applicable revisions shall be submitted to the Planning Office.

This approval is subject to the following conditions:

1. The Planning Commission grants the requested amendment for a change of direction and location of the parking spaces as presented on the submitted plans.
2. The amended site plan Mylar must be signed by the chair of the Planning Commission and filed with the Town Clerk within 180 days of the Planning Commission's final approval.
3. The Planning Commission grants applicants' request to escrow funds for the construction of the sidewalk as previously approved. Applicants shall obtain an

estimate for the cost of construction of the required sidewalk from a qualified professional and said cost estimate shall be submitted to the Zoning Administrator for inclusion in the file. Based on the estimated cost of construction of the previously approved sidewalk, applicants shall place funds in escrow in an interest bearing account with the Town of Georgia equal to said cost estimate. At such time as the Planning Commission has determined final design and construction requirements for sidewalks in the South Village Core District, said funds, together with accrued interest, shall be disbursed to applicants for actual sidewalk construction. Upon completion of the required sidewalks, applicants' engineer shall certify same in writing to the Zoning Administrator.

4. No changes, erasures, modifications, or revisions other than those required by this decision shall be made on the plat after Site Plan approval, unless said plat is first resubmitted to and approved by the Planning Commission. In the event the plat is recorded without complying with this requirement, the plat shall be considered null and void.
5. This project shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the Planning Commission and on file in the Town Office, and in accordance with the conditions of this approval.
6. All 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 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 \_\_\_\_\_ day of July, 2012.

By \_\_\_\_\_  
Peter Pembroke, Chair  
Georgia Planning Commission

Vote to approve: in favor –7      opposed –0      abstain - 0.

Commission members participating in this decision: Peter Pembroke, Becky White, George Bilodeau, Anthony Heinlein, Geoffrey Sweeney, Suzanna Brown and Maurice Fitzgerald.



Appeal Information:

This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceedings before the Planning Commission. 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 Administrative Officer, 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 to every interested person.

**TOWN OF GEORGIA  
PLANNING COMMISSION  
FINDINGS OF FACT, CONCLUSIONS & ORDER**

**NOTICE OF DECISION  
FP-001-23**

**Owner/Applicant: Vinton R & Janice S Gaudette/ Tim Blair  
Final Plat for a 3-lot Minor Subdivision**

This matter came before the Georgia Development Review Board (DRB) on the application of Vinton R & Janice S Gaudette/ Tim Blair, hereafter referred to as Applicant, for Final Plat approval of a 3-lot minor subdivision on the property owned by Applicant at 1050 Ethan Allen Highway in the South Village (SV) zoning district. A Notice of Public Hearing was duly published on February 3, 2023, in the St. Albans Messenger, and all adjoining property owners were notified.

The DRB held a public hearing on February 21, 2023. Applicant Vinton R. Gaudette and his engineer, Peter Mazurak, were present.

Applicant has submitted a site plan titled "Georgia Auto Parts, 1050 Ethan Allen Highway, Georgia, VT" prepared by Apex Engineering, LLC dated 12/01/2022.

Based on the above-mentioned public hearing, plans submitted, and additional documents contained in the planning file 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 Commission, and the minutes of the hearing conducted by the Town of Georgia DRB on May 17, 2022, and February 21, 2023, 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. Applicant is requesting final plat approval for a 3-lot minor subdivision at 1050 Ethan Allen Highway in the South Village (SV) zoning district. Sketch plan review was conducted on May 17, 2022, and the associated sketch plan letter was mailed to the Applicant on June 17, 2022.
2. The subject parcel is located at 1050 Ethan Allen Highway and consists of  $\pm 1.84$  acres with an existing retail establishment, storage rental units, vacant/orchard. Said parcel is benefitted by  $\pm 200.58$  ft of road frontage along Ethan Allen Hwy &  $\pm 119.71'$  of road frontage along VT 104a.
3. The subject parcel is entirely located within the South Village (SV) zoning district. As proposed, the land meets the requirement for the subdivision with setbacks, road frontage and acreage as required by the currently warned draft Town of Georgia Development Regulations dated May 2, 2022.

4. Lot 1 will consist of ±.573 acres. Contained on this lot will be the existing retail establishment and parking along with a 30' ROW to access storage units on lot 2 and 104a. Lot 1 has approximately ±130.73' ft of road frontage along Ethan Allen Hwy. Lot 1 has a 35' ROW for access to lot 3. Map shows 13 parking spaces for the existing retail establishment.

Lot 2 will consist of ±.949 acres and will contain the existing storage rental units. Lot 2 is benefited by approximately ±119.71 ft of road frontage along VT104a. A 30' ROW allows access to Lot 1 from VT104a. There is a proposed sidewalk along VT104a on Lot 2.

Lot 3 will consist of ±.321 acres of a vacant lot containing a small orchard. Lot 3 has approximately ±.69.85 ft of road frontage along Ethan Allen Hwy. Lot 3 contain the existing wastewater area of Lot 1 and wastewater replacement area of Lot 1. Lot 3 contains a 25' wastewater easement ww-6-0188.

5. The Applicant received approval (Permit ID #4365) from VTrans to modify two existing commercial accesses per standard B-71B for a three lot subdivision.
6. Applicant has provided an "Ability to Serve" letter from the Town of Georgia Fire Chief indicating the ability to provide emergency services to the proposed subdivision.
7. Applicant has submitted draft Deed language for the three lots. Deeds have been reviewed by the Town of Georgia. Applicant submitted \$500 with Draft Legal Review Application (DRL-002-23) to cover the legal review of the deeds and any other required legal instruments by the attorney for the Town of Georgia. Any funds not expended on the legal review will be refunded to the Applicant.

Applicant shall submit draft deeds and any other associated legal instruments for all impacted lots and public infrastructure for review and approval by the attorney for the Town of Georgia. All requested revisions must be complete before the Plat may be recorded. Only instruments approved by the Town of Georgia may be recorded in the Town of Georgia Land Records. The attorney for the Town of Georgia must approve the subdivision plat prior to filling the final plat on mylar.

8. The following members of the DRB were present for the Final Plat public hearing on February 21, 2023, constituting a quorum: Suzanna Brown, Jamie Comstock, Greg Drew, Gilles Rainville Jr, and Lisa Faure. See meeting minutes for a list of others present.
9. The regulations in effect at the time of the decision: **Municipal Town Plan**, last amended January 9, 2017; **Town of Georgia Development Regulations**, warned May 2, 2022.

### CONCLUSIONS

1. The applicants have submitted all relevant final plat information required by the Georgia Development Regulations.
2. This application was reviewed as a minor subdivision pursuant to the requirements and standards outlined in Article 4, Subdivision Approval; Article 2, Zoning Districts and Land Uses and Dimensional Standards; and Article 7, Planning and Design Standards, of the Town of Georgia Development Regulations. The application was deemed consistent with the above-mentioned standards and requirements.
3. The approval of the final plat is based on all final plat and sketch plan documents contained in the Vinton R & Janice S Gaudette/ Tim Blair SK-003-22 and FP-001-23 folders in the DRB files.

### ORDER

Based on the Findings of Fact and Conclusions set forth above, the Georgia DRB approves the Final Plat for three lot minor subdivision and site plan subject to the conditions listed below:

1. The submitted plans shall indicate the following:
  - a. Lots within the subdivision numbered in alternating order.
  - b. Building envelopes showing proposed setbacks.
  - c. Calculated metes and bounds for all rights of way and easement areas.
  - d. Wastewater details with associated isolation areas, calculated metes and bounds of any easements.
  - e. Drilled wells and well isolation areas.
  - f. Drainage details.
  - g. Erosion control details.
  - h. Stormwater details.
  - i. Current and proposed contour lines at 5' intervals.
  - j. Existing and proposed utilities
  - k. Existing and proposed driveways.
  - l. Existing landscaping details.
  - m. Typical cross sections of the proposed grading of roadways.
  - n. Natural features of the proposed site including wetlands with associated required buffers, streams with associated required buffers, prime agricultural soils, rock outcroppings, and slopes > 25%.
  - o. Include the general outline of abutting properties to get the full scope of the location
  - n. DRB and Town Clerk signature blocks.
2. The final plat plan 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 Final Plat submitted on Mylar measuring 18” by 24” with signature, shall be filed by the subdivider with the Town Clerk within 180 days of the DRB’s signed written decision. Final approval shall expire if the Final Plat is not filed by the subdivider within the 180-day period. One ninety (90) day extension may be granted pursuant to Title 24 Ch. 117, Section 4463(b)(1), Vermont Statutes Annotated.

a. Approval expires October 16, 2023.

4. Deed language for the lots shall include easement and right of way for ingress and egress and the installation of utilities over a strip of land of at least 30 feet wide that connects U.S. Route 7 and Vermont Route 104A, as depicted as “Floating 30’ ROW- See Note 8” on the Plat. Said easement and right of way is to be used in common with the owners of Lots 1, 2 and 3 as depicted on said plans of land.

Deed language for the lots shall include an easement and right of way for ingress and egress and the installation of utilities over a strip of land 35 feet wide over Lot 1 in favor of Lot 3 as depicted as “30’ ROW in Favor of Lot 3” on the Plat. This right of way shall connect to the Floating 30’ ROW as mentioned above.

Deed language for the lots shall also include an easement for access to, maintenance of, and repair to an existing and proposed wastewater disposal systems on Lot 3 in favor of Lot 1. The easement consists of the entire area of Lot 3.

Deed language for the lots shall include an easement for access to, maintenance of, and repair to an existing drilled well located on Lot 2 in favor of Lot 1. The easement consists of a strip of land 46 feet wide over Lot 2 as depicted as “Well Easement in Favor of Lot 1 & 3” on the Plat.

5. Beyond what is noted in this letter, the Applicant is responsible for securing any and all necessary permits to complete this project. Applicant to apply for state wastewater permit. Deed languages for the lots shall include all state permits, ACT 250 and VTrans permits. Copies of all required state permits shall be submitted to the Zoning Administrator upon receipt.
6. Applicant will install sidewalks on Lots 2 (along 104A) by September 2023; sidewalks will be installed on Lot 1 & 3 (along Route 7) by September 2024. Aprons will be replaced at the same time. Town of Georgia Development Regulations Article 7, Section 7.8 “Pedestrian Accessibility”.
7. Prior to the commencement of any construction of additional structures or land development on any of the three lots, Applicant shall obtain Site Plan Approval from the DRB and/or any requisite zoning permit(s) from the Town Zoning Administrator. All structures shall meet the setback requirements of the zoning district as identified in the Georgia Development Regulations.

8. 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.
9. Applicant shall ensure all businesses, structures or storage units have been addressed and properly labeled according to 911 standards.
10. 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.
11. 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 18<sup>th</sup> day of April 2023.

By   
Suzanna Brown  
Georgia DRB Chair

DRB members participating in this decision: Suzanna Brown, Greg Drew, Gilles Rainville, Jr., Jamie Comstock and Lisa Faure.

Vote to approve: In favor - 5, Opposed - 0, Abstain – 0, Absent 2.

**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.

