



# GEORGIA VERMONT

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## DRB Meeting Tuesday, December 19, 2023 Chris Letourneau Meeting Room and via Zoom Agenda

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### 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. Sketch Plan Review (SK-006-23) for Sandy Birch Road LLC proposed 7-Lot Major PUD subdivision on the 34 acre property between Sandy Lane and 1085 Sandy Birch Road, Parcel ID# 113220014 in the AR-3 Zoning district.
4. **APPROVAL OF MINUTES**
  - A. DRB Meeting Minutes November 21, 2023
5. **OTHER BUSINESS**
6. **PLAN NEXT MEETING AGENDA**
  - A. January 2, 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)

**Location of Property:**

Sandy Birch Road

Parcel ID No.: 113220000

Zoning District: AR-3

Deed Reference: Volume 317 Page 311

Size of Parcel: 34 acres

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

Permittee name: Sandy Birch Road LLC Planned Unit Development

Date: \_\_\_\_\_ Map # \_\_\_\_\_

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

Permittee name: Sandy Birch Road LLC Planned Unit Development

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

**Description of proposed project: (Please describe here or attach a separate proposal)**

Proposed seven-lot, six residential unit subdivision of retained Lot 14. Lots 15-20 to be approved for single-family dwellings; Lot 14 (revised) will be owned in-common. All lots to be served via a new shared private road; shared wastewater disposal system; and, onsite drilled wells.

**Number and size of lots proposed (including all building lots, common area lots, retained lots, and donated/ open space lots):**

Lot 14 (revised): 24.5 acres; Lot 15: 0.66 acres; Lot 16: 0.74 acres; Lot 17: 3.33 acres; Lot 18: 3.12 acres; Lot 19: 0.69 acres; Lot 20: 0.92 acres.

**If a PUD, are you requesting waivers for proposed lot size & setbacks?**

Yes  No (If yes please describe here)

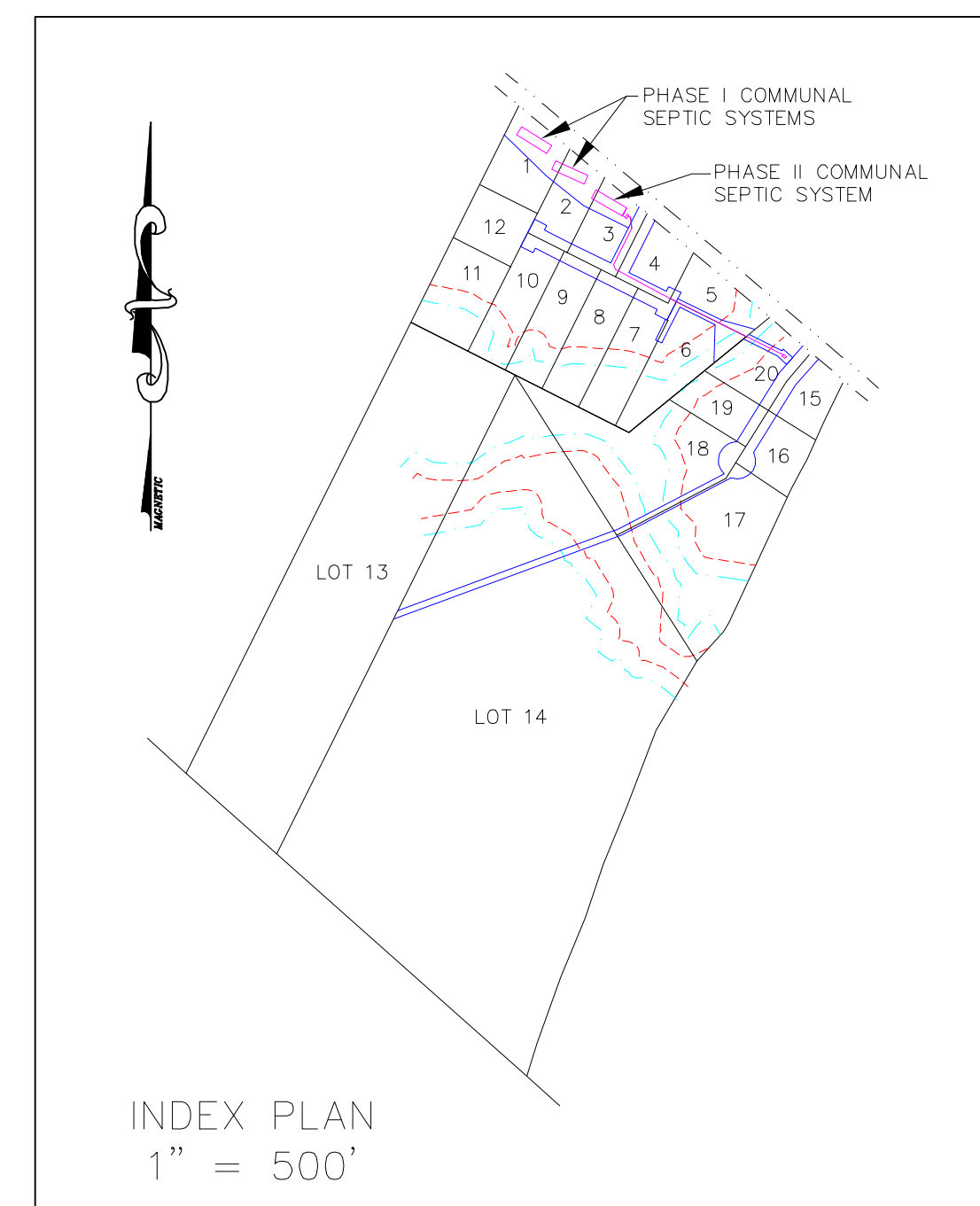
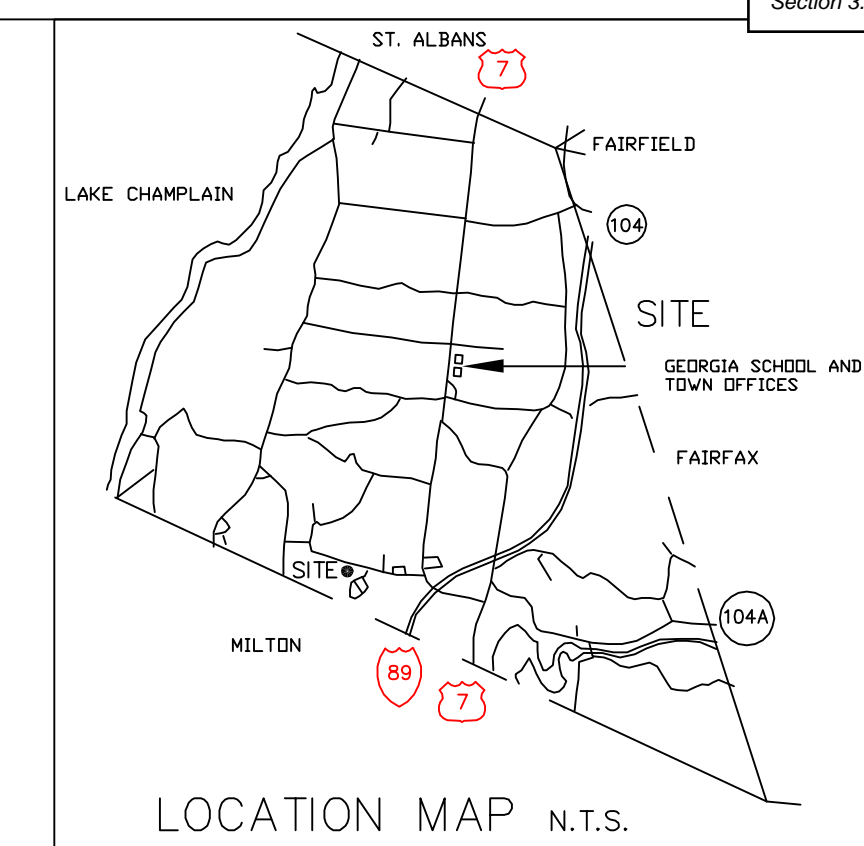
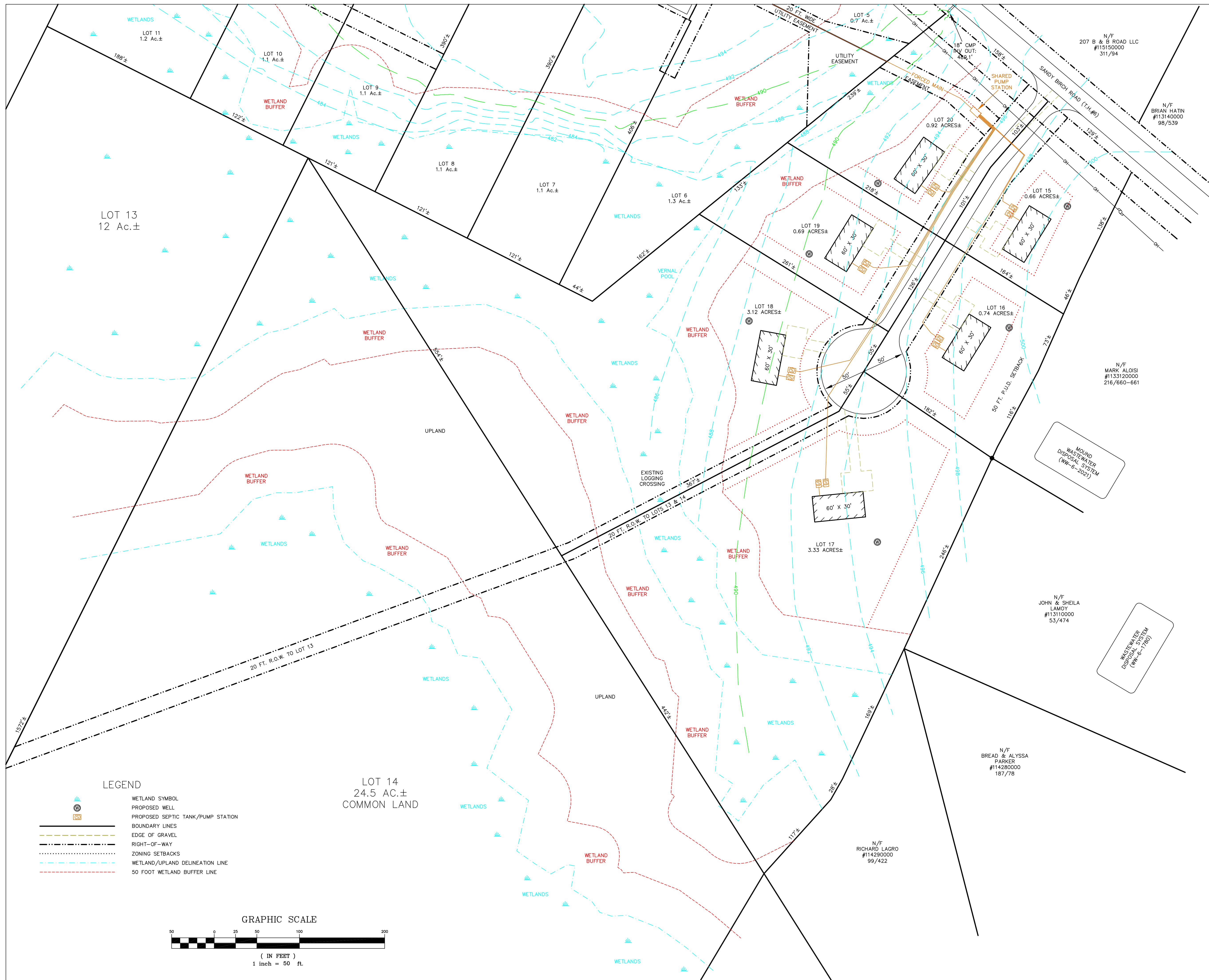
Waivers for reduced minimum road frontage and minimum lot sizes.

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

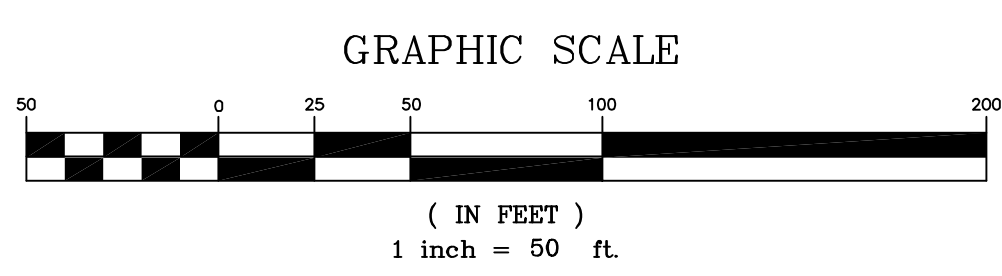
Sandy Birch Road LLC - Phase II Sketch Plan

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

See attached list.



- LEGEND**
- WETLAND SYMBOL
  - PROPOSED WELL
  - PROPOSED SEPTIC TANK/PUMP STATION
  - BOUNDARY LINES
  - EDGE OF GRAVEL
  - RIGHT-OF-WAY
  - ZONING SETBACKS
  - WETLAND/UPLAND DELINEATION LINE
  - 50 FOOT WETLAND BUFFER LINE



**GENERAL NOTES**

- PROPERTY IS OWNED BY SANDY BIRCH ROAD LLC. DEED IS RECORDED IN VOL. 317, PGS. 311-312 OF THE GEORGIA LAND RECORDS, DATED OCTOBER 11, 2018. PARCEL ID #113220000.
- ONSITE WETLANDS WERE DELINEATED BY THIS FIRM, JUNE 2023. A SITE VISIT WAS MADE WITH JULIE FOLLENSBEE, DISTRICT WETLANDS ECOLOGIST, JUNE 6, 2023 TO CONFIRM THE DELINEATION. ALL WETLANDS ARE CLASS II.

SANDY BIRCH ROAD LLC SANDY BIRCH ROAD GEORGIA, VERMONT		
PHASE II – SKETCH PLAN		
BRAD M. RUDERMAN & ASSOCIATES, INC. 28 U.S. ROUTE 5 NORTH HARTLAND, VERMONT (802) 674 - 4248		
SCALE 1" = 50'	APPROVED BRAD M. RUDERMAN	DRAWN BMR
DATE DEC. 1, 2023		SHEET 1

**SKETCH PLAN REVIEW**  
**Seven (7) Lot Major PUD Subdivision**  
**SK-006-23**

<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 Sketch Plan 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 ±24.5 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 ± 3.33 acres.
- Proposed Lot 18 will consist of ± 3.12 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 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)	±24.5 acres	±0.66 acres	±0.74 acres	±3.33 acres	±3.12 acres	±0.69 acres	±0.92 acres
Lot Frontage (min) 120 ft	0	±129 ft	0	0	0	0	±158 ft
Setback, front yard (min) 50 ft	0	?	?	?	?	?	?
Setback, side yard (min) 20 ft	0	?	?	?	?	?	?
Setback, rear (min) 20 ft	0	±50 ft	±50 ft	±50 ft	?	?	?

2. **Site plans.** Applicant has submitted site plans titled “Sandy Birch Road LLC- Phase II Sketch Plan” prepared Brad M. Ruderman & Associates, Inc. dated 12/01/2023.
3. **Lot layout.** As proposed, the boundary lines are linear and proposed lots are generally regular in shape.
4. **Suitability for development.** The property is undeveloped, consisting of woods, plains, and wetlands.
5. **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.
6. **Storm water and erosion control plan during construction.** Proposed disconnection of impervious surfaces to infiltrate over moderately sloped vegetated areas.
7. **Conformance with Town Plan and Bylaws.** This project meets the minimum dimensional requirements for PUD subdivisions, with waivers for reduced minimum road frontage and minimum lot sizes.
8. **Water and Air pollution.** None listed.
9. **Pedestrian Traffic.** No sidewalks detailed in this application.
10. **Municipal Services.** Applicant shall obtain an ability to serve letter from the Town of Georgia Fire Chief prior to Preliminary Review.
11. **Individual Water Supply.** Proposed shared wastewater disposal system located within easements across Lots 2-6 & 20. Proposed individual drilled wells.

12. **Vehicular Traffic.** Lot 14 is currently accessed via a farm drive off of 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.
13. **Existing and/or proposed easements and rights-of-way.** Proposed shared wastewater disposal easement, proposed shared 60 foot right-of-way for the private road.
14. **Landscaping Plan and Lighting.** Proposed street trees. Individual lots to be landscaped per new ownership.
15. **State permits.** The Applicant shall submit any and all required State Permits with the Preliminary Plat Application. State permitting anticipated includes Water Supply and Wastewater Disposal System Permit; Stormwater Construction General Permit; Stormwater Discharge permit; and Act 250 (amendment) permit.

Respectfully submitted,

Douglas Bergstrom  
Zoning Administrator  
Planning, DRB & 911 Coordinator

cc: Applicant and Engineer



# DRB MEETING

Tuesday, November 21, 2023 at 7:00 PM  
Chris Letourneau Meeting Room and via Zoom  
MINUTES

### Zoom Details:

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

Meeting ID: 616 584 3896 | Passcode: 5243524

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

## 1. CALL TO ORDER - 7:00 PM

Call to Order at 7:02pm

### BOARD PRESENT

- Chair Suzanna Brown
- Vice Chair James Powell
- Charles Cross
- Greg Drew
- Gilles Rainville
- Glenn Sjoblom

### BOARD ABSENT

- Lisa Faure

### STAFF PRESENT

- Doug Bergstrom, Zoning Administrator
- Kollene Caspers, Zoning Clerk

### OTHERS PRESENT

- Brian & Martha Bechard
- Luke Willey, Ruggiano Engineering, FP-006-23
- Theresa Poirier
- Justin Holmes, Pinnacle Engineering, FP-005-23

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

3. PUBLIC HEARINGS

- A. Boundary Line Adjustment (BLA-002-23) for Kevin Harrison at 1420 Georgia Mountain Road Parcel ID# 104170000 Lot 1, and 1420 Georgia Mountain Road Parcel ID # 104170000 Lot 2, R-1 Zoning District.
  - The boundary line request is to adjust the plat for Applicant Harrison, to transfer ±0.758 acres from Lot 1 to Lot 2, both owned by Applicant, to allow for a new sugaring building on Lot 2.
  - The Applicant has submitted all of the application materials required by the Georgia Development Regulations.
  - No abutting property owners attended the hearing.

Motion to close hearing.

Motion made by Rainville, Seconded by Cross.  
Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

- B. Final Plat Review (FP-005-23), Site Plan Review (SP-002-23) and Conditional Use (CU-004-23) for Anthony and Lillian Gamache proposed 2-lot minor subdivision at 147 Georgia Middle Road Parcel ID# 109960000, AR-1 & AR-2 Zoning districts.
  - Justin Homles, Pinnacle Engineering appeared for Applicants Anthony & Lillian Gamache.
  - Applicants will need 60 ft ROW, requesting a waiver. Will also need a road frontage waiver for AR-2.
  - Abutting property owners the Bechard's had concerns about water in cellar, water collected 50 ft from the back pin. Justin explained there is a culvert that will drain the water from the road area and swale in the front side. Based on grading a culvert is required. Justin had photos of the area to explain the area, 4 inch drain, will go into a culvert and will cross the road.
  - Landscaping spruces may be at 5-6 ft height at planting but will grow a foot a year until maturity. This will work to screen the new building.
  - There is a high demand for housing, this four-unit dwelling structure will serve to help new residents in the town of Georgia.
  - The building from the closest house is 400 ft, within the regulations in AR-2 zone, and visibility will be low from the road based on existing landscaping.
  - Justin provided a copy of the Letter to Serve by the Town of Georgia Fire Department.
  - Motion to close hearing.

Motion made by Drew, Seconded by Cross.  
Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

- C. Final Plat Review (FP-006-23) for Simone Martin & Theresa Poirie at 1871 Oakland Station Road Parcel ID# 110740200, AR-1 Zoning district.
  - Luke Willey, Ruggiano Engineering and Theresa Poirier appeared for Simone Martin.
  - Received Letter to Serve by the Town of Georgia Fire Department.
  - Applicant is requesting a slight reduction to open space (19%) but there is a bonus lot that overcompensates for the open space reduction. This was mentioned in Preliminary Plat



reviews on December 20, 2022, February 7, 2023 and March 21, 2023 and agreed upon by the DRB.

- Applicant will submit a formal waiver request for the open space reduction and road length and frontage.
- Applicant will also need the Deed language for the lots as well as the HOA documents.
- Wetland buffer delineations on all of the lots but Lot 5 are needed. The Deeds should have wetland buffer, rock wall, and protection of the wetlands written into the Deed language. Deed Review documents are completed and ready to submit.
- Martin Lane was the first choice for road name but may not be able to use the name as there is a Martin Lane in St. Albans (this property is a St. Albans zip code.) Once name has been selected it will be submitted to e911 for approval.
- Motion to exit deliberations.

Motion made by Drew, Seconded by Cross.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

**4. APPROVAL OF MINUTES**

A. DRB Meeting Minutes October 3, 2023

Motion to approve with no changes.

Motion made by Drew, Seconded by Rainville.

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

Voting Abstaining: Vice Chair Powell

**5. OTHER BUSINESS**

A. Approve 2024 DRB Schedule

Will take the November 5th meeting date off the DRB Schedule as Election Day.

Motion to accept the 2024 DRB Schedule with the one change.

Motion made by Cross, Seconded by Sjoblom.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

**6. PLAN NEXT MEETING AGENDA**

December 5, 2023 DRB Meeting cancelled, there are no items on the agenda.

**7. DELIBERATIONS**

Motion to enter Deliberative Session at 8:30pm

Motion made by Drew, Seconded by Rainville.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

Motion to exit Deliberative Session at 9:02pm

Motion made by Rainville, seconded by Cross.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

**8. ADJOURN**

Motion to adjourn meeting at 9:05 pm

Motion made by Rainville, Seconded by Cross.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

**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)**