



GEORGIA VERMONT

DRB MEETING

Tuesday, October 21, 2025 at 7:00 PM
Chris Letourneau Meeting Room and via Zoom

Agenda

Zoom Details:

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

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

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

1. **CALL TO ORDER - 7:00 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **PUBLIC HEARINGS**
 - A. BLA-002-25 Coolbeth, Two Parcel Boundary Line Adjustment
 - B. SK-005-25/DRB-001-25, 17 Black Walnut, LLC
4. **APPROVAL OF MINUTES**
 - A. DRB Meeting Minutes: October 7, 2025
5. **OTHER BUSINESS**
 - A. SK-004-25, Gray Decision Letter
 - B. SA-003-25 Tourville Decision Letter
6. **PLAN NEXT MEETING AGENDA**
 - A. November 18, 2025
7. **DELIBERATIONS**
8. **ADJOURN**

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

Minutes and videos of the meetings are posted on the Town of Georgia website.

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator



GEORGIA

VERMONT

Section 3. Item #A.

DATE: 9/19/25 PERMIT NUMBER: BLA - 002 - 25

BOUNDARY LINE ADJUSTMENT APPLICATION

The undersigned owners/applicants hereby make application to undertake land development as defined in the Town of Georgia Development Regulations. The owners/applicants hereby swear and affirm that all of the information and representations made are true and accurate. Permit is issued based on accuracy of information provided; if false or inaccurate, permit may be revoked.

Pursuant to 24 VSA Chapter 117, Section 4463, "Before any plat is approved, a public hearing on the plat shall be held by the appropriate municipal panel after public notice." Plat will be heard by the Development Review Board (DRB) prior to recording of BLA plat.

Submission requirements: An application for Boundary Line Adjustment will consist of one full to scale paper survey, two 11"x17" copies, and supporting data which will include those items listed on this application form and the attached sheet. The application will not be deemed complete until all the applicable materials have been submitted. Failure to submit a complete application as defined shall be grounds for denial of the application by the Zoning Administrator.

Owner(s) of Parcel #1:

Dan & Tina Coolbeth

PO Box 422

Milton, VT 05468

Telephone: (802) 598-6066

Owner(s) of Parcel #2:

Dan & Tina Coolbeth

PO Box 422

Milton, VT 05468

Telephone: (802) 598-6066

Location of Property #1: 211 Mills Road

Parcel ID No.: 105160010

Zoning District: L-1 & L-2

Deed Reference: Volume 345 Page 145

Size of parcel prior to adjustment: 23.1 +/- acres

Size of parcel after adjustment: 9.0 +/- acres

Frontage of parcel prior to adjustment: 3106.46'

Frontage of parcel after adjustment: 695.36'

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

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

Location of Property #2: 211 Mills Road
Parcel ID No.: 105160010
Zoning District: L-1 & L-2
Deed Reference: Volume 345 Page 145

Size of parcel prior to adjustment: 1.9+/- acres
Size of parcel after adjustment: 16.0 +/- acres
Frontage of parcel prior to adjustment: 193.81'
Frontage of parcel after adjustment: 2613.6'

Previous subdivision of parcel(s) (if applicable):
Permittee name: Dan Coolbeth
Date: 05/02/2023 **Map #**

Previous Site Plan Approval(s) (if applicable):
Permittee name:
Date: **Map #**

List of plans, sketches, or other information submitted with this application:
S1-04 Boundary Line Adjustment Plat

Description of proposed project: This project proposes a boundary lot adjustment of lot numbers 1 and 7 along Mills Road.

Existing and/or proposed means of access to each lot: Access to each lot is existing via Mills Road and Georgia Shore Road.

Existing and/or proposed easements and rights-of-way for each lot: There are numerous easements benefiting lots #1 and 7, as well as existing lots 2, 3, 4, 5, and 6.

Location of existing infrastructure (i.e. wells, primary & replacement waste water disposal, etc.) for each lot: There is an existing cottage on Lot 7. There is a WW easement on Lot 1 benefiting lots 3, 4, 6 and 7.

List of abutting properties to the two parcels and stamped envelopes addressed to the listed abutters. Please leave the return address area blank as it will be stamped with the Town Office address in the event of a returned notice.

State permits required and/or obtained for this project (Applicants are responsible for obtaining necessary State permits. Applicants should contact the Permit Specialist at the District 6 office of the Department of Environmental Conservation at 802-879-5676 to determine if a Wastewater and Potable Water Supply Permit is required in accordance with 10 VSA Chapter 64 and the Wastewater System and Potable Water Supply Rules. If, according to the DEC, a Wastewater System and Potable Water Supply Permit is NOT required, applicants shall provide written proof from the DEC of such to the Zoning Administrator. If a Wastewater System and Potable Water Supply permit IS required, applicants shall provide a copy of same):

Section 3. Item #A.

The undersigned hereby certify and affirm that the information submitted in this application is true, accurate and complete.

Date: 9/19/2025

Dan Coolbeth

Dan Coolbeth

Owner(s) of Parcel #1

Date: 9/19/2025

Dan Coolbeth

Dan Coolbeth

Owner(s) of Parcel #2

NOTE: Upon approval of this application, a Mylar of the survey must be signed by the DRB Chair and recorded in the land records. Mylar must include those applicable items listed on the following page and two signature blocks as follows:

TOWN OF GEORGIA, VT
RECEIVED FOR RECORD

Received for record _____ A.D. 20 ____
At _____ O'clock ____ M and recorded on
Slide # _____ Map # _____
Attest: _____

This Subdivision Plat has been approved by resolution of the
Development Review Board of the Town of Georgia, VT
This _____ day of _____ 20 ____

Subject to the requirements and conditions of said resolution.
DRB Application # _____

Signed this _____ day of _____ 20 ____
By _____, DRB Chair

NOTE: Permit may be appealed within 15 days of issuance pursuant to 24 VSA Chapter 117, Section 4465. This permit expires one year from date of issuance if Mylar is not properly recorded.

FOR TOWN USE ONLY

Section 3. Item #A.

Date Received	9/19/25	Complete/Incomplete	
Permit Number	BLA-002-25	Approved/Denied	
Fee Paid	\$50	Permit Valid	
Check #	3549	Recording Fee Paid	
Hearing Date	10/21/25		

Boundary Line Adjustment Review Checklist

This checklist is intended to be used as an aid in developing a complete application for a Boundary Line Adjustment Permit. An application for a Boundary Line Adjustment shall consist of one (1) full to scale paper survey, two (2) 11"x17" copies, and supporting data which will include the following information. The Zoning Administrator may require additional information as necessary to determine compliance with the regulations.

1. Address of the subject properties.
2. Name and address of the owners of record of the subject properties.
3. Name and address of the owners of record of adjoining lands.
4. Stamped and addressed envelopes for mailing of Notice of Public Hearing
 - a. Please leave return address section blank.
5. A survey created by a registered land surveyor, drawn to scale, showing structures, roads, easements, rights of way, deed restrictions, name and address of person or firm preparing the map, scale of map, north point, date of map/revisions, and legend, current lot lines (labeled as such), proposed lot lines (labeled as such), current acreage of each lot, proposed acreage of each lot, means of accessing each lot, existing sewage disposal area for each lot, and existing water source for each lot.
6. A site location map showing the location of the project in relation to nearby town/state highways and developed areas at scale of one-inch equals one thousand feet.

Decisions:

The Zoning Administrator shall act to approve or disapprove Boundary Line Adjustment applications for review by the DRB within thirty (30) days after receipt of a complete application. Failure to act within the 30-day period shall constitute deemed approval on the 31st day.

September 18, 2025

Douglas Bergstrom
Zoning Administrator
47 Town Common Road
St. Albans, Vermont

Dear Douglas,

Bowman is submitting a boundary line adjustment application on behalf of Dan & Tina Coolbeth for a property located at 211 Mills Road in Georgia, Vermont. The parcels subject to the boundary line adjustment include number 1 and number 7. The parcel ID is 105160010. Parcel number 1 is currently 23.1 +/- acres and will become 9.0 +/- acres after the adjustment. Parcel number 7 is currently 1.9 +/- acres and will become 16 +/- acres after the adjustment.

Access to parcel 1 is existing via a gravel drive off Mills Road, but the parcel also has frontage on Georgia Shore Road. After the adjustment, access and frontage roads will remain the same. Access to parcel 7 is existing via Mills Road and not subject to change; however, after the adjustment the parcel will also have frontage on Georgia Shore Road.

There are numerous existing access and utility easements throughout the subject parcels that benefit lots 2 through 7. See attached plat for specific locations and details.

This project meets the requirements for permit exemption from the Wastewater System and Potable Water Supply Regulations.

If you have any questions or comments, please do not hesitate to contact me by email at colen.johnson@bowman.com or by phone at (802) 879-6331.

Sincerely,

Colen Johnson
Civil Engineer, Project Manager
Bowman



- PLAT REFERENCE:

- PARCEL ID: 105160000
D. & T. Coolbeth
v. 345 p. 145

SIGNED THIS _____ DAY OF _____ 202_____

BY _____ PLANNING CHAIR.

TOWN OF GEORGIA, VT.

Received for record _____ A.D. 202_____
at _____ O'clock _____ m and recorded in
Slide # _____
Attest: _____

Town Clerk

○	REINFORCING BAR (TO BE SET)
●	IRON PIPE (FOUND)
⊙	"T" SURVEY MARKER (FOUND)
⊗	REINFORCING BAR (FOUND)
△	CALCULATED POINT
⌋	UTILITY POLE
OH ———	OVERHEAD UTILITY LINE
UG ———	UNDERGROUND UTILITY LINE
X ———	BARBED WIRE FENCE
—————	EXISTING BOUNDARY LINE
—————	TIE LINE
—————	NEW BOUNDARY LINE
—————	EASEMENT LINE

Date: <u>5/13/2025</u>	Drawn By: <u>GMS/DBM</u>	Crd file: <u>20-218</u>	Project #: <u>20-218</u>
Scale: <u>1" = 100'</u>	Surveyed By: <u>BGP</u>	Field Bk: <u>325</u>	Sheet: S1-04

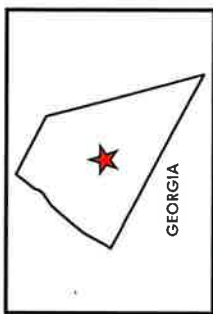
THIS PLAT IS BASED ON A FIELD SURVEY WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. FIELD EVIDENCE, PERTINENT RECORD INFORMATION, AND PAROLE EVIDENCE WAS USED IN THE CALCULATION AND DETERMINATION OF THE BOUNDARIES SHOWN ON THIS PLAT. ANY INCONSISTENCIES ARE SHOWN HEREON TO THE BEST OF MY KNOWLEDGE. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

GERALD M. STOCKMAN, L.S. #109298



478 BLAIR PARK ROAD |
WILLISTON, VERMONT 05495
802 879 6331 |
WWW.TCEVT.COM

Location



Legend

- Project Location
- VT Significant Wetland
- Stream
- Open Water

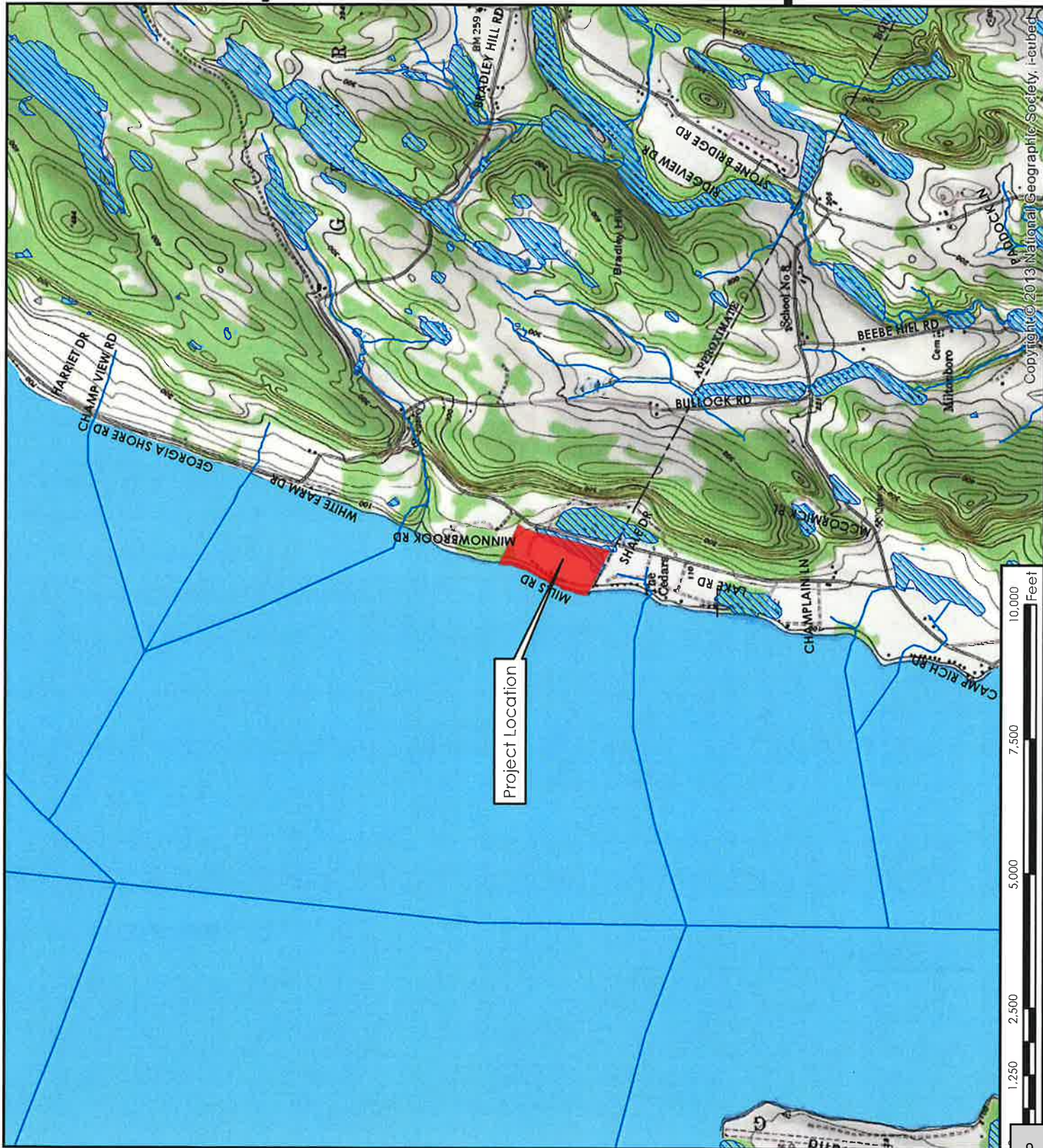
Sources: USGS 24k Topographic Maps;
Project Area by TCE (2014); VT Significant
Wetland by ANR (2019).

Disclaimer: The accuracy of information
presented is determined by its source. TCE
is not responsible for any errors or omissions that
may exist. Questions of on-the-ground location
can be resolved by site inspection and/or
surveys by a registered surveyor. This map is
not a replacement for surveyed information
or engineering studies.

Daniel Coolbeth
Mills Road
Georgia, VT

Project Location Map

Project: 20-218
Prepared By: MMH
8/11/2021
1 inch = 2,500 feet



0 1,250 2,500 5,000 7,500 10,000 Feet

**Boundary Line Adjustment
BLA-002-25**

Owner Parcel #1 & Parcel 2: Dan & Tina Coolbeth P.O. Box 422 Milton, VT 05468 PH: 802-598-6066 danrcoolbeth@gmail.com	Surveyor/Engineer: Colen Johnson, Civil Engineer/Project Manager TCE/Bowman 478 Blair Park Road Williston, VT 05495 www.tcevt.com
Property Tax Parcel & Location #1: Lot 1: 32 Mills Road and property to the South along Georgia Shore Parcel ID# 105160010,a	Property Tax Parcel & Location #2: Lot 7: Lakefront property between 190 Mills Road and 108 Mills Road, including a cottage Parcel ID# 105160070

BACKGROUND

Boundary Line Adjustment for Dan and Tina Coolbeth, with Lot 1 located at 32 Mills Road (Parcel ID #105160010,a) sized at ± 23.1 acres prior to adjustment and will be ± 9 acres once adjusted. Lot 7 is identified as lakefront property between 190 Mills Road and 108 Mills Road (Parcel ID 105160070) including a cottage. Lot 7 is sized at ± 1.9 acres prior to adjustment and will be ± 16 acres once adjusted.

The original subdivision hearing (PC-009-21) included subdividing the ± 34 acres to the west of Georgia Shore Road (Parcel #(105160010,a) into 3 new lots/4 total lots. The ± 31.2 acres to the east of Georgia Shore Road (Parcel #105160010,b) was not included in the decision. The subsequent subdivision plans (FP-002-23) included subdividing the ± 34 acres to the west of Georgia Shore Road (Parcel #(105160010,a) into 4 lots, also not including the ± 31.2 acres to the east of Georgia Shore Road (Parcel #105160010,b).

The ± 31.2 acres to the east of Georgia Shore Road (Parcel #105160010,b) was excluded from prior subdivision hearings based on Georgia Shore Road serving as a natural subdivision of lands, (See Town of Georgia Development Regulations, 2025: Section 7.5: Natural Subdivision.)

COMMENTS

1. Legal Description of adjusted area and boundary line adjustment plat.

See *Boundary Line Adjustment Plat, Dan & Tina Coolbeth*, prepared by Bowman on May 13, 2025.

See also FP-002-23, *Coolbeth Subdivision Lot 3, 211 Mills Road, Georgia, VT* prepared by TCE Engineering & Survey dated 5/11/2022.

2. **Means of Access-** Existing access is unchanged. Access to each lot is existing via Mills Road and Georgia Shore Road.
3. **Existing or proposed easements or rights-of-way for each lot.** There are numerous existing easements benefitting lots 1 and 7, as well as subdivided lots 2 – 6.
4. **Location of existing infrastructure for each lot.** Lot 1 has a home and garage, as well as a wastewater easement on Lot 1 benefitting lots 3, 4, 6 and 7. There is an existing cottage on Lot 7.

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator



GEORGIA VERMONT

Section 3. Item #B.

Sketch Plan Review Application

Application #SK _____

☐ Minor (3 lots or less) ☒ Major (4 lots or more)

Submission Requirements: An application for Sketch Plan Review will consist of one set 11"x17" site plan maps plus a digital file in *.pdf format which includes scale, north arrow, legend, abutters, title block, existing and proposed lots, existing and proposed structures, roads, driveways, easements and/or rights of way.

Applicant must also submit a list for all abutters, including those across a public or private right of way.

Incomplete applications will be returned and will delay scheduling your hearing.

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): 17 Black Walnut, LLC
Address: c/o Kevin Camisa
85 South Bay Circle, Colchester, VT
Zip Code 05446 Telephone 802-777-1583
Email krcamisa@gmail.com

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

Tax Parcel ID: 109630200, 400, 500, 600 Zoning District: VC 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: [Signature] Date: _____
17 Black Walnut, LLC

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: [Signature] Date: _____
17 Black Walnut, LLC

Signature of Owner: _____ Date: _____

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

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

Location of Property:

104 Ballard Road
Parcel ID No.: 1096300200, 500, 600 Zoning District: VC
Deed Reference: Volume 279 Page 277 Size of Parcel: 6.3 acres

Previous subdivision of parcel (if applicable)

Permittee name: 17 Black Walnut, LLC 0 PC-005-19
Date: 11/21/19 Map #

Previous Site Plan Approval (if applicable)

Permittee name: 17 Black Walnut, LLC - SP-001-22, SP-002-22, SP-003-22 Second Amendment
Date: 1/22/22 Map #

If applicable:

Engineer: Justin Holmes, P.E., Pinnacle Engineering Surveyor:

Phone: 802-782-5980 Phone:

Email: justin@pinnacle-vt.com Email:

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

Landowner proposes a subdivision with 20 two-story residences and a community recreation area lot to offset the commercial requirement in accordance with Section 6.7.D.2.

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

Residential lots range from 0.15 to 0.25 acres. The community recreation area lot is 0.42 acres.

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

☐ Yes ☒ No (If yes please describe here)

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

Sketch Plan A (Sketch Plan B will be shown at hearing and will include shared driveways.)

Names and addresses of abutting property owners:

See Attached List.

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

Existing access points remain the same as 2022 approval. A grid of private streets are proposed with access to neighboring properties, where appropriate.

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

Road/Access easements for each residence. Utility easements throughout the property. HOA language proposed as well.

Proposed and/or existing wastewater disposal and water supply:

Two leachfields have already been approved under WW-6-0035-5.

Proposed drainage/storm water runoff (if required):

Stormwater treatment will be proposed at Preliminary. A State Operations Stormwater Permit (9050) will be required.

Proposed landscaping (if applicable):

A proposed Landscaping Plan will be provided at Preliminary. It is assumed street trees will be provided in addition to minor landscaping improvements around each residence.

Size and location of proposed and/or existing buildings:

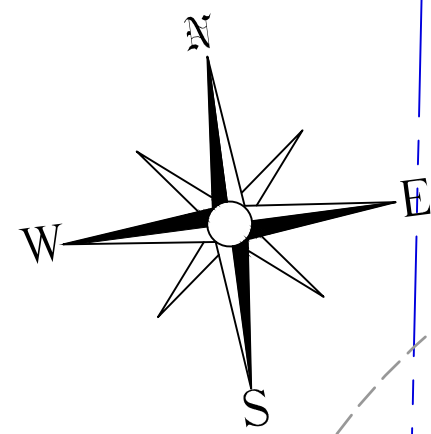
Proposed residences will be limited to 1,500 s.f. gross habitable floor area in accordance with 3.3.18.C.5.

State permits required and/or obtained for this project:

State WW Permit Amendment, Stormwater Operational and Construction Permits, Town Access Permit.
If designation succeeds, no Act 250 permit amendment would be required.

Please Note: *sketch plan review does not constitute approval of a proposed subdivision plat. Following the public meeting, Applicant will receive a letter classifying the project as a Major or Minor subdivision, with guidance regarding next steps for their application.*

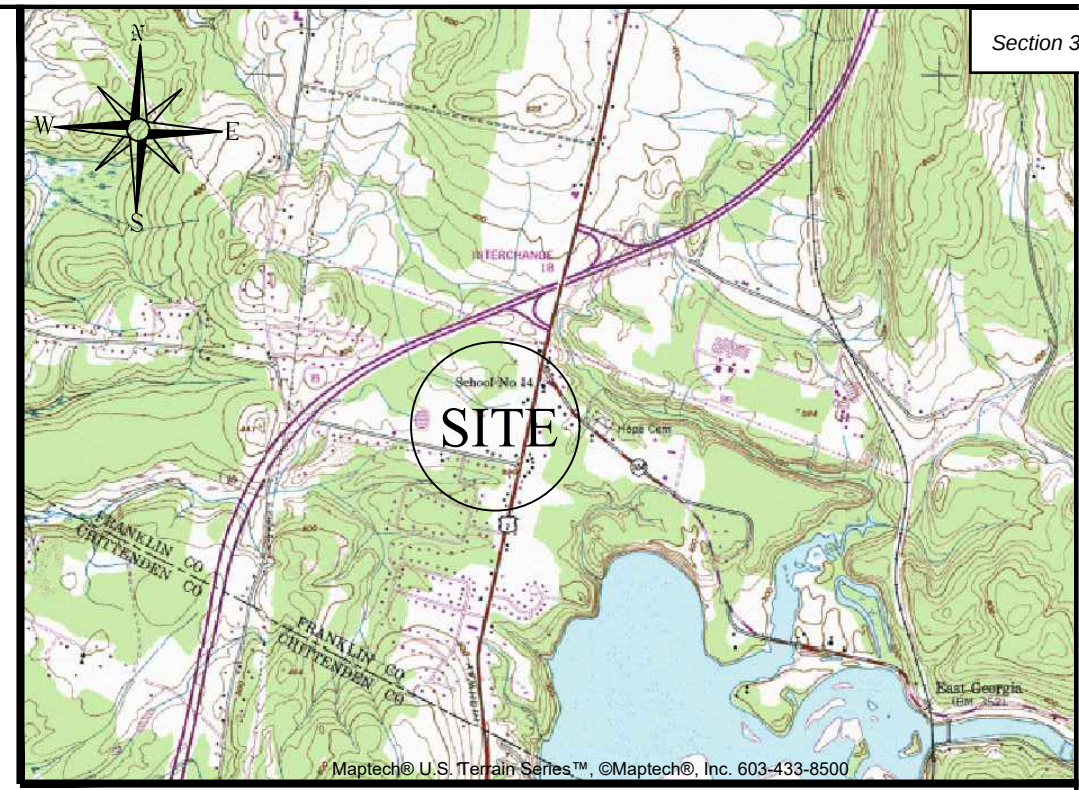
For the purpose of classification and initial discussion, subdivision applicants, prior to submitting applicable Preliminary or Final Plat applications, shall submit Sketch Plan information as outlined below. Applications shall be submitted at least 15 days prior to a regularly scheduled meeting of the Development Review Board (DRB) and no meeting shall be scheduled until all application materials are received. Applicants will be notified in writing if application materials are missing following submission. Sketch Plan meetings shall be noticed to adjacent property owners and posted at the Georgia Municipal Building. Sketch plans shall not be publicly warned in the Town’s newspaper of general circulation, as they do not constitute Public Hearings. (Section 4.3 (C)(1), Town of Georgia Development Regulations 05.02.22).



APPROXIMATE

VC N/F FAIRBANKS - 1023 ETHAN ALLEN HWY. - (117410000) (V 243, PG 319)

CORNER IDENTIFIED IN
REFERENCE #1 (IRON PIPE)
CORNER IDENTIFIED IN
REFERENCE #2 (CONC. MON.)



Section 3, Item #B.

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

GENERAL NOTES:

- 1) LANDOWNER/APPLICANT: 17 BLACK WALNUT, LLC
c/o KEVIN CAMISA
85 SOUTH BAY CIRCLE
COLCHESTER, VT 05446
- 2) SUBJECT PROPERTY: 104 BALLARD RD
(REDESIGN OF LOTS 2, 5 & 6)
GEORGIA, VT (DEED VOLUME 279, PAGE 277)
- 3) THIS PLAN IS INTENDED TO DEPICT THE PROPOSED DEVELOPMENT OF THE
SUBJECT PARCELS WITH 20 TWO-STORY SINGLE-FAMILY HOMES AND AN
OFFSETTING COMMUNITY RECREATION AREA IN ACCORDANCE WITH SECTION
6.7.D.2 TO SATISFY SECTION 3.3.18.C.3 OF THE CURRENT GEORGIA
DEVELOPMENT REGULATIONS.
- 4) ZONING REQUIREMENTS:
VC - VILLAGE CORE ZONING DISTRICT

CRITERIA	MINIMUM	PROPOSED
LOT SIZE	3,000 SF (0.07 AC.)	0.15 TO 0.25 AC
FRONTAGE	30 FT	71 TO 89 FT
FRONT YARD	10 FT (16' MAX)	10 TO 16 FT
SIDE YARD	10 FT	> 10 FT (VARIES)
REAR YARD	10 FT	> 10 FT (VARIES)
BUILDING HEIGHT	2 STORIES	2 STORIES
- 5) THIS LAYOUT DEPICTS SINGLE-FAMILY HOMES WITH A GARAGE. TWO PARKING
SPACES ARE PROVIDED IN FRONT OF THE GARAGE AND OUTSIDE THE
RIGHT-OF-WAY. THE DRIVEWAY AND PARKING SPACES ARE TO THE SIDE OF
THE BUILDING PRIMARY ENTRANCE IN ACCORDANCE WITH SECTION 2.10.4.D.5.
A WAIVER WILL BE REQUESTED IN ACCORDANCE WITH SECTION 5.7.2.4 AT
PRELIMINARY APPLICATION TO ALLOW BACKING INTO THE PRIVATE STREET. AN
ALTERNATE PLAN (SKETCH PLAN B) ILLUSTRATES A LESS DESIRABLE LAYOUT
WITH SHARED DRIVEWAYS AND PARKING AT THE REAR OF BUILDINGS.

N/F REDEEMING
GRACE CHURCH
164 BALLARD RD.
(109660000)
(V 206, PG 238)
(FORMERLY LOT #1)

VC

PROP. PAVED
COMMUNITY
PATH (8' WIDE)

PROPOSED LOT 2A
(0.18 AC.)

PROPOSED LOT 2B
(0.16 AC.)

PROPOSED LOT 2C
(0.16 AC.)

PROPOSED LOT 2D
(0.16 AC.)

PROPOSED LOT 2E
(0.16 AC.)

SFR 1

SFR 2

SFR 3

SFR 4

SFR 5

78'

71'

10' MIN.

71'

71'

16' MAX.

73'

VILLAGE CORE ZONING DISTRICT

PROPOSED LOT 5
(0.42 AC.)

PROPOSED COMMUNITY
RECREATIONAL
AREA

SFR 20

SFR 19

PROPOSED
LOT 2V
(0.15 AC.)

PROPOSED
LOT 2U
(0.19 AC.)

PROP. PARALLEL
PARKING SPACES

BALLARD ROAD

3 ROD R.O.W. WIDTH

EXISTING
SPRING
N/F CROSS
185 BALLARD RD.
(109710000)
(V 108, PG 174)

RV

MANOR DRIVE

N/F WINEGAR
151 BALLARD RD.
(109700000)
(V 196, PG 107)

RV

N/F LESAGE
117 BALLARD RD.
(109690000)
(V 123, PG 438)

RV

N/F FRANCIS
97 BALLARD RD.
(109680000)
(V 293, PG 17)

RV

N/F BROWN
75 BALLARD RD.
(109670000)
(V 321, PG 32)

RV

VC N/F MYERS
789 ETHAN
ALLEN HWY.
(117190000)
(V 122, PG 523)

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

- REFERENCES:**
THESE PLANS REFERENCES THE FOLLOWING:
1. BOUNDARY SURVEY PLAT PREPARED BY WARREN ROBSTENIEN, L.S. DATED
SEPTEMBER 15, 2020, SLIDE 281, MAP 591 OF THE GEORGIA LAND RECORDS.
 2. A RECORD DRAWING PREPARED BY DUFRESNE-HENRY, INC. FOR RICHARD &
DANIELLE JACKSON ENTITLED BUMPER BOATS SITE PLAN DATED DECEMBER,
1997, PROJECT #6179001, DRAWING #6179001-01 & 02.
 3. A TOPOGRAPHIC FIELD SURVEY PERFORMED BY PINNACLE ENGINEERING, PLC
ON 11/22/15 & 11/25/15.
 4. THE VERMONT NATURAL RESOURCES ATLAS.



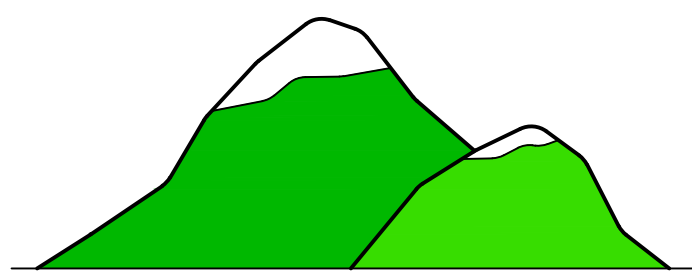
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

REV.	DATE	DESCRIPTION	BY

17 BLACK WALNUT, LLC
PROPOSED DEVELOPMENT
BALLARD ROAD, GEORGIA, VERMONT

SKETCH PLAN A



**PINNACLE
ENGINEERING, PLC**

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

DATE: 10/1/25
SHEET 1 OF 1



LEGEND

- Parcels (standardized)
- Roads**
 - Interstate
 - US Highway; 1
 - State Highway
 - Town Highway (Class 1)
 - Town Highway (Class 2,3)
 - Town Highway (Class 4)

NOTES

Map created using ANR's Natural Resources Atlas

1: 2,500

October 7, 2025



417.0 0 208.00 417.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

1" = 208 Ft. 1cm = 25 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties implied with respect to the data on this map.

SKETCH PLAN REVIEW
Proposed 20-Lot Residential Subdivision
SK-005-25

Owner: 17 Black Walnut, LLC c/o Kevin Camisa 85 South Bay Circle Colchester, VT 05446 PH: 802-777-1583	Applicant: (same)
Surveyor/Engineer: Justin T. Holmes, P.E. Pinnacle Engineering, PLC 189 Maple Drive, Georgia VT 05478 802-782-5980 justin@pinnacle-vt.com	Property Tax Parcel & Location: (1) North of 26 Ballard Road, Parcel #109630200 (2) 26 Ballard Road, Parcel #109630400 (3) 104 Ballard Road, Parcel #109630500 (4) Behind 104 Ballard Road, Parcel #109630600 Georgia, Vermont Zoning District: Village Core (VC)

BACKGROUND

17 Black Walnut, LLC, care of Kevin Camisa, hereafter referred Applicant, is requesting Sketch Plan Review for a subdivision with 20 two-story residences and a community recreation area lot to offset the commercial requirement in accordance with Section 6.7.D.2 of the Town of Georgia Development Regulations (October 13, 2025).

The parcels are located near 26 Ballard Road and Ethan Allen Highway, and within the Village Core (VC) zoning district:

1. North of 26 Ballard Road (Lot 2) Parcel #109630200, ±1.82 acres.
2. 26 Ballard Road (Lot 4), Parcel #109630400, ±0.96 acres. This parcel includes the single-family dwelling and will be separate from the project after a Boundary Line Adjustment, moving ±.11 acres to Lot 2.
3. 104 Ballard Road (Lot 5), Parcel #109630500, ±1.58 acres.
4. Behind 104 Ballard Road (Lot 6), Parcel #109630600, ±2.84 acres

The total acreage for the four named parcels is ±7.22 acres in size, and the acreage of the project after BLA is ±6.3 acres and benefitted by ±366 of road frontage along Ballard Road.

See also SP-001-21, SP-002-21, SP-003-21, CU-002-21 and SA-001-23.

COMMENTS

General Sketch Plan Review Requirements

1. **Dimensional Requirements.** The dimensional requirements of the Village Core (VC) Zoning District and the proposed lot dimensions are as follows:

	Minimum Lot Size	Lot Frontage (min)	Front Yard Setbacks (min)	Side Setbacks (min)	Rear Setbacks (min)	Building Size (max)	Building Height (min)
Village Core Requirements	3,000 sq ft (.069 acres)	30 ft	8 ft from edge of road ROW max 16 ft	0* ft or 10 ft	10 ft	20,000 sf footprint	2-3 stories (min) & 55 ft (max)
LOT 5	±0.42 acres	±206 ft	±8-16 ft			N/A	N/A
LOT 2A	±0.18 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2B	±0.16 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2C	±0.16 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2D	±0.16 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2E	±0.16 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2F	±0.16 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2G	±0.16 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2H	±0.16 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2J	±0.16 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2K	±0.17 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2L	±0.20 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2M	±0.20 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2N	±0.19 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2P	±0.19 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2Q	±0.19 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2R	±0.25 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2S	±0.25 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2T	±0.25 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2U	±0.19 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories
LOT 2V	±0.15 acres	±71-89 ft	±10-16 ft	>10 ft (varies)	>10 ft (varies)	±1,500 sq ft	2 stories

2. **List of plans, sketches, or other information submitted with this application:**
Applicant has submitted one map titled, “Sketch Plan A” prepared by Pinnacle Engineering, PLC on 10/1/2025.
3. **Proposed project alignment with VC requirements-** See 10.2 Village Core requirements (2025 Development Regulations.)

Section 2.10.1 Purpose of District:

The intent of the Village Core district is to promote development of a compact settlement with a mix of small scale business, civic, and residential uses and to foster a built environment patterned on a traditional Vermont village center with streetscapes and public spaces where people can walk, gather, and meet comfortably.

Section 2.10.2: Dimensional Standards

All structures and lots must meet the dimensional standards listed in TABLE 2.9 - Dimensional Standards for VC Village Core District except when otherwise approved by the DRB as a variance or a PUD.

- A. *New construction within the Village Core (VC) shall work toward the creation of a strong pedestrian oriented streetscape and public realm, as illustrated in **Village Core Cross Section** on page 2-24.*

Section 2.10.4: Village Core Design Standards (see attachment, Development Regulations).

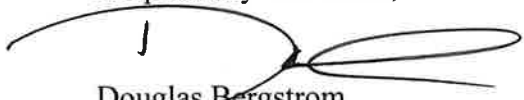
Section 6.7(D)2: Density Bonus, Community Recreation Area

The DRB with approval by the Selectboard may accept Community Recreation Area parcels to be donated to the Town of Georgia to be openly accessible to the public during daylight hours, readily visible from the public way, clearly marked as available to members of the public, provide community recreation amenities suitable and accessible to a range of ages and abilities, and provide adequate shade, trees and seating areas as well as other amenities as may be required by the DRB. The DRB may allow greater density bonus or use the Community Recreation Area as a replacement for commercial offset in the VC district. In the VC District, the Community Recreation Area should be of size and scope to offset the commercial requirement for the development.

4. **Lot layout.** As proposed, the boundary lines are linear and proposed lots are generally regular in shape.
5. **Suitability for development.** This 20 Lot subdivision is not in line with Village Core standards for residential properties. The Village Core is designed to be a walkable community with shared parking between or behind buildings so that it creates a non-auto-centric neighborhood.
6. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** Not addressed in the Sketch application.

7. **Storm water and erosion control plan during construction.** Stormwater treatment will be proposed at preliminary. A state operations Stormwater Permit (9050) will be required.
8. **Conformance with Town Plan and Bylaws.** The project does not meet the Village Core Zoning District requirements to promote a walkable neighborhood. The percentage and off-set of residential units to commercial/Community Recreation area still needs calculation. Additional information, such as square footage of the residences will need to be submitted to determine the off-set space.
9. **Compatibility with surroundings.** Proposed subdivision is not in line with standards set by the Town of Georgia Town Plan and Village Core Zoning regulations.
10. **Municipal Services.** Applicant has not obtained an Ability to Serve letter from the Fire Chief. A letter will be required for Preliminary Plat Review.
11. **Wastewater Disposal and Water Supply:** A community wastewater system is proposed. Two leachfields have already been approved under WW-6-0035-5. Shared wells are proposed
12. **Vehicular Traffic.** Existing access points remain the same as 2022 approval (SP-001-21, SP-002-21 and SP-003-21.) A change in traffic flow from two way roads to one-way roads may improve walkability of the neighborhood and allow for the relocation of parking without increasing impervious surface.
13. **Landscaping Plan and Lighting.** A proposed landscaping plan will be provided at the preliminary plat hearing.
14. **State permits.** State wastewater permit amendment, stormwater operational and Construction permits, Town Access permit. The project is located in the proposed Village Designation area which will have Tier1B status. Expected decision on designation is slated for Spring 2026. The Applicant shall submit any and all required State Permits with the Preliminary Plat Review.

Respectfully submitted,



Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator

cc: Applicant and Engineer



GEORGIA VERMONT

DRB MEETING Tuesday, October 07, 2025 at 7:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

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

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

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

1. CALL TO ORDER - 7:06 PM

DRB PRESENT

Chair Charles Cross, Vice Chair James Powell, Lisa Faure, Leigh Horton, Gilles Rainville, Glenn Sjoblom, Tony Gabel, Chris Caspers (alternate)

GUESTS PRESENT

Justin Holmes, Joe Gray, Alysia Catalfamo, Michael Palmer, Kathleen Palmer, Kathy Considine, Sara Heth, Michael Tourville, Jeff Moulton

GUESTS PRESENT VIA ZOOM

Jaime Gray, Joshua Riley

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

D. Bergstrom added the following to the Agenda under *Other Business*:

- An update to the new Development Regulations.
- Jared Waite for the DRB Board.

3. PUBLIC HEARINGS

A. FA-001-25, Final Plat Amendment for Hibbard

Parties Present for the Hearing: Justin Holmes, Michael Palmer, Kathleen Palmer, Kathy Considine, Sara Heth

- Chair Cross introduced the project and swore the hearing participants into the meeting.

- J. Holmes explained the project, the original subdivision decision and easement language.
- D. Bergstrom explained the agricultural covenant and restrictions placed on the property in 1999. In the language in the decision and through conversations with the town's attorney, Applicant can request a modification of the agreement after meeting with the DRB, Planning Commission and the Selectboard.
- The proposed plan will subdivide the property into two lots, one ± 16 -acre lot with a ± 2 acre building envelope and ± 14 acres left for agricultural or silvicultural purposes. The remaining acreage will be moved into the common land after a Boundary Line Adjustment.
- An easement was requested for access to the cemetery, J. Holmes stated the Applicant is open to a 20-foot-wide easement to the cemetery.
- This matter must come before the Planning Commission and Conservation Commission before returning to the DRB for plan approval. Together with approval from the DRB and the HOA, the project will go before the Selectboard for final approval.
- A. Catalfamo, Chair of the Georgia Conservation Commission, said the Conservation Commission (CC) would be open for discussion on the project. CC will meet on October 20th.
- The Planning Commission will discuss the project on October 28th.
- The DRB will Continue the hearing until November 18th.
- M. Palmer had questions about the map and access to the cemetery.

Motion to Continue the hearing until November 18, 2025.

Motion made by Sjoblom, Seconded by Vice Chair Powell

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

B. SK-004-25, Sketch Plan Application for Gray

Parties Present for the Hearing: Joe Gray, Jeff Moulton, Jaime Gray (via Zoom) & Joshua Riley (via Zoom)

- Chair Cross introduced the project and swore the hearing participants into the meeting.
- J. Gray, Applicant, explained the project, the original subdivision and access to the common area from Lot 1.
- Lot 3 has a driveway off of Georgia Shore Road, the proposed 25 foot driveway easement will serve Lots 1 and 2. Applicant is open to a driveway agreement between Lots 1 & 2.
- A waiver will be needed for lot frontage
- The common land will be deeded to Lot 2.
- J. Moulton, abutting property owner, had concerns with stormwater run-off, drainage into the lake and the effect on the surrounding woodlands. His concerns were answered by Applicant and his letter added to the file.
- Applicant's engineer will work with the State of Vermont on the formal stormwater management plan.

Motion to close the hearing at 7:48pm

Motion made by Rainville, Seconded by Vice Chair Powell
Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Gabel

C. SA-003-25, Site Plan Amendment for Tourville

Parties Present for the Hearing: M. Tourville

- Chair Cross introduced the project and swore the hearing participant into the meeting.
- M. Tourville, Applicant, explained the original subdivision and small building envelope, the sloping terrain of the property and the inability to house a shed within proper zoning setbacks.
- D. Bergstrom explained the building envelope can be up to the VELCO easement.
- There was no proposed site plan for new building envelope.

Motion to close the hearing at 7:56pm
Motion made by Sjoblom, Seconded by Rainville
Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Gabel

4. **APPROVAL OF MINUTES**

- A. DRB Meeting Minutes: August 19, 2025
Motion to approve minutes as written.

Motion made by Rainville, Seconded by Vice Chair Powell
Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Gabel

5. **OTHER BUSINESS**

- D. Bergstrom explained the formality issues from the Development Regulation approval process that did not occur, thus necessitating the need for another public hearing. One was for the Planning Commission to approve the Planning Report, which outlines the changes made by the Selectboard. The second was the Selectboard not officially closing the Public Hearing portion of the meeting prior to vote, which will be addressed at the next Selectboard meeting on October 13, 2025. According to the Town's attorney, these two formalities must be completed before the new Development Regulation are put into place. There will be another 21-day waiting period before approval.
- Jared Waite has put in his application for the remaining vacancy on the Development Review Board.

Motion to approve Jared Waite to join the Development Review Board.
Motion made by Chair Cross, Seconded by Gabel
Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Gabel

6. **PLAN NEXT MEETING AGENDA**

- A. October 21, 2025
- Two hearings and decision letters for Gray and Tourville

7. **DELIBERATIONS**

Motion to enter into Deliberative Session at 8:00pm

Motion made by Rainville, Seconded by Vice Chair Powell.
Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Gabel

Motion to exit from Deliberative Session at 8:32
Motion made by Sjoblom, Seconded by Rainville
Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Gabel

8. ADJOURN

Motion to adjourn at 8:33pm
Motion made by Sjoblom, Seconded by Rainville.
Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Gabel

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

Minutes and videos of the meetings are posted on the Town of Georgia website.

Signed: Kollene Caspers, Zoning Clerk, DRB Clerk

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



GEORGIA VERMONT

October 21, 2025

Joseph and Jamie Gray
5659 Georgia Shore Road
Georgia, VT 05478

RE: SK-004-25
Sketch Plan Review

Dear Applicants,

On October 7, 2025, the Development Review Board (DRB) reviewed your Sketch Plan Application for the proposed 3-lot subdivision of your parcel located at 5659 Georgia Shore Road, Georgia, Vermont within the Lakeview (L-1/L-2) zoning district. The DRB has classified your proposal as a minor subdivision pursuant to the definition of *Subdivision, Minor* in Article 10 of the Town of Georgia Development Regulations (October 13, 2025). A minor subdivision will require a publicly warned Final Plat Review before the DRB. The application for Final Plat Review shall be submitted to the Zoning Administrator within six (6) months of the date of this letter pursuant to Section 7.3.4.

- 6 (six) months from the date of this letter is April 21, 2026.

In addition to those requirements delineated in Section 7.3.4 of the Georgia Development Regulations (October 13, 2025), the DRB requests the application and next set of site plan(s) include the following:

1. The Mylar shall include:
 - a. Clear and legible data and information;
 - b. 18.0 inches by 24.0 inches in size;
 - c. Stamp and signature of licensed Land Surveyor;
 - d. Margin of 2.0 inches outside of the borderlines on the left side for binding and a 1.0-inch margin outside the border along the remaining sides;
 - e. Inset location map clearly indicating the location of the land depicted and a legend of symbols used;

- f. Plat scale ratios sufficient to allow all pertinent survey data to be shown, and graphic scale graduated in units of measure used in the body of the plat;
 - g. Any landscaping and screening; and
 - h. Town Clerk and DRB Chairperson signature blocks, a new version of this signature block is available on the Town of Georgia website (under Zoning Resources).
- 2. The Final Plat shall be accompanied by a vicinity map drawn at the scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area.
- 3. In an effort to avoid lots without road frontage, Lots 1 and 2 are required to have the appropriate road frontage in accordance with the zoning district. In lieu of the road frontage, Applicants shall apply for a waiver to the DRB according to Section 6.8(B) *Lot Frontage Waiver* in the Development Regulations.
 - a. In the issuance of waivers, the DRB shall consider and may require design features, screening, or other features to mitigate anticipated impacts of any such waiver.
- 4. Applicants shall obtain a Right-Of-Way permit from the Director of Public Works for the driveway curb cut servicing Lots 1 and 2.
- 5. Applicants shall submit a Driveway Agreement for Lots 1 and 2.
- 6. Applicants shall submit the deeds for the new lots to the Town of Georgia at the time the mylar is recorded.
- 7. Applicant will submit draft deed language for Lot 1 and Lot 2 at the time the mylar is recorded. The deed for Lot 2 should indicate the Common Land acreage to the lake (COM34).
 - a. All documents will require legal review by the Town of Georgia. Applicant will submit \$500 with the Final Application to cover the legal review of the deeds and driveway agreement, as well as 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.
 - b. All requested revisions must be complete before the Plat can 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 filing the final plat on mylar.
- 8. Applicants shall provide an “Ability to Serve” letter from the Town of Georgia Fire Chief indicating the ability to provide emergency services to the proposed subdivision.

9. If applicable, a stormwater plan should be submitted with the final application in accordance with Section 5.10 of the Development Regulations.
10. Beyond what is noted in this letter, the Applicant is responsible for securing any and all necessary permits to complete this project.
11. 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.
12. 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.
13. 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.

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

We look forward to receiving your next submittal.

Sincerely,

Charles Cross
Georgia DRB Chair

Cc: Interested Parties



GEORGIA VERMONT

Section 5. Item #B.

In re: Michael Tourville, Applicants
Permit Application No.: SA-003-25

Decision and Findings of Fact for Site Plan Amendment to Increase Building Envelope from Prior Decision (PC Hearing October 10, 2006)

Dear Applicant,

After a duly warned hearing of the Development Review Board (DRB) on October 7, 2025, the following action was taken with regard to your request:

GRANTED

Note: The application, any and all relevant evidence presented to the Board, and the minutes of the Board at the hearing conducted by the Town of Georgia DRB on October 7, 2025, and relevant information from public records and sources, shall be considered part of the Finding of Fact and kept as part of the permanent record of the applicant/owner.

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

Background:

This matter came before the Town of Georgia DRB on the application of Michael Tourville, hereinafter referred to as Applicant, requesting a Site Plan Amendment to increase the building envelope on his residential property from an approved Planning Commission hearing on October 10, 2006. A Notice of Public Hearing was duly published in the St. Albans Messenger on September 19, 2025, and all abutting property owners were notified.

The DRB conducted a public hearing on this application on October 7, 2025. Applicant was present at the hearing. Applicant submitted a Site Plan Amendment application and the Zoning Administrator presented a DRB report.

Finding of Facts:

1. Applicant is requesting a Site Plan Amendment for the original subdivision of property to enlarge the building envelope, which would allow Applicants to build a garage on their property.
2. The Site Plan Amendment will alter the size of the building envelope to make it larger for Applicant's full use and enjoyment of their property.

3. See also previously approved decisions, PC October 10, 2006.
4. The following members of the DRB were present for the Site Plan Amendment public hearing on October 7, 2025 constituting a quorum: Charles Cross, Gilles Rainville, Jr., James Powell, Lisa Faure, Glenn Sjoblom, Leigh Horton, Tony Gabel and Chris Caspers. See meeting minutes for a list of others present.
5. The regulations in effect at the time of the decision: **Municipal Town Plan**, last amended January 6, 2025; **Town of Georgia Development Regulations**, last amended October 13, 2025.

Conclusion:

The Board concludes as follows:

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

Decision:

1. Based on the Findings of Fact and Conclusions set forth above, the Georgia DRB **APPROVES** the Site Plan Amendment to expand the building envelope from the original subdivision decision (PC October 10, 2006). The building envelope shall meet current setbacks and not encroach on the VELCO easement currently in place on the property. All other orders of the original decision shall remain in place.
2. Applicant will submit a new mylar to the Town Clerk's office for recording. The mylar shall include Town Clerk and DRB Chairperson signature blocks, a new version of this signature block is available on the Town of Georgia website (under Zoning Resources). The mylar shall be submitted within six (6) months of the date of this letter.
 - 6 (six) months from the date of this letter is **April 21, 2026**.

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

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

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision pursuant to 24 V.S.A. Section 4471. Notice of the appeal shall be filed by certified mailing, with fees, to the environmental court and by mailing a copy to the

Zoning Administrator who shall supply a list of interested persons to the appellant within five working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person.

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

Members present and voting for approval: Charles Cross, James Powell, Gilles Rainville, Jr., Lisa Faure, Glenn Sjoblom, Leigh Horton, Tony Gabel and Chris Caspers
Members present and voting against approval:
Members abstaining:
Members absent from voting:

Charles Cross
DRB Chair

Date: 10/21/2025