



GEORGIA VERMONT

DRB MEETING

Tuesday, April 15, 2025 at 7:00 PM

Chris Letourneau Meeting Room and via Zoom

Agenda

Zoom Details:

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

Meeting ID: 616 584 3896 | Passcode: 5243524

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

1. **CALL TO ORDER - 7:00 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **PUBLIC HEARINGS**
 - [A.](#) CU-003-25, Florucci Home Occupation
 - [B.](#) SK-003-25, Letourneau Minor Subdivision
 - [C.](#) SP-002-25 & CU-002-25, LeBlanc Center Based Child Care Facility
4. **APPROVAL OF MINUTES**
 - [A.](#) DRB Meeting Minutes: March 18, 2025
5. **OTHER BUSINESS**
6. **PLAN NEXT MEETING AGENDA**
 - A. May 6, 2025
7. **DELIBERATIONS**
 - [A.](#) BLA-001-25, Rudden & Goad Decision Letter
 - [B.](#) FP-002-25, Hanbury Decision Letter
8. **ADJOURN**

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

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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



GEORGIA VERMONT

Date Received: 3/19/2025 Fee Paid \$500 Ck # 161 CU - 003 - 25
Tax Parcel ID: 111380000 Hearing Date: April 15, 2025

TOWN OF GEORGIA DEVELOPMENT REVIEW BOARD CONDITIONAL USE APPLICATION

Applicant(s)

Name Michael Florucci
Address 1093 Polly Hubbard Road
City/State/Zip Georgia, VT 05478
Phone 619-208-4393
Email michaelfl80@gmail.com

Property Owner(s) if different

Name _____
Address _____
City/State/Zip _____
Phone _____
Email _____

CERTIFICATION OF APPLICANT

The undersigned applicant(s) hereby certifies that all information submitted on this application is true and accurate and that the information provided is complete.

3/19/2025

Date

Applicant

Applicant

PROPERTY OWNER AUTHORIZATION

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

3/19/2025

Date

Property Owner

Property Owner

1. **ABUTTING PROPERTY OWNERS**

List names and mailing addresses of all adjacent property owners including those across the road right-of-way and all property owners on a shared private right-of-way whether or not they abut the subject parcel. Please submit a stamped, addressed envelope for each property owner listed, together with a stamped, addressed envelope for Applicant/owner (use a separate sheet if necessary).

2. **REQUEST FOR CONDITIONAL USE:**

Section(s) DRB - VAR-001-25 of the Town of Georgia Development Regulations.

3. **PROPERTY IDENTIFICATION:**

E911 Address 1093 Polly Hubbard Road or

Other identification: _____

Deed Reference: Book _____, Page _____

Subdivision Name (if applicable): _____

4. **ZONING DISTRICT:** AR-1

5. **PROPERTY DIMENSIONS:**

Lot size: 10.2 acres; or dimensions: _____

Lot frontage: 252'

6. **NATURE OF PROPOSED REQUEST:** Please provide a complete narrative on a separate sheet of paper describing the nature of the proposed request explaining in detail the proposed use(s) of the property. Please also address each of the following applicable elements in a descriptive manner: building size(s), type(s) and use(s) thereof, landscaping and/or screening, access to property, impact on traffic, internal circulation of vehicular and pedestrian traffic, parking requirements, lighting (size, type, location and number), number, size and location of proposed sign(s), proposed days and hours of operation, and proposed number of employees.

7. **Title(s) of plans(s) submitted with application;** and, if applicable, firm which prepared plan; project number; date of plans and revisions. Site plans shall include, where applicable, the following:
- a) Identifying information including record owner of land, north arrow, date (including any revision dates), and scale.
 - b) Property lines and abutting streets.
 - c) Rights of way or easements affecting the property.
 - d) Location of existing and proposed buildings or structures including Interior floor plans indicating location and floor area of individual uses.
 - e) Height of existing and proposed buildings or structures.
 - f) Existing and proposed setbacks of all buildings or structures to property lines and/or public or private rights-of-way.
 - g) Existing and proposed lot coverage (in square feet) of all structures and hard surfaces.
 - h) Existing natural features of the site including water courses and applicable buffers, wetlands and applicable buffers, floodplains, trees, and other vegetation, etc.
 - i) Existing and proposed contours at no more than 5-foot intervals.
 - j) Location of existing and proposed utilities and facilities (water, septic, electric, telephone).
 - k) Location of existing and proposed roads, driveways, loading areas, outside storage areas, and pedestrian walkways.
 - l) Location and number of parking spaces pursuant to the requirements of Section 5.6 of the Development Regulations.
 - m) Location, type, size, and number of existing and proposed lighting fixtures.
 - n) Location and size of existing and proposed sign(s) (please provide sketch of each sign).
 - o) A landscaping plan indicating location, species, size and spacing of existing and proposed landscaping elements.
 - p) Building elevations drawings to scale for all proposed and/or modified buildings and any related buildings.

Please provide one full size copy to scale, eight 11' x 17" copies & one electronic copy with application.

8. **SPECIFIC AND GENERAL STANDARDS FOR CONDITIONAL USES:** Applicant must be prepared to address the specific standards for Conditional Use as set forth in each zoning district in the Town of Georgia Zoning Regulations. In addition, applicant must address the general standards for all uses as set forth in Title 24 V.S.A. Chapter 117 Section 4414(3) and Section 3.2 of the Town of Georgia Development Regulations as follows:

- a. Public facilities and services (including, but not limited to fire protection, schools, roads, and other municipal infrastructure) are reasonably available to serve the proposal or are planned and included in the Town Capital Budget and program to serve the proposal at the time anticipated for its completion:

yes

b. The character of the neighborhood, area, or district affected will not be adversely impacted and that:

i) A nuisance or hazard will not be created to the detriment of the health, safety, or welfare of the intended users, neighbors, or the citizens of the town;
no nuisance

ii) The proposed use or building and the relationship between the buildings and the land will be compatible with the purposes of the district and the character of the surrounding neighborhood and will not unduly detract from abutting residences or other property;
yes

iii) Appropriate use or development of adjacent property will not be impeded; i.e., the scale of the proposed development in relation to existing and proposed uses and buildings and the effect of the proposed use on the continued enjoyment of and access to existing and approved uses in the vicinity of the proposed use will not be adversely impacted.
yes

c. Traffic generated or patterns of ingress or egress will not cause congestion, hazard or detriment to the neighborhood or nearby intersections (the DRB may require a traffic study to determine compliance with this standard.

no traffic generated beyond delivery vehicles

d. The proposed use is consistent with the purpose of the district, the Town Plan, the Town of Georgia Development Regulations, and other bylaws and ordinances adopted by the Town of Georgia. yes

e. That the utilization of renewable energy resources will not be adversely affected.

yes

9. PERFORMANCE STANDARDS:

The proposed use:

- a. ☐ will ☒ will not emit noise in excess of 70 decibels at the property line or a noise which is considered offensive;
- b. ☐ will ☒ will not emit any odor, dust, dirt, or smoke which is considered offensive;
- c. ☐ will ☒ will not emit any noxious gases that endanger the health, comfort, safety or welfare of any person or that could cause injury or damage to property, business or vegetation;
- d. ☐ will ☒ will not cause as a result of normal operations a vibration that creates a displacement of 0.002 inches within the ground at the property lines;
- e. ☐ will ☒ will not have lighting or signs that create glare that could impair the vision of a driver of any motor vehicle;
- f. ☐ will ☒ will not cause a fire, explosion or safety hazard;
- g. ☐ will ☒ will not create an unsafe or unhealthy condition as determined by the Town of Georgia Health Officer;
- h. ☐ will ☒ will not interfere with a renewable energy resource or the ability to utilize a renewable energy resource.

10. OTHER PERMITS REQUIRED:

This project will also require the following permits (local, state, federal):
wetlands permit

Use of new building for ecommerce sales - pack and ship and light manufacturing.

Decision of the Board

Date: _____

Approved: ☐Denied: ☐

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

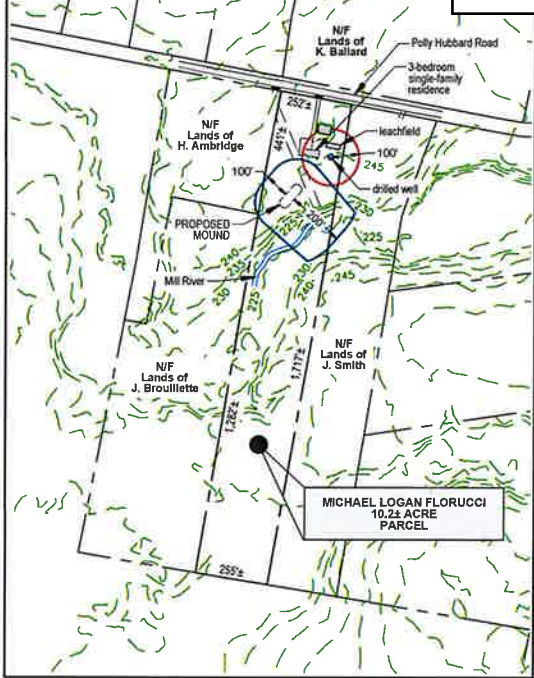
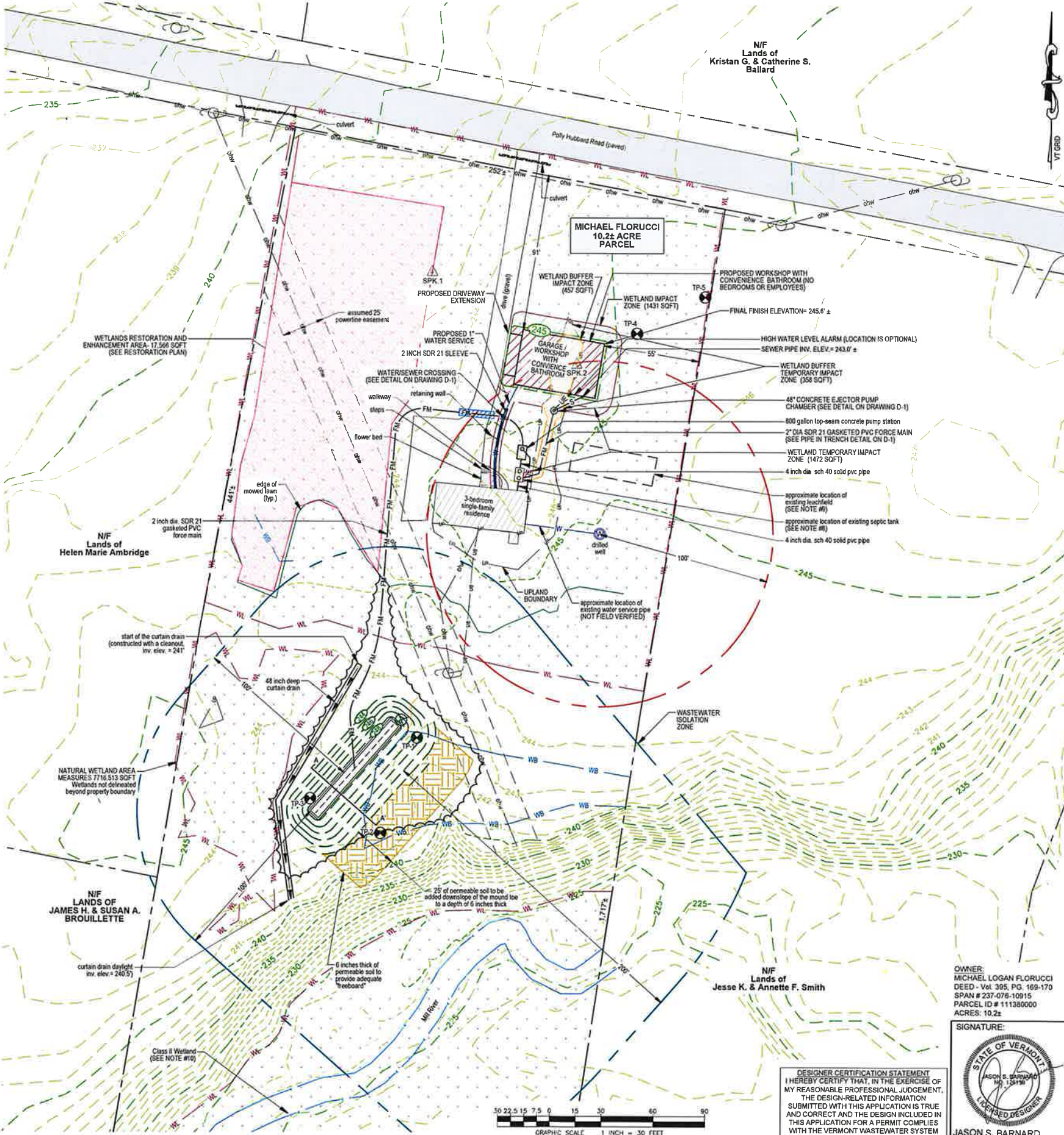


Project Location Map
Not to Scale

WETLAND IMPACT CALCULATIONS		
	WETLAND IMPACT (SF)	WETLAND BUFFER IMPACT (SF)
TOTAL	2903	815
PERMANENT	1431	457
TEMPORARY	1472	358

- PROJECT NOTES:**
- THIS IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LEGAL REQUIREMENTS OF A BOUNDARY SURVEY AS DESCRIBED IN 27 V.S.A. § 1403. PROJECT PERIMETER LINES ARE BASED ON GEORGIA TAX MAPS SHOWN ON THE AGENCY OF NATURAL RESOURCES (ANR) ENVIRONMENTAL INTEREST LOCATOR AND EVIDENCE FOUND DURING THE DECEMBER 2023 TOPOGRAPHIC SURVEY. NO WARRANTY IS MADE TO THE ACCURACY OF THE BOUNDARY LINES SHOWN HEREON.
 - THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD AND GERVAIS, LLC IN DECEMBER 2023.
 - THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NAVD83 (GEOID12B) ESTABLISHED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH TRIMBLE R12 AND TRIMBLE R780 GNSS RECEIVERS ADJUSTED TO VERMONT GRID ON RANDOM CONTROL POINTS USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION OF THE VT CORS NETWORK. THE ELEVATIONS ON THIS PLAN OUTSIDE THE DASHED BOUNDARIES SHOWN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VOGI OPEN DATA PORTAL DATABASE.
 - FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE. TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.
 - NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD AND GERVAIS, LLC. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTRACTING DIG SAFE TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION OR SITE WORK. THE CONTRACTOR SHALL NOTIFY THE DIG SAFE NETWORK AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - THE REPLACEMENT MOUND SYSTEM IS CONSIDERED A "BEST FIX" AND HAS BEEN DESIGNED IN REASONABLE CONFORMANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, "WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES" EFFECTIVE NOVEMBER 6, 2023.
 - IN ACCORDANCE WITH SUBSECTION 1-802 OF THE STATE OF VERMONT, ENVIRONMENTAL PROTECTION RULES (EPR) CHAPTER 1, EFFECTIVE NOVEMBER 6, 2023 A VARIANCE IS BEING REQUESTED TO INSTALL THE REPLACEMENT WASTEWATER DISPOSAL SYSTEM. A VARIANCE IS BEING REQUESTED AS A RESULT OF THE FOLLOWING SITE CONDITIONS:

7A. BASED ON THE HYDROGEOLOGIC EFFLUENT MOUNDING ANALYSIS THAT WAS PERFORMED, THE EFFLUENT PLUME WILL BE MAINTAINED BELOW GROUND SURFACE UNDER NORMAL OPERATING CONDITIONS AND SEASONAL HIGH GROUNDWATER CONDITIONS. HOWEVER, EFFLUENT MOUNDING WILL OCCUR WITHIN 6 INCHES OF THE GROUND SURFACE. TO COMPENSATE FOR THAT AN ADDITIONAL 6 INCHES OF PERMEABLE SOIL IS BEING PROPOSED THAT EXTENDS 25 FEET DOWNSLOPE OF THE MOUND TO PROVIDE ADEQUATE "FREEBOARD".
 - THE EXISTING CONCRETE SEPTIC TANK SHALL BE PUMPED OUT, INSPECTED AND CONFIRMED TO BE 1,000 GALLONS IN SIZE. IF THE TANK IS WATER-TIGHT, IT CAN BE REUSED AS PART OF THE REPLACEMENT SYSTEM. IF THE TANK IS REUSED, IT SHALL BE RETROFITTED WITH A POLYLOCK PL-122 EFFLUENT FILTER OR APPROVED EQUAL. THE FILTER ACCESS IS REQUIRED TO BE COMPLETED FLUSH WITH THE FINISH GRADE AND IT IS RECOMMENDED THAT THE PUMP OUT COVER BE FITTED WITH RISERS AND COMPLETED FLUSH WITH THE FINISH GRADE. IF THE EXISTING SEPTIC TANK IS IN POOR CONDITION OR IS NOT WATER-TIGHT, IT SHALL BE REMOVED AND REPLACED WITH A NEW 1,000 GALLON CONCRETE SEPTIC TANK WITH APPROVED EFFLUENT FILTER.
 - THE EXISTING LEACHFIELD WAS NOT FIELD VERIFIED. THE SYSTEM SHALL BE ABANDONED IN-PLACE. THE EXISTING DISTRIBUTION BOX SHALL BE LOCATED, PUMPED OUT, COLLAPSED AND FILLED WITH A GRANULAR MATERIAL. ALL WASTEWATER PIPING ENCOUNTERED DURING THE WORK SHALL BE CUT AND CAPPED.
 - WETLANDS SHOWN HEREON HAVE BEEN DELINEATED BY BARNARD AND GERVAIS, LLC AND VISITED BY DISTRICT WETLANDS ECOLOGIST KRISTAL T. SEWELL, IN ORDER TO CONSTRUCT THE REPLACEMENT SYSTEM AT THE PROPOSED LOCATION. A WETLANDS PERMIT IS BEING APPLIED FOR THROUGH THE STATE OF VERMONT WETLANDS DIVISION.
 - BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.
 - ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) GUIDELINES FOR TRENCH EXCAVATIONS.
 - THE CONTRACTOR AND/OR LANDOWNER SHALL ADHERE TO THE GUIDELINES SET FORTH IN THE STATE OF VERMONT EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION SITES. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR SITE CONTRACTOR TO ENSURE THESE GUIDELINES ARE FOLLOWED AND EROSION/SEDIMENT CONTROL MEASURES ARE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT.



OVERALL SITE SKETCH	
GRAPHIC SCALE 1 INCH = 300 FEET	
LEGEND	
---	BOUNDARY LINE/R.O.W. (EXISTING)
---	BOUNDARY LINE/R.O.W. (ABUTTING)
---	1-FOOT LIDAR CONTOUR (OBTAINED FROM VOGI DATABASE)
---	1-FOOT GROUND SURVEY CONTOUR
---	FINISH GRADE
---	ZONING SETBACKS
---	TREE LINE
---	PROPOSED LIMITS OF CLEARING
---	STONE WALL (EXISTING)
---	DITCHLINE
---	GRAVITY SEWER (EXISTING)
---	GRAVITY SEWER (PROPOSED)
---	FORCE MAIN
---	1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
---	WELL ISOLATION
---	WASTEWATER ISOLATION
---	WETLAND BOUNDARY
---	WETLAND BUFFER
---	WETLAND IMPACT
---	WETLAND BUFFER IMPACT
---	WETLANDS RESTORATION AREA
---	UNDERGROUND ELECTRICAL CONDUIT
---	UNDERGROUND GAS LINE
---	UNDERGROUND TELEPHONE LINE
---	UTILITY POLE/OVERHEAD WIRES
---	SURVEY TRAVERSE STATION
---	TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
---	TEST PIT (TP-01)
---	DRILLED WELL (UNLESS OTHERWISE NOTED)

REVISIONS		
10-21-2024	PROPOSED ACCESSORY BUILDING & DRIVEWAY WITH WETLANDS IMPACTS AND TABLE	DT
4-4-2024	RELOCATED CURTAIN DRAIN AND ADDED WETLAND TABLE	SL/DT
3-29-2024	WETLAND DELINEATION BOUNDARY ADDED	SL/DT
02-09-2024	REVISED DOWNSLOPE MOUND GRADING TO 4 ON 1	CS
DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting		
167 Main Street, P.O. Box 620 Enosburg Falls, VT 05450 Telephone: (802) 933-5195		
10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597		
REPLACEMENT WASTEWATER DISPOSAL SYSTEM DESIGN		
MICHAEL LOGAN FLORUCCI		
1093 POLLY HUBBARD ROAD, GEORGIA, VERMONT		
SITE PLAN		
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
☐ PRELIMINARY DRAFT ☒ FINAL STATE REVIEW		
OWNER: MICHAEL LOGAN FLORUCCI DEED - Vol. 395, PG. 169-170 SPAN # 237-076-10915 PARCEL ID # 111380000 ACRES: 10.22		
SIGNATURE: JASON S. BARNARD LICENSED DESIGNER #126179		
DESIGNER CERTIFICATION STATEMENT I HEREBY CERTIFY THAT, IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGEMENT, THE DESIGN-RELATED INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND CORRECT AND THE DESIGN INCLUDED IN THIS APPLICATION FOR A PERMIT COMPLIES WITH THE VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES.		
PROJECT NO. 23388		
DATE: 01-31-2024		
SCALE: 1" = 30'		
SURVEY: JG, TG		
DRAWN: JG, CS, DT		
CHECKED: JB		
DRAWING NO. S-1		
SHEET 1 OF 2		

**CONDITIONAL USE
HOME OCCUPATION
CU-003-25**

Owner/Applicant: Michael Florucci 1093 Polly Hubbard Road Georgia, VT 05478 PH: 619-208-4393 Email: michaelfl80@gmail.com	Property Tax Parcel & Location: 1093 Polly Hubbard Road Parcel# 111380000 Zoning District: AR-1
Surveyor/Engineer: Barnard & Gervais, LLC PO Box 820, Enosburg Falls, VT 05450 #802-933-5168	

BACKGROUND

Michael Florucci, hereafter referred to as Applicant, is requesting Conditional Use approval for a Home Occupation on the property. The parcel is located at 1093 Polly Hubbard Road, within the AR-1 zoning district. The parcel is ±10.2 acres in size, benefitted by ±250 ft of frontage along Polly Hubbard Road.

After a duly warned hearing of the Town of Georgia Development Review Board (DRB) on February 18, 2025, Applicant received Variance approval (VAR-001-25) with the following conditions: (1) Build an accessory structure on the property in an identified Class II wetland or buffer; (2) Approval is subject to State of Vermont, Agency of Natural Resources (VWP File #2024-0107); and (3) Any home occupation use on the property is subject to DRB approval as Conditional Use.

COMMENTS

Home Occupation Guidelines

Per Town of Georgia Development Regulations dated May 2, 2022 Section 6.4B

This is a typical Home Occupation, but for the Variance Approval (VAR-001-25) conditions, mandating the Conditional Use application and hearing.

- 1. Use of Residence or Accessory Structure.** *The regulations for Home Occupation can use no more than 50% of the residence or accessory structure.* The applicant is looking for a conditional use to use the majority of the accessory structure to be built for the purpose of the home occupation.
- 2. Employees.** *The regulations allow for members of the household and no more than one non-household full-time equivalent employee.* The applicant has expressed only members of the household will be active in the business.

3. **Signage.** *The regulations allow for one unlit sign not exceeding six square feet per side. No permit for a sign was applied for at this time.*
4. **Traffic.** *The regulations are that no traffic shall be generated in a volume greater than an estimated average of 10 trips per day or alters the essential character of the neighborhood or substantially impairs the use of adjacent property. Applicant is proposing only delivery vehicles.*
5. **Noise.** *The regulation state the occupation shall not generate excessive noise, smoke, vibration, dust, glare, odors, electrical interference, or heat that is detectable at the boundaries. The applicant states in their application that the business will not generate anything that would be in violation of this regulation.*
6. **Parking.** *The regulation for parking is where new parking is proposed, it shall be provided off-street and shall be located inside or rear yards outside setback areas. However, pre-existing residential parking areas may be utilized. No additional parking is necessary.*
7. **Storage.** *The regulations for the exterior storage of materials used in the home occupation shall be limited to the smallest extent reasonably practicable, screened so as to not be visible from the street, road, or adjacent properties, and shall not be allowed in setback areas. No exterior storage.*
8. **Risk.** *There shall be no potential of risk to public health from the Home Occupation, including but not limited to toxic emissions or on-site disposal of hazardous wastes. No risk to public health.*
9. **Conformance with Town Plan & Bylaws.** *The current regulations allow for Home Occupation in the AR-1 zoning district. Proposed setbacks appear to be sufficient. All areas of Home Occupation appear to have been met except for the percentage of use of the accessory structure.*
10. **Water & air pollution.** N/A
11. **Compatibility with surroundings.** N/A
12. **Municipal services.** N/A.
13. **Vehicular traffic.** *The driveway is an existing driveway providing access to the new garage.*
14. **State Permits.** *Applicant shall submit any and all required State Permits, including wetlands permits.*

Conditional Use Guidelines

Per Town of Georgia Development Regulations dated February 27, 2023 Section 3.2

1. **Public facilities and services are reasonably available to serve the proposal or are planned and included in the Town Capital Budget and program to serve the proposal at the time anticipated for its completion:** Yes.

2. **The character of the neighborhood, area, or district affected will not be adversely impacted and that a nuisance or hazard will not be created to the detriment of the health, safety, or welfare of the intended users, neighbors, or citizens of the town:** No nuisances are anticipated.
3. **The proposed use or building and the relationship between the buildings and the land will be compatible with the purposes of the district and the character of the surrounding neighborhood and will not unduly detract from abutting residences or other properties:** Yes.
4. **Appropriate use or development of adjacent property will not be impeded, i.e., the scale of the proposed development in relation to the existing and proposed uses and buildings and the effect of the proposed use on the continued enjoyment of and access to existing and approved uses in the vicinity of the proposed use will not be adversely impacted:** Yes.
5. **Traffic generated or patterns of ingress or egress will not cause congestion, hazard or detriment to the neighborhood or nearby intersections (the DRB may require a traffic study to determine compliance with this standard.):** No traffic generated beyond delivery vehicles.
6. **The proposed use is consistent with the purpose of the district, the Town Plan, the Town of Georgia Development Regulations, and other bylaws and ordinances adopted by the Town of Georgia:** Yes.
7. **That the utilization of renewable energy resources will not be adversely affected.** Yes.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk



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): The Entrust Group Inc. Mark L

Address: 1110 Sioux Street
Los Alamos, NM 87544

Zip Code 87544 Telephone 505-412-7603

Email m2j2l@msn.com

Applicant(s): same

Address: same
same

Zip Code same Telephone same

Email same

Tax Parcel ID: 102970000 Zoning District: AR-1 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: Mark Letourneau Date: 11/12/2024

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: Mark Letourneau Date: 11/12/2024

Signature of Owner: _____ Date: _____

Location of Property:

522 Decker Road

Parcel ID No.: 102970000

Zoning District: AR-1

Deed Reference: Volume 397 Page 257

Size of Parcel: 10.0 acres

Previous subdivision of parcel (if applicable)

Permittee name: n/a

Date: _____ Map # _____

Previous Site Plan Approval (if applicable)

Permittee name: n/a

Date: _____ Map # _____

If applicable:

Engineer: Stephen Tetreault LDBW

Surveyor: Mark Day LS

Phone: 82-524-4460

Phone: 802-849-6516

Email: stephen@tdhsurvey.com

Email: mark@dlsvt.com

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

2 lot subdivision of the existing 10 acre parcel into two 5 acre lots. Lot 1 is developed with a single family home

and the new lot 2 does not have any current plans for development. It will be served by a 30' R-O-W/easement over Lot 1.

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

Lot 1 - 5.0 acres

Lot 2 - 5.0 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:

Subdivision plat Parcel ID: 102970000 Prepared for THE ENTRUST GROUP INC FBO MARK JOSEPH LETOURNEAU IRA#7230023714

Dated 3/14/2024 with no revisions.

Names and addresses of abutting property owners:

Eric & Pauline Nye 586 Plains Road, Georgia, VT

Michael Flock & Debra Fraser 500 Decker Road, Georgia VT

Benjamin & Kendra Greene 502 Decker Road, Georgia, VT

B. M. & F. Y. Matthews Joint Revocable Trust 339 Decker Road, Georgia, VT

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

existing gravel drive serves the property currently

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

No existing easements noted on survey, proposed 30' R-O-W/Easement for access and utilities over lot 1 to benefit lot 2

Proposed and/or existing wastewater disposal and water supply:

none proposed, proposed property line is a minimum of 500' away from existing dwelling so no wastewater permitting is required

Proposed drainage/storm water runoff (if required):

n/a

Proposed landscaping (if applicable):

n/a

Size and location of proposed and/or existing buildings:

n/a

State permits required and/or obtained for this project:

n/a

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).

in subsequent submissions, which recommendations shall be provided in writing to the Applicant/Owner.

Section 3. Item #B.

Approval of a sketch plan shall not constitute approval of a subdivision plat and is merely authorization for the Applicant to file a preliminary or final plat application.

(FOR TOWN USE ONLY):

Date received: 3/10/25 Fee paid: 400 Check # 2996

Returned (incomplete) _____ Date: _____

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.



GEORGIA VERMONT

Section 3. Item #B.

Waiver Request

E911 Address 522 Decker Road Tax Parcel ID 102970000 Zoning District AR-1

Section 1: Owner/Applicant Information (complete all)

Owner(s) The Entrust Group Inc., Mark Letourneau Applicant(s) same

Address 1110 Sioux Street Address _____

Los Alamos, NM 87544 _____

Zip Code 87544 Telephone 505-412-7603 Zip Code _____ Telephone _____

Email m2j21@msn.com Email _____

CERTIFICATION OF APPLICANT(S)

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

Signature of Applicant: Mark Letourneau Date: 1/28/2025
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: Mark Letourneau Date: 1/28/2025
Signature of Owner: _____ Date: _____

1. Waiver requested of the DRB? This is for a request for a reduction in road frontage for Lot 2. Proposed lot 2 will have 85.77' of frontage in lieu of the required 250'.

Request for variance under Section(s) Section 3.7 (B) of the Town of Georgia Zoning Regulations.

2. Waiver requested of the DRB? _____

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

3. Waiver requested of the DRB? _____

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

Decision/Action Taken (FOR TOWN USE ONLY):

Date received: 3/10/25 Fee paid: \$500 Meeting date: 4/15 Returned (incomplete) _____ Date: _____

Signed: [Signature]
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.

All applications for variance must be heard by the Development Review Board (DRB) according to the criteria set forth in 24 V.S.A. Section 4469(a).

PLAT NOTES:

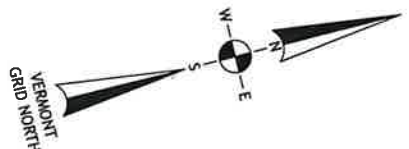
- OWNER OF RECORD: THE ENTRUST GROUP INC FBO MARK JOSEPH LETOURNEAU IRA# 7230023714
- DEED REFERENCE: VOLUME 397 PAGE 257
- KEY REFERENCES: VOLUME 39 PAGE 411, MAP SLIDE 82
- NORTH ORIENTATION IS BASED ON VERMONT GRID ZONE 4400 COMPUTED FROM RTK GNSS OBSERVATIONS MADE ON 3/13/24 WITH DIFFERENTIAL CORRECTIONS FROM THE VERMONT CORS VRS. THE RESULTANT DATUM IS NAD83 (2011), EPOCH 2010.0, NAVD88 (GEOID18).
- SURVEY METHODS PERFORMED AND THE RESULTING ACCURACY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS FOR RURAL SURVEYS AS SET FORTH IN SECTION 5.5(b)(1)(c) OF THE "STANDARDS FOR THE PRACTICE OF LAND SURVEYING" ADOPTED BY THE BOARD OF LAND SURVEYING ON 1/7/2013.
- REBARS SET ARE INSTALLED FLUSH IN LAWNS AND TRAVELED AREAS AND 0.5'± ABOVE GRADE IN WOODED AND NON-TRAVELED AREAS UNLESS OTHERWISE NOTED.
- AN ATTEMPT HAS BEEN MADE TO IDENTIFY ANY EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY AVAILABLE IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
- ANY PROPOSED BOUNDARIES OR EASEMENTS, OR CHANGES IN BOUNDARY LOCATIONS SHOWN ON THIS PLAT ARE NOT CREATED OR CONVEYED BY VIRTUE OF THIS PLAT. DEEDS MUST BE EXECUTED AND RECORDED BY THE CURRENT OWNER(S) TO CONVEY RIGHTS.
- THIS PLAT IS NOT A GUARANTEE OF TITLE.
- ONLY COPIES FROM THE ORIGINAL OF THIS MAP BEARING AN ORIGINAL SIGNATURE AND THE SEAL OF THE PREPARER SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.
- THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT REQUESTING THE SERVICE. ANY CERTIFICATIONS MADE HEREON ARE NOT TRANSFERABLE.
- THE OWNERSHIP OF THE LANDS WITHIN THE PUBLIC RIGHT OF WAY IS UNDETERMINED. FOR THE PURPOSE OF THIS SURVEY AND THE CALCULATIONS OF BOUNDARIES AND AREAS, THE EDGE OF THE RIGHT OF WAY WAS USED. TO CALCULATE SAID RIGHT OF WAY AN OFFSET OF ONE AND ONE HALF RODS EACH SIDE OF THE CENTERLINE OF THE EXISTING TRAVELED WAY AT THE TIME OF THE SURVEY WAS USED ESTABLISHING A 3 ROD RIGHT OF WAY AS ALLOWED BY STATE STATUTE.

APPROVED BY RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF GEORGIA, VT. ON _____ 20_____, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

SIGNED: _____ 20_____,

BY: _____

PLANNING COMMISSION

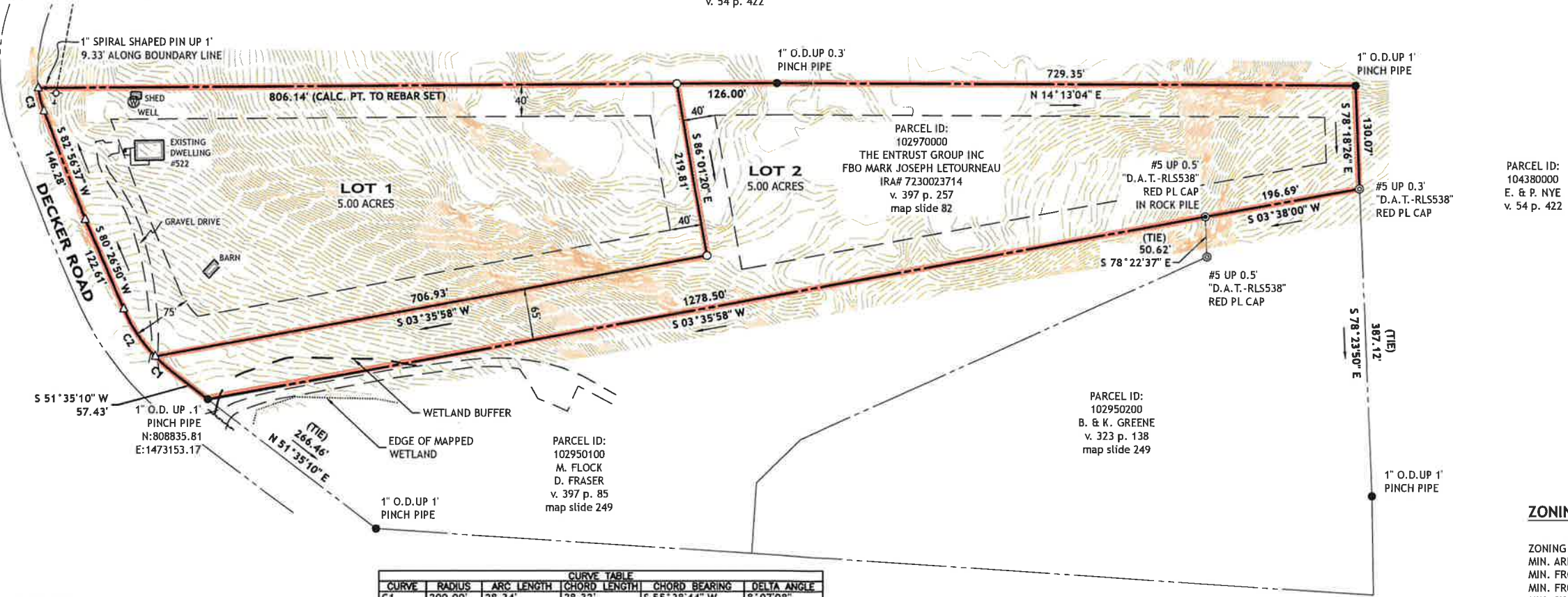


LOCUS MAP
NOT TO SCALE

PLAT REFERENCES:

- "PLAN OF PORTION OF DECKER FARM, DECKER ROAD, GEORGIA, VERMONT" DATED SEPT. 1977 BY WARREN ROBSTENIEN AND RECORDED IN MAP SLIDE 82.
- "MATHEWS SUBDIVISION, SURVEY PLAT" DATED 1/12/17 BY DAVID TUDHOPE AND RECORDED IN MAP SLIDE 249.

PARCEL ID:
104380000
E. & P. NYE
v. 54 p. 422



PARCEL ID:
104380000
E. & P. NYE
v. 54 p. 422

PARCEL ID:
102950200
B. & K. GREENE
v. 323 p. 138
map slide 249

PARCEL ID:
102950100
M. FLOCK
D. FRASER
v. 397 p. 85
map slide 249

LEGEND

- IRON PIPE (FOUND)
- ⊙ REBAR (FOUND)
- #6 REBAR SET WITH DAY LAND SURVEYING ALUMINUM CAP
- △ CALCULATED POINT
- UTILITY POLE
- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- APPROXIMATE BOUNDARY LINE
- - - PROPOSED EASEMENT LINE
- UTILITY LINE
- ZONING SETBACK
- LIDAR CONTOUR

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	28.34'	28.32'	S 55° 38' 44" W	8° 07' 08"
C2	200.00'	72.40'	72.01'	S 70° 04' 34" W	20° 44' 32"
C3	125.00'	29.92'	29.85'	S 89° 48' 05" W	13° 42' 57"

TOWN OF GEORGIA, VERMONT
RECEIVED FOR RECORD

RECEIVED FOR RECORD _____ A.D. 20____

AT _____ O'CLOCK _____ M AND RECORDED ON

SLIDE # _____ MAP # _____

ATTEST: _____



272 N. MAIN ST., ST. ALBANS, VT 05478
802-849-6516
www.daylandsurveying.com

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 MEASUREMENTS AND PERTINENT RECORD INFORMATION 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.

MARK A. DAY, L.S. VT #732

DATE



SUBDIVISION PLAT
PARCEL ID: 102970000
Prepared For
THE ENTRUST GROUP INC
FBO MARK JOSEPH LETOURNEAU
IRA# 7230023714
522 DECKER ROAD ROAD
GEORGIA, VERMONT



ZONING NOTES:

ZONING DISTRICT: AR-1
MIN. AREA: 5 ACRES
MIN. FRONTAGE: 250'
MIN. FRONT SETBACK: 75'
MIN. SIDE SETBACK: 40'
MIN. REAR SETBACK: 40'

SCALE:	1"=100'
DATE:	03/14/2024
JOB NUMBER:	24019
DRAWING:	24019 SPLAT
DATE OF SURVEY:	03/13/2024
SURVEY BY:	BP
DRAWN BY:	BP/MD

THIS IS AN ORIGINAL PIGMENT INK ON STABLE BASE POLYESTER FILM

SKETCH PLAN REVIEW
Two-Lot Minor Subdivision
SK-003-25

Owner/Applicant: The Entrust Group Inc. Mark Letourneau 1110 Sioux Street, Los Alamos NM 87544 PH:505-412-7603 Email:m2j21@msn.com	Property Tax Parcel & Location: 522 Decker Road, Georgia, VT 05468 Parcel# 102970000 Zone: AR-1
Engineer/Applicant: Stephen Tetreault LDBW 802-524-4460 Email: stephen@tdhsurvey.com	Surveyor: Mark Day Day Land Surveying, PLLC PH: 802-849-6516 mark@daylandsurveying.com

Background

Mark Letourneau, hereafter referred to as Applicant, is requesting Sketch Plan review for a two-lot Minor Subdivision at 522 Decker Road and consisting of ± 10 acres. The parcel is located in the AR-1 zoning district. Said parcel is benefitted by ± 450 ft of road frontage along Decker Road.

Applicant is proposing a subdivision of the ± 10 acres into two (2) lots: ± 5 acres (Lot 1) and ± 5 acres (Lot 2). The proposed subdivision allows direct access to Decker Road.

COMMENTS

General Subdivision and Site Plan Review Requirements

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

	AR-1	Lot 1	Lot 2
Minimum Lot Size	5 acres	± 5 acres	± 5 acres
Lot Frontage	250 ft	± 364 ft	± 85.77 ft*
Front Yard Setback	75 ft	N/A	N/A
Side Setbacks	40 ft	N/A	N/A
Rear Setbacks	40 ft	N/A	N/A

*waiver request

- 2. Site plans.** Applicant has submitted one map titled, “Subdivision Plat” prepared by Day Land Surveying, PLLC on 3/14/2024.

3. **Lot layout.** The proposed layout will divide the current lot into two lots, where Lot 1 will contain the existing dwelling and outbuildings, and Lot 2 will remain vacant with no current plans for development.
4. **Suitability for development.** The land meets the Development Regulation requirements for subdivision of property.
5. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** N/A
6. **Storm water and erosion control plan during construction.** N/A
7. **Conformance with Town Plan and Bylaws.** This project meets the minimum dimensional requirements for the AR-1 zoning district.
8. **Compatibility with surroundings.** The proposed two-lot subdivision will conform with the existing zoning standards.
9. **Municipal Services.** The existing single-family dwelling has already confirmed municipal services.
10. **Individual Water Supply.** No wastewater or water supply currently proposed for Lot 2. The Lot 2 property line is a minimum 500 feet away from the existing dwelling on Lot 1.
11. **Vehicular Traffic.** An existing gravel drive serves Lot 1 currently. There is no existing road for Lot 2.
12. **Landscaping Plan and Lighting.** N/A
13. **State permits.** N/A
14. **Waiver Request:** Request for a reduction in road frontage for Lot 2. Proposed Lot 2 will have ± 85.77 feet of frontage in lieu of the required 250 feet for the AR-1 zoning district.

The submitted Subdivision Plat “The Entrust Group Inc. FBO Mark Joseph Letourneau” shows the frontage as 57.43 feet.

Section 3.7(B) of the Town of Georgia Development Regulations (2/27/2023)

Lot Frontage Waiver. *In conjunction with a proposed subdivision and/or subdivision application, the DRB may waive the minimum lot frontage standard up to 50% in any district to allow for flexibility in subdivision design if all of the following conditions apply:*

1. *The property has unique physical circumstances or conditions that were not created by the applicant, which prevent the applicant from meeting the frontage requirement. Such unique physical circumstances or conditions may include, but are not limited to, irregular existing lot shape or poor soil conditions.*

2. Due to such physical circumstances or conditions, there is no possibility that the property can be developed in conformance with the frontage standard and the authorization of a waiver is necessary to enable the reasonable use of the property. The applicant must show that all other possible alternatives have been considered before the DRB will consider granting a waiver.

3. No waiver shall be granted which would have an undue adverse effect on adjacent property, the character of the area, or on public health and safety.

4. In the issuance of waivers, the DRB:

- a. Shall consider and may require design features, screening, or other features to mitigate anticipated impacts of any such waiver;*
- b. Shall provide only the minimum waiver that will afford relief while representing the least deviation from these Regulations.*

5. Applications for waivers shall be considered by the DRB after a public hearing held concurrently with a subdivision and/or site plan application in accordance with Section 8.4 (Public Hearing/Public Notice Requirements for Development Review Board Approvals).

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Town of Georgia

cc: Applicant



GEORGIA VERMONT

Section 3. Item #C.

Date Received: 3-17-25 Fee Paid \$ 1,000 Ck # 002771 SP-002-25
Tax Parcel ID: 11140000 Hearing Date: April 15, 2025 CU-002-25

TOWN OF GEORGIA DEVELOPMENT REVIEW BOARD CONDITIONAL USE APPLICATION

Applicant(s)

Name Dave and Sara LeBlanc
Address 616 Sheldon Rd
City/State/Zip St Albans VT 05478
Phone 8027343269
Email sleblanc@nextgenerationvt.com

Property Owner(s) if different

Name _____
Address _____
City/State/Zip _____
Phone _____
Email _____

CERTIFICATION OF APPLICANT

The undersigned applicant(s) hereby certifies that all information submitted on this application is true and accurate and that the information provided is complete.

3-17-25
Date

[Signature]
Applicant
Dave Leblanc
Applicant

PROPERTY OWNER AUTHORIZATION

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

3-17-25
Date

[Signature]
Property Owner
Dave Leblanc
Property Owner

1. **ABUTTING PROPERTY OWNERS**

List names and mailing addresses of all adjacent property owners including those across the road right-of-way and all property owners on a shared private right-of-way whether or not they abut the subject parcel. Please submit a stamped, addressed envelope for each property owner listed, together with a stamped, addressed envelope for Applicant/owner (use a separate sheet if necessary).
On Attached Sheet

2. **REQUEST FOR CONDITIONAL USE:**

Section(s) _____ of the Town of Georgia Development Regulations.

3. **PROPERTY IDENTIFICATION:**

E911 Address 150 Old Stage Rd Georgia VT or

Other identification: _____

Deed Reference: Book _____, Page _____

Subdivision Name (if applicable): _____

4. **ZONING DISTRICT:** _____

5. **PROPERTY DIMENSIONS:**

Lot size: ~~0.0~~ ^{2.85} acres; or dimensions: 2,030 SF

Lot frontage: _____

6. **NATURE OF PROPOSED REQUEST:** Please provide a complete narrative on a separate sheet of paper describing the nature of the proposed request explaining in detail the proposed use(s) of the property. Please also address each of the following applicable elements in a descriptive manner: building size(s), type(s) and use(s) thereof, landscaping and/or screening, access to property, impact on traffic, internal circulation of vehicular and pedestrian traffic, parking requirements, lighting (size, type, location and number), number, size and location of proposed sign(s), proposed days and hours of operation, and proposed number of employees.

7. **Title(s) of plans(s) submitted with application;** and, if applicable, firm which prepared plan; project number; date of plans and revisions. Site plans shall include, where applicable, the following:
- Identifying information including record owner of land, north arrow, date (including any revision dates), and scale.
 - Property lines and abutting streets.
 - Rights of way or easements affecting the property.
 - Location of existing and proposed buildings or structures including Interior floor plans indicating location and floor area of individual uses.
 - Height of existing and proposed buildings or structures.
 - Existing and proposed setbacks of all buildings or structures to property lines and/or public or private rights-of-way.
 - Existing and proposed lot coverage (in square feet) of all structures and hard surfaces.
 - Existing natural features of the site including water courses and applicable buffers, wetlands and applicable buffers, floodplains, trees, and other vegetation, etc.
 - Existing and proposed contours at no more than 5-foot intervals.
 - Location of existing and proposed utilities and facilities (water, septic, electric, telephone).
 - Location of existing and proposed roads, driveways, loading areas, outside storage areas, and pedestrian walkways.
 - Location and number of parking spaces pursuant to the requirements of Section 5.6 of the Development Regulations.
 - Location, type, size, and number of existing and proposed lighting fixtures.
 - Location and size of existing and proposed sign(s) (please provide sketch of each sign).
 - A landscaping plan indicating location, species, size and spacing of existing and proposed landscaping elements.
 - Building elevations drawings to scale for all proposed and/or modified buildings and any related buildings.

Please provide one full size copy to scale, eight 11' x 17" copies & one electronic copy with application.

8. **SPECIFIC AND GENERAL STANDARDS FOR CONDITIONAL USES:** Applicant must be prepared to address the specific standards for Conditional Use as set forth in each zoning district in the Town of Georgia Zoning Regulations. In addition, applicant must address the general standards for all uses as set forth in Title 24 V.S.A. Chapter 117 Section 4414(3) and Section 3.2 of the Town of Georgia Development Regulations as follows:

- a. Public facilities and services (including, but not limited to fire protection, schools, roads, and other municipal infrastructure) are reasonably available to serve the proposal or are planned and included in the Town Capital Budget and program to serve the proposal at the time anticipated for its completion:

b. The character of the neighborhood, area, or district affected will not be adversely impacted and that:

i) A nuisance or hazard will not be created to the detriment of the health, safety, or welfare of the intended users, neighbors, or the citizens of the town;

ii) The proposed use or building and the relationship between the buildings and the land will be compatible with the purposes of the district and the character of the surrounding neighborhood and will not unduly detract from abutting residences or other property;

iii) Appropriate use or development of adjacent property will not be impeded; i.e., the scale of the proposed development in relation to existing and proposed uses and buildings and the effect of the proposed use on the continued enjoyment of and access to existing and approved uses in the vicinity of the proposed use will not be adversely impacted.

c. Traffic generated or patterns of ingress or egress will not cause congestion, hazard or detriment to the neighborhood or nearby intersections (the DRB may require a traffic study to determine compliance with this standard.

Traffic study already completed and Included

d. The proposed use is consistent with the purpose of the district, the Town Plan, the Town of Georgia Development Regulations, and other bylaws and ordinances adopted by the Town of Georgia.

e. That the utilization of renewable energy resources will not be adversely affected.

9. PERFORMANCE STANDARDS:

The proposed use:

- a. ☐ will ☒ will not emit noise in excess of 70 decibels at the property line or a noise which is considered offensive;
- b. ☐ will ☒ will not emit any odor, dust, dirt, or smoke which is considered offensive;
- c. ☐ will ☒ will not emit any noxious gases that endanger the health, comfort, safety or welfare of any person or that could cause injury or damage to property, business or vegetation;
- d. ☐ will ☒ will not cause as a result of normal operations a vibration that creates a displacement of 0.002 inches within the ground at the property lines;
- e. ☐ will ☒ will not have lighting or signs that create glare that could impair the vision of a driver of any motor vehicle;
- f. ☐ will ☒ will not cause a fire, explosion or safety hazard;
- g. ☐ will ☒ will not create an unsafe or unhealthy condition as determined by the Town of Georgia Health Officer;
- h. ☐ will ☒ will not interfere with a renewable energy resource or the ability to utilize a renewable energy resource.

10. OTHER PERMITS REQUIRED:

This project will also require the following permits (local, state, federal):

Decision of the Board

Date: _____

Approved: ☐Denied: ☐**Note:** You will receive a written Decision and Findings of Fact within 45 days of the close of the hearing.



150 Old Stage Rd
Georgia, VT

-Encouraging developmental growth in a natural environment.

Purpose:

We currently have a childcare program at 4502 Highbridge Rd that is bursting at the seams. We would like to reopen our infant site for 16 infants (up to age 2). This would ultimately create 16 more infant openings in Georgia. The community would benefit from 16 additional childcare spaces here in Georgia.

Nature of proposed request

Georgia's Next Generation Infancy/Young Toddler site will be a licensed program for 16 children (8 infants and 8 young toddlers(1 year)). When they graduate from this site, they will go to our location at 4502 Highbridge, where we have our site for 2-5 year olds.

Building Size

The total size of the building is 2,030 S/F on a 2.85 Parcel. The childcare facility will be on the first floor of the building.

Current Use

Licensed childcare facility for 16 children and 5 staff.

Building Owner

David and Sara LeBlanc
616 Sheldon Rd
St Albans, VT 05478

Applicants

David and Sara LeBlanc
(802) 734-3269
sleblanc@nextgenerationvt.com

Requested Change of Use
Have it be a licensed childcare facility

Access to the Property will remain the same, with one entry and exit point.

Traffic Impact- Main traffic hours at the facility will be 7:30-8:45 and 3:00-4:30

Parking Requirements- Will be 13 spaces available for staff and family drop-off and pick-up times.

Proposed signs
No sign will be at the location.

Proposed business hours- The Childcare facility will be open M-F 7:30-4:30.

Detailed project plan-
Item to be completed
Erect Gazebo style outdoor classroom/shade space. A 12X12 wood with tin. Picture included

- Project Timeline**
- This spring, put up Gazebo
 - Open in June

APPENDIX A

Turning Movement Counts

Trudell Consulting Engineers (TCE)

478 Blair Park Rd
Williston, VT 05495

Section 3. Item #C.

Intersection: Ballard Rd & Old Stage Rd

City/Town: Georgia

By: Madison C.

Weather: cloudy

File Name : am

Site Code : 23-185

Start Date : 8/24/2023

Page No : 1

Groups Printed- All Vehicles

Start Time	Pvt. Drive Southbound					Ballard Rd Westbound					Old Stage Rd Northbound					Ballard Rd Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	0	0	0	0	0	0	4	3	0	7	16	0	1	0	17	3	37	0	0	40	64
07:15 AM	0	0	0	0	0	0	9	2	0	11	16	0	2	0	18	2	50	0	0	52	81
07:30 AM	0	0	0	0	0	0	14	4	0	18	18	0	2	0	20	3	33	0	0	36	74
07:45 AM	0	0	0	0	0	0	10	7	0	17	14	0	6	0	20	1	29	0	0	30	67
Total	0	0	0	0	0	0	37	16	0	53	64	0	11	0	75	9	149	0	0	158	286
08:00 AM	0	0	0	0	0	0	10	5	0	15	13	0	2	0	15	7	32	0	0	39	69
08:15 AM	0	0	0	0	0	0	8	3	0	11	6	0	0	0	6	3	30	0	0	33	50
08:30 AM	0	0	0	0	0	0	12	4	0	16	5	0	2	0	7	2	22	0	0	24	47
08:45 AM	1	0	0	0	1	0	10	3	0	13	1	0	0	0	1	1	17	3	0	21	36
Total	1	0	0	0	1	0	40	15	0	55	25	0	4	0	29	13	101	3	0	117	202
Grand Total	1	0	0	0	1	0	77	31	0	108	89	0	15	0	104	22	250	3	0	275	488
Apprch %	100	0	0	0		0	71.3	28.7	0		85.6	0	14.4	0		8	90.9	1.1	0		
Total %	0.2	0	0	0	0.2	0	15.8	6.4	0	22.1	18.2	0	3.1	0	21.3	4.5	51.2	0.6	0	56.4	

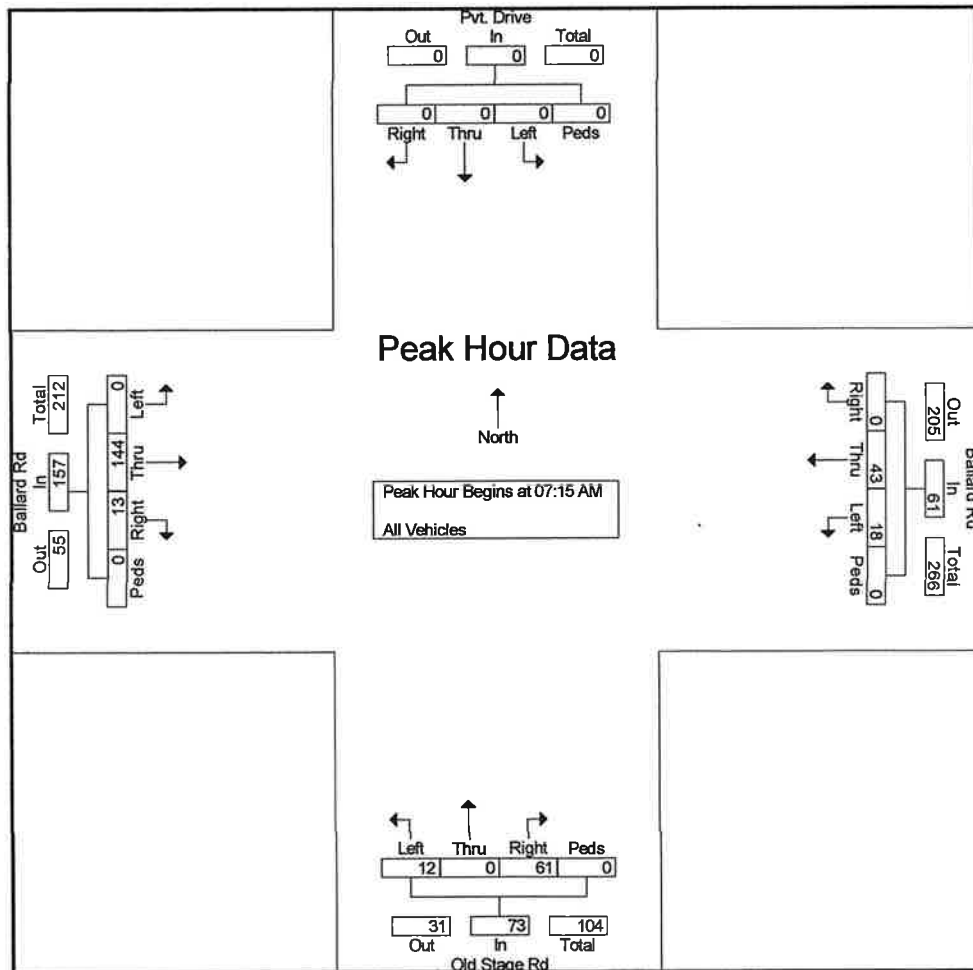
Trudell Consulting Engineers (TCE)

478 Blair Park Rd
Williston, VT 05495

Section 3. Item #C.

File Name : am
Site Code : 23-185
Start Date : 8/24/2023
Page No : 2

	Pvt. Drive Southbound					Ballard Rd Westbound					Old Stage Rd Northbound					Ballard Rd Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	0	0	0	0	0	0	9	2	0	11	16	0	2	0	18	2	50	0	0	52	81
07:30 AM	0	0	0	0	0	0	14	4	0	18	18	0	2	0	20	3	33	0	0	36	74
07:45 AM	0	0	0	0	0	0	10	7	0	17	14	0	6	0	20	1	29	0	0	30	67
08:00 AM	0	0	0	0	0	0	10	5	0	15	13	0	2	0	15	7	32	0	0	39	69
Total Volume	0	0	0	0	0	0	43	18	0	61	61	0	12	0	73	13	144	0	0	157	291
% App. Total	0	0	0	0	0	0	70.5	29.5	0		83.6	0	16.4	0		8.3	91.7	0	0		
PHF	.000	.000	.000	.000	.000	.000	.768	.643	.000	.847	.847	.000	.500	.000	.913	.464	.720	.000	.000	.755	.898



Trudell Consulting Engineers (TCE)

478 Blair Park Rd
Williston, VT 05495

Section 3. Item #C.

Intersection: Ballard Rd & Old Stage Rd
City/Town: Georgia
By: Madison C.
Weather: cloudy

File Name : PM
Site Code : 23-185
Start Date : 8/24/2023
Page No : 1

Groups Printed- All Vehicles

Start Time	Pvt. Drive Southbound					Ballard Rd Westbound					Old Stage Rd Northbound					Ballard Rd Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
04:00 PM	0	0	0	0	0	0	45	13	0	58	11	0	4	0	15	7	25	0	0	32	105
04:15 PM	0	0	0	0	0	0	42	13	0	55	15	0	4	0	19	3	23	0	0	26	100
04:30 PM	0	0	0	0	0	0	54	13	0	67	10	0	5	0	15	4	21	0	0	25	107
04:45 PM	0	0	0	0	0	0	24	8	0	32	15	0	4	0	19	1	16	0	0	17	68
Total	0	0	0	0	0	0	165	47	0	212	51	0	17	0	68	15	85	0	0	100	380
05:00 PM	0	0	0	0	0	0	22	2	0	24	9	0	1	0	10	3	12	0	0	15	49
05:15 PM	0	0	0	0	0	0	21	3	0	24	12	0	0	0	12	4	9	0	0	13	49
05:30 PM	0	0	0	0	0	0	18	1	0	19	11	0	1	0	12	1	11	0	0	12	43
05:45 PM	0	0	0	0	0	0	5	1	0	6	3	0	0	0	3	0	3	0	0	3	12
Total	0	0	0	0	0	0	66	7	0	73	35	0	2	0	37	8	35	0	0	43	153
Grand Total	0	0	0	0	0	0	231	54	0	285	86	0	19	0	105	23	120	0	0	143	533
Apprch %	0	0	0	0	0	0	81.1	18.9	0		81.9	0	18.1	0		16.1	83.9	0	0		
Total %	0	0	0	0	0	0	43.3	10.1	0	53.5	16.1	0	3.6	0	19.7	4.3	22.5	0	0	26.8	

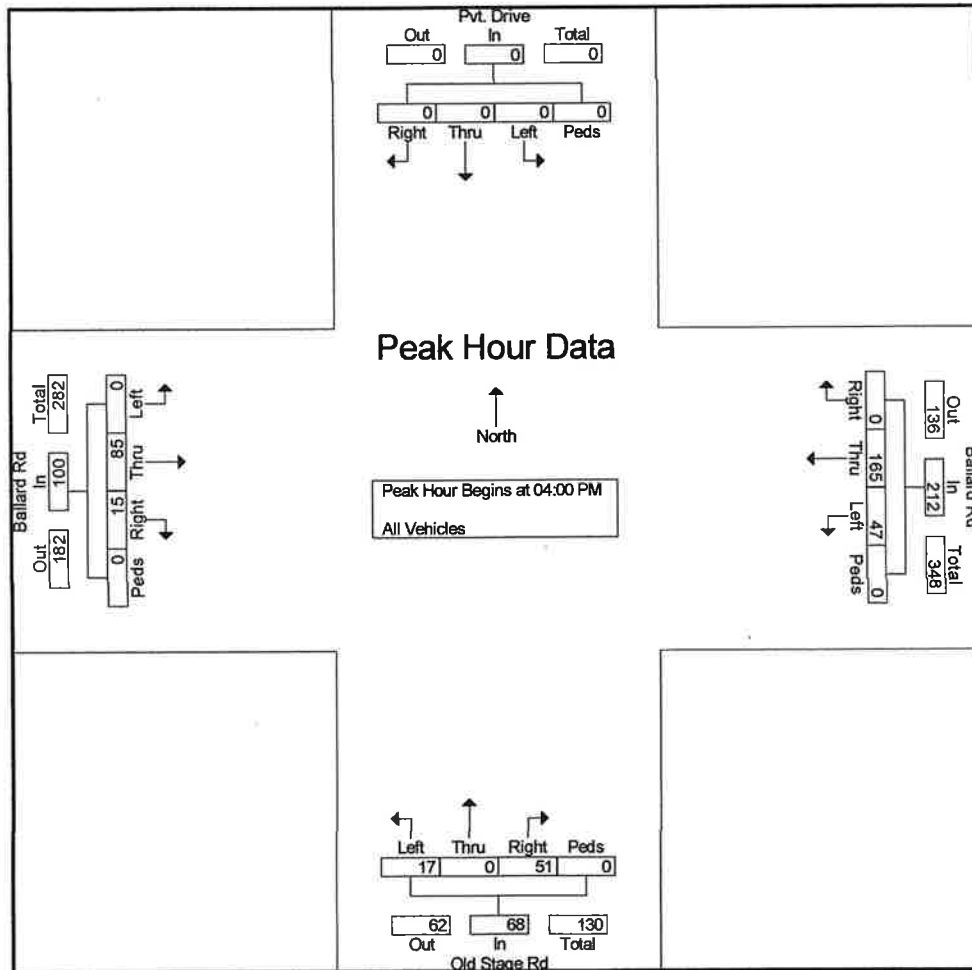
Trudell Consulting Engineers (TCE)

478 Blair Park Rd
Williston, VT 05495

Section 3. Item #C.

File Name : PM
Site Code : 23-185
Start Date : 8/24/2023
Page No : 2

	Pvt. Drive Southbound					Ballard Rd Westbound					Old Stage Rd Northbound					Ballard Rd Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	0	0	0	0	0	0	45	13	0	58	11	0	4	0	15	7	25	0	0	32	105
04:15 PM	0	0	0	0	0	0	42	13	0	55	15	0	4	0	19	3	23	0	0	26	100
04:30 PM	0	0	0	0	0	0	54	13	0	67	10	0	5	0	15	4	21	0	0	25	107
04:45 PM	0	0	0	0	0	0	24	8	0	32	15	0	4	0	19	1	16	0	0	17	68
Total Volume	0	0	0	0	0	0	165	47	0	212	51	0	17	0	68	15	85	0	0	100	380
% App. Total	0	0	0	0	0	0	77.8	22.2	0		75	0	25	0		15	85	0	0		
PHF	.000	.000	.000	.000	.000	.000	.764	.904	.000	.791	.850	.000	.850	.000	.895	.536	.850	.000	.000	.781	.888



APPENDIX B

Intersection Capacity Analyses

HCM 6th TWSC
3: Old Stage Rd & Ballard Rd

2028 AM Pe

Section 3. Item #C.

NO-BUILD

Intersection

Int Delay, s/veh 2.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	➡			➡	➡	➡
Traffic Vol, veh/h	151	14	19	45	13	64
Future Vol, veh/h	151	14	19	45	13	64
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	2	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	151	14	19	45	13	64

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	165
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	4.15	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	2.245	-
Pot Cap-1 Maneuver	-	1395	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1395	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.3	9.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	840	-	-	1395	-
HCM Lane V/C Ratio	0.092	-	-	0.014	-
HCM Control Delay (s)	9.7	-	-	7.6	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

HCM 6th TWSC
3: Old Stage Rd & Ballard Rd

2028 AM Pe Section 3. Item #C.

Build

Intersection

Int Delay, s/veh 3.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	151	19	21	45	15	70
Future Vol, veh/h	151	19	21	45	15	70
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	2	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	151	19	21	45	15	70

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	170
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	4.15	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	2.245	-
Pot Cap-1 Maneuver	-	1389	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1389	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.4	9.8
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	833	-	-	1389	-
HCM Lane V/C Ratio	0.102	-	-	0.015	-
HCM Control Delay (s)	9.8	-	-	7.6	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

HCM 6th TWSC
3: Old Stage Rd & Ballard Rd

2028 PM Pe Section 3. Item #C.
NO-BUILD

Intersection

Int Delay, s/veh	2.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	89	16	49	173	18	53
Future Vol, veh/h	89	16	49	173	18	53
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	2	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	89	16	49	173	18	53

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	105
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.15
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.245
Pot Cap-1 Maneuver	-	-	1468
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1468
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.7	9.8
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	815	-	-	1468	-
HCM Lane V/C Ratio	0.087	-	-	0.033	-
HCM Control Delay (s)	9.8	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0.1	-

HCM 6th TWSC
3: Old Stage Rd & Ballard Rd

2028 PM Pe

Section 3. Item #C.

Build

Intersection

Int Delay, s/veh 2.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
----------	-----	-----	-----	-----	-----	-----

Lane Configurations	↑			↑	↑	
Traffic Vol, veh/h	89	18	53	173	22	56
Future Vol, veh/h	89	18	53	173	22	56
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	2	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	89	18	53	173	22	56

Major/Minor	Major1	Major2	Minor1
-------------	--------	--------	--------

Conflicting Flow All	0	0	107	0	377	98
Stage 1	-	-	-	-	98	-
Stage 2	-	-	-	-	279	-
Critical Hdwy	-	-	4.15	-	6.85	6.45
Critical Hdwy Stg 1	-	-	-	-	5.85	-
Critical Hdwy Stg 2	-	-	-	-	5.85	-
Follow-up Hdwy	-	-	2.245	-	3.545	3.345
Pot Cap-1 Maneuver	-	-	1465	-	593	945
Stage 1	-	-	-	-	908	-
Stage 2	-	-	-	-	738	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1465	-	569	945
Mov Cap-2 Maneuver	-	-	-	-	569	-
Stage 1	-	-	-	-	908	-
Stage 2	-	-	-	-	708	-

Approach	EB	WB	NB
----------	----	----	----

HCM Control Delay, s	0	1.8	10
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
-----------------------	-------	-----	-----	-----	-----

Capacity (veh/h)	797	-	-	1465	-
HCM Lane V/C Ratio	0.098	-	-	0.036	-
HCM Control Delay (s)	10	-	-	7.5	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0.1	-

TECHNICAL MEMORANDUM

Project: Next Generation Daycare
 Date: September 1, 2023
 By: Roger Dickinson, PE
 Subject: Traffic Impact Assessment



Introduction

Next Generation Daycare proposes to convert an existing single-family residence located at 150 Old Stage Rd in Georgia to provide a licensed daycare (hereafter referred to as the Project) with a maximum capacity of 16 children.

Access to the Project will be via the existing two driveways onto the west side of Old Stage Rd. The northerly driveway will serve as the designated entrance and the southerly driveway the designated exit. This will establish a counter-clockwise circulation pattern in the parking area between the two driveways.

This traffic impact assessment (TIA) examines existing and future traffic congestion and safety conditions on the adjacent highway network in the vicinity of this Project, and analyzes the probable impacts that this Project will have on those conditions. The results of the requested analyses are presented in the following sections.

Background Traffic Volumes

A review of VTrans' Transportation Data Management System determined that no recent traffic counts have been performed in the vicinity of the Project. Consequently, this office performed weekday turning movement counts at the Ballard Rd / Old Stage Rd intersection during the morning and afternoon peak periods in order to provide the necessary background traffic volumes. Those counts were performed on Thursday, August 24, 2023 from 7-9 am and 4-6 pm. The count results are included in Appendix A.

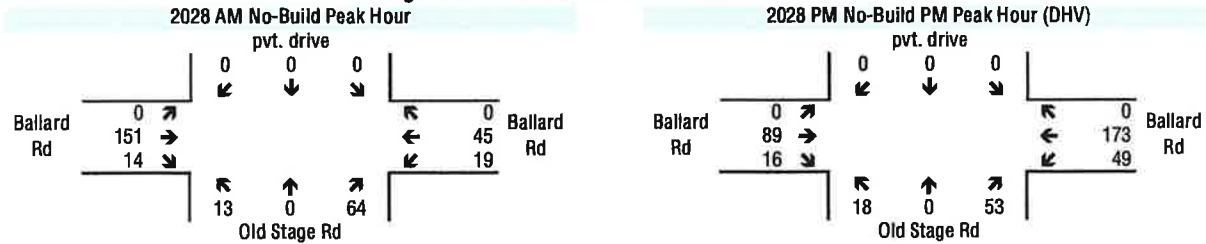
The observed peak hour volumes from the above turning movement counts were adjusted to estimated design hour volumes (DHV) using comparable August 2022 traffic volumes from Continuous Count Station F029 located on US Route 7 in Georgia. The DHV, by definition, is the 30th highest hour of traffic volumes in a year, and is used in the design of streets and intersections. The resulting DHV adjustment factor increased the observed afternoon peak hour volumes by 2.4%.

The observed peak hour volumes were also adjusted to reflect background traffic growth from 2023 to 2028. The background traffic growth rate is estimated by VTrans to equal 2.1% during that 5-year period.¹

¹ Continuous Traffic Counter Report (Redbook), Vermont Agency of Transportation, June 2023

The resulting projected 2028 peak hour volumes (representing the No-Build analysis scenario) are shown in Figure 1.

Figure 1 – No-Build Peak Hour Volumes



Project-Generated Traffic

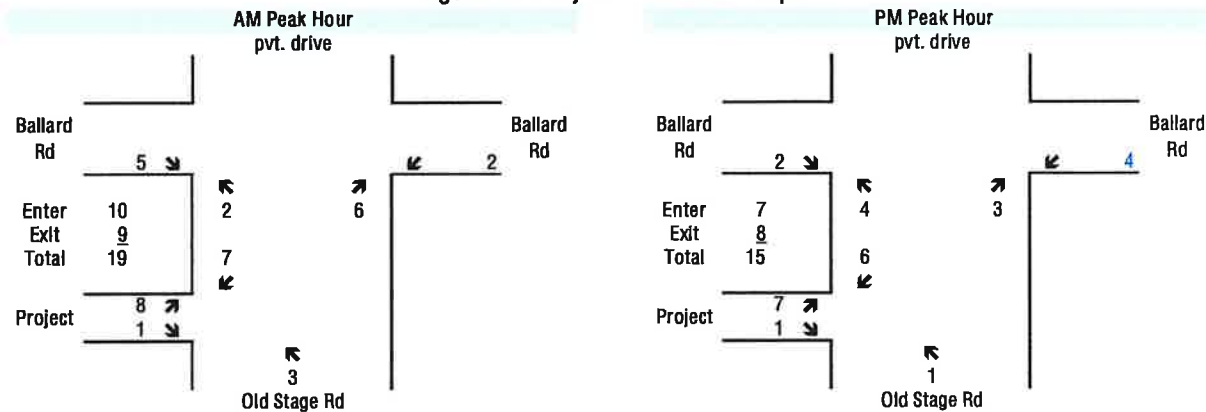
The weekday peak hour vehicular trip generation of the Project was estimated using published Institute of Transportation Engineers (ITE) trip generation rates.² ITE land-use category #565 – Day Care Center was used with the number of students as the determinant. Table 1 presents the estimated weekday peak hour trip generation of this Project.

Table 1 - Weekday Trip Generation

AM Peak Hour (vte/hr)			PM Peak Hour (vte/hr)		
Enter	Exit	Total	Enter	Exit	Total
10	9	19	7	8	15

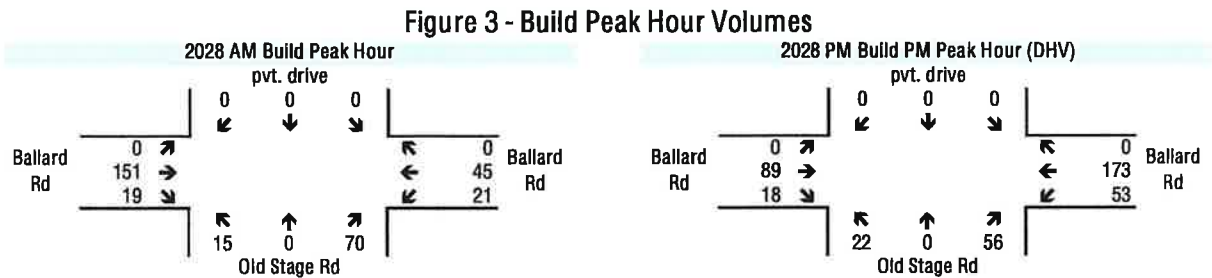
The directional distributions of peak hour project-generated trips were estimated using existing traffic patterns at the Ballard Rd / Old Stage Rd intersection. The resulting peak hour project-generated trips are shown in Figure 2.

Figure 2 - Project Peak Hour Trips



² Trip Generation, Institute of Transportation Engineers, 11th Edition

Combining the project-generated trips with the no-build volumes provides the 2028 Build design hour volumes shown in Figure 3.



Traffic Congestion

Levels of service (LOS) at intersections are determined by the average control delay; measured in seconds per vehicle. The methodology for analyzing LOS is established by the *Highway Capacity Manual (HCM)*.³ Table 2 summarizes the LOS delay thresholds for unsignalized intersections.

Table 2 – Unsignalized Intersection Level of Service Criteria

LOS	Avg. Delay*	LOS	Avg. Delay*
A	≤10	D	≤35
B	≤15	E	≤50
C	≤25	F	>50

* seconds per vehicle

In Vermont, VTrans' Level of Service Policy⁴ sets LOS D as the desired design standard for two-way stop controlled (unsignalized) intersections having greater than 100 vph approach volume on a single-lane side street approach or greater than 150 vph approach volume on a two-lane side street approach. There is no level of service standard for unsignalized intersections with lower than the above indicated side street volume thresholds. Existing and future peak hour volumes at the exiting Old Stage Rd at its intersection with Ballard Rd do not meet the 100 vph threshold for a single-lane side street approach. There is, therefore, no level of service standard to be applied at this low-volume intersection.

Table 3 presents the results of intersection capacity analyses performed at the Ballard Rd / Old Stage Rd intersection. All analyses were performed using *Synchro v. 11* software. Detailed analysis worksheets are enclosed in Appendix B.

The intersection capacity analyses results show minimal traffic congestion and delays. Additionally, comparing the results of the No-Build and Build analyses indicates that the small amount of additional traffic generated by this Project will have a minimal impact on future traffic congestion conditions.

³ *Highway Capacity Manual*, Transportation Research Board, 6th Edition
⁴ Vermont Agency of Transportation Highway Design "Level of Service" Policy, May 31, 2007

Table 3 -Ballard Rd / Old Stage Rd Capacity Analyses Results

Approach / Lane Group	LOS	Avg. Delay	V/C*	LOS	Avg. Delay	V/C*
	2028 No-Build			2028 Build		
	AM Peak Hour					
Ballard Rd EB TH/RT	A	0.0	0.00	A	0.0	0.00
Ballard Rd WB LT/TH	A	7.6	0.01	A	7.6	0.02
Old Stage Rd NB LT/RT	A	9.7	0.09	A	9.8	0.10
PM Peak Hour (DHF)						
Ballard Rd EB TH/RT	A	0.0	0.00	A	0.0	0.00
Ballard Rd WB LT/TH	A	7.5	0.03	A	7.5	0.04
Old Stage Rd NB LT/RT	A	9.8	0.09	B	10.0	0.10

* V/C = volume/capacity ratio

Traffic Safety

The posted speed limit on Old Stage Rd is 35 mph. At that speed the recommended intersection sight distance equals 380 ft. For traffic safety purposes, the minimum sight distance is the safe stopping sight distance, which at 35 mph descending a 6% grade equals 290 ft. It is important to note that the sight triangles for these distances are determined from a point 15 ft from the roadway edge in the Project's exiting driveway.

Available sight distances from the exiting driveway were measured, and found to equal 380 ft to the north. The limiting condition to the north is a horizontal curve in Old Stage Rd and vegetation growing in the right-of-way on the west side to the north of this property. To the south, the available sight distance is again limited by vegetation growing in the right-of-way along the project's frontage on the west side of Old Stage Rd. Mowing or removing that vegetation would provide over 450 ft of sight distance to the south.

The 2018-2022 crash history of Ballard Rd and Old Stage Rd in the vicinity of the Project was also examined using VTrans' Public Crash Data Query Tool. The results showed no crashes over that five-year period.

Based on the above, the small amount of additional traffic generated by this Project can be reasonably expected have little, if any, effect on future traffic safety conditions on Old Stage Rd and other nearby streets.

Conclusions

Based on the results of the foregoing analyses, and with the removal of vegetation to south of the Project's exiting driveway on the west side of Old Stage Rd in order to provide adequate sight distances (380 ft recommended minimum), we conclude that this Project will not create undue levels of traffic congestion or unsafe conditions on the adjacent roadway network.

**Site Plan & Conditional Use
Center Based Child Care Facility
SP-002-25 & CU-002-25**

Owner/Applicant: Dave and Sara LeBlanc 616 Sheldon Road St. Albans, VT 05478 #802-734-3269 sleblanc@nextgenerationvt.com	Property Tax Parcel & Location: 150 Old Stage Road Georgia, Vermont Parcel# 111140000 Zoning District: AR-3
---	--

BACKGROUND

Dave and Sara LeBlanc, hereafter referred to as Applicants, are requesting Site Plan and Conditional Use approval to operate a Center Based Child Care Facility at 150 Old Stage Road, within the AR-3 zoning district. The parcel is ± 2.85 acres in size, benefitted by ± 730 ft of frontage along Old Stage Road. The home is 2,030 square feet. The childcare facility will be on the first floor of the building.

Applicants currently run Georgia Next Generation, a childcare program at 4502 Highbridge Road that has reached capacity. Re-opening the 150 Old Stage location would create sixteen (16) infant openings in Georgia, in effect creating sixteen childcare spaces in the Georgia community. Georgia's Next Generation Infant/Young Toddler site will be a licensed program for children up to one year, thereafter they will move to the 4502 Highbridge Road location for care. There will be 5 staff members to care for the 16 infants.

DRB approval to run a childcare facility on the property was granted on a temporary basis on November 21, 2022 (CU-002-22). DRB approval to run a childcare facility on a permanent basis was granted, with conditions, on May 2, 2023 (CU-002-23). The conditions of this decision were not fulfilled, and the Applicants withdrew the Conditional Use of the property as of December 31, 2023. The property had been rented and used as a Single-Family Dwelling for the past year.

COMMENTS

Conditional Use, Guidelines

Per Town of Georgia Development Regulations dated February 27, 2023 Article 2, Table 2.2
Land Uses, Commercial Uses

- 1. Use of Residence or Accessory Structure.** Continue operations as a daycare facility, providing care to 16 children. No changes proposed to the structure at this time. This spring a 12 x 12 ft wood gazebo with tin style outdoor classroom/shade space may be installed. A Zoning Permit issued by the Zoning Administrator would be required prior to the of the accessory structure.
- 2. Employees.** Five (5) staff will be employed.
- 3. Signage.** No sign will be installed at the location. Should a sign be installed in the future, a Sign Permit issued by the Zoning Administrator would be required prior to the installation of the sign.

4. **Traffic.** Main traffic hours are 7:30 a.m. to 4:30 p.m. A traffic study was previously requested by the Planning Commission and was completed by Applicants. A copy of the traffic study is attached to this application.
5. **Noise.** *The regulations state the occupation shall not generate excessive noise, smoke, vibration, dust, glare, odors, electrical interference, or heat that is detectable at the boundaries.* The business will not generate anything that would be in violation of this regulation.
6. **Parking.** There will be 13 spaces available for staff and family drop-off and pick-up times.
7. **Storage.** N/A
8. **Risk.** N/A
9. **Conformance with Town Plan & Bylaws.** The current Development Regulations do not allow for the use of a home as a business/ childcare facility in the AR-3 zoning district, without home occupation. Classification under Article 2(b) “Uses Not Listed” with Review and Approval by DRB and Planning Commission.

The DRB received guidance and approval from the Town of Georgia Planning Commission for the May, 2023 decision and conditions (see CU-002-23 decision letter).
10. **Water & air pollution.** No changes to water and air pollution.
11. **Compatibility with surroundings.** The proposed business can be generally compatible with properties in the surrounding area.
12. **Municipal services.** The existing single-family dwelling has already confirmed municipal services. Applicants have submitted an Ability to Serve letter by the Georgia Fire Chief in the past.
13. **State Permits.** Applicants shall submit any required State Permits.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning and DRB Clerk



GEORGIA VERMONT

DRB MEETING Tuesday, March 18, 2025 at 7:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

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

Meeting ID: 616 584 3896 | Passcode: 5243524

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

1. CALL TO ORDER - 7:00 PM

DRB BOARD PRESENT

Charles Cross, Leigh Horton, James Powell, Gilles Rainville, Glenn Sjoblom, Lisa Faure, Chris Caspers

STAFF PRESENT

Doug Bergstrom, Zoning Administrator; Kollene Caspers, Zoning Clerk

PRESENT for BLA-001-25

Tammy & John Rudden (via Zoom); Walt Goad; Suzanna Brown; Karen Tebbitts; Andrew Thibideau

PRESENT FOR FP-002-25

Mari Jo Hanbury

A. Reorganization

Motion to elect C. Cross for DRB Chair

Motion made by Sjoblom, Seconded by Rainville

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

Motion to elect J. Powell for DRB Vice Chair

Motion made by Rainville, Seconded by Sjoblom

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

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

- D. Bergstrom added Conflict of Interests and Ethics Policies to Other Business.

- D. Bergstrom also added the discussion of two (2) DRB members needed to fill the Board.

3. PUBLIC HEARINGS

A. BLA-001-25, Rudden & Goad

- Chair Cross introduced the BLA request. John and Tammy Rudden and Walt Goad were preset for the hearing.
- D. Bergstrom explained the property change on the submitted Site Plan.
- The fence follows the boundary line to the North.
- No additional questions from the parties or the DRB members.

Motion to close the hearing at 7:07pm

Motion made by Rainville, Seconded by Sjoblom.

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

B. FP-002-25, Hanbury Minor Subdivision

- Chair Cross introduced the Final Plat Review. Mari Jo Hanbury was present for the hearing.
- Applicant will need to submit wetlands permit, wastewater permit, and ability to serve letter with future building permit.
- The final mylar will need to show the building envelope and be recorded with the Town.
- No additional questions from the party or DRB members.

Motion to close the hearing at 7:15pm

Motion made by Sjoblom, Seconded by Powell.

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

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes February 18, 2025

Motion to Approve minutes with no changes

Motion made by Rainville, Seconded by Faure.

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

5. OTHER BUSINESS

- *DRB Rules of Procedure and Conflict of Interest Policy.* D. Bergstrom provided an explanation of rights and responsibilities.
- Motion to approve the policy and have the Chair sign on behalf of the DRB.

Motion made by Rainville, Seconded by Sjoblom.

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

- Chair Cross signed the policy on behalf of the DRB.
- G. Sjoblom is stepping down as a full DRB member to join C. Caspers as an alternate.
- The DRB is in need of two full-time members. Reach out to anyone you may know who may be interested.

6. PLAN NEXT MEETING AGENDA

- A. April 1, 2025- cancelled, no hearings.
- April 15, 2025- two hearings.

7. **DELIBERATIONS**

Motion to enter into Deliberative Session at 7:38pm
Motion made by Sjoblom, Seconded by Powell.
Voting Yea: Chair Cross, Vice Chair Powell, Rainville, Sjoblom, Faure, Caspers, Horton

Motion to exit Deliberative Session at 8:15pm
Motion made by Sjoblom, Seconded by Powell.
Voting Yea: Chair Cross, Powell, Rainville, Sjoblom, Faure, Caspers, Horton

- A. VAR-001-25 Florucci Decision Letter
- B. PR-001-25 Gamache Decision Letter

Motion to have Chair Cross sign the above decision letters.
Motion made by Rainville, Seconded by Faure
Voting Yea: Chair Cross, Powell, Rainville, Faure
Abstained: Sjoblom, Caspers, Horton

8. **ADJOURN**

Motion to adjourn at 8:25pm
Motion made by Sjoblom, Seconded by Caspers.
Voting Yea: Chair Cross, Vice Chair Powell, Rainville, Sjoblom, Faure, Caspers, Horton

Posted to the Town website.
Signed: Kollene Caspers, Zoning Clerk, DRB Clerk
Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com

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

**NOTICE OF DECISION
BLA-001-25**

**Owner of Parcel 1: John and Tammy Rudden
Owner of Parcel 2: Walter and Dayle Goad
Boundary Line Adjustment**

This matter came before the Georgia Development Review Board (DRB) on the application of John and Tammy Rudden, hereafter referred to as Applicants, seeking DRB approval for a boundary line adjustment between two properties: Parcel 1, Rudden’s property, located at 1090 Sandy Birch Road and Parcel 2, Walter and Dayle Goad’s property, located at 87 Mahalo Drive. The subject parcels are located within the AR-3 zoning district. A Notice of Public Hearing was duly published on February 28, 2025, in the St. Albans Messenger, and all adjoining property owners were notified.

Applicant has submitted plans titled “*Boundary Line Adjustment Survey Plat*” prepared by Barnard & Gervais, LLC dated December 10, 2024.

Based on the abovementioned public hearing, plans submitted, and additional documents contained in the planning file for this proposal, the DRB enters the following Findings of Fact, Conclusion, and Order.

FINDINGS OF FACT

NOTE: The application, any and all relevant evidence presented to the DRB, and the minutes of the hearing conducted by the Town of Georgia DRB on March 18, 2025, shall be considered part of the Findings of Fact and kept as part of the permanent record of the Applicants. This official record shall provide additional basis for the DRB’s decision.

1. Applicant is requesting DRB approval for a boundary line adjustment between parcel 1 located at 1090 Sandy Birch Road (Parcel ID # 113130000) and parcel 2, located at 87 Mahalo Drive. (Parcel ID #110080000) in the AR-3 zoning district. A public hearing was conducted by the DRB on March 18, 2025.
2. Lot 1 prior to the adjustment is sized at ± 1.84 acres and will be ± 1.86 acres once adjusted. There will be no change to road frontage.
3. Lot 2 prior to adjustment is sized at ± 1.84 acres prior to adjustment and will be ± 1.82 acres once adjusted. There will be no change to road frontage.
4. The Boundary Line Adjustment will resolve the dispute over the property line.

5. The following members of the DRB were present for the BLA public hearing on March 18, 2025, constituting a quorum: Charles Cross, James Powell, Gilles Rainville, Jr., Lisa Faure, Glenn Sjoblom and Chris Caspers. See meeting minutes for a list of others present.
6. The regulations in effect at the time of the application and decision: **Municipal Town Plan**, last amended January 6, 2025; **Town of Georgia Development Regulations**, effective February 27, 2023.

CONCLUSIONS

1. The Applicant has submitted all of the application materials required by the Georgia Development Regulations.
2. This application was reviewed as a Boundary Line Adjustment pursuant to the requirements and standards outlined in Section 4.4(B) the Town of Georgia Development Regulations. The application was deemed consistent with the above-mentioned standards and requirements.
3. The approval of the boundary line adjustment is based on all information and documents in the DRB file.

ORDER

1. The submitted plans shall indicate the following:
 - A. Address of the subject properties.
 - B. Name and address of the owners of record of the subject properties.
 - C. Name and address of the owners of record of adjoining lands.
 - D. Name and address of person or firm preparing the map.
 - E. Scale of map, north point, date of map/revisions, and legend.
 - F. Current lot lines (labeled as such), proposed lot lines (labeled as such).
 - G. Current acreage of each lot and proposed acreage of each lot.
 - H. Means of accessing each lot.
 - I. Existing sewage disposal area for each lot, and existing water source for each lot.
 - J. 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.
 - K. 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 Boundary Line Survey 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 boundary line adjustment to the adjacent properties and to the general surrounding area.
3. The Boundary Line Survey 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. Boundary line adjustment approval shall expire if the survey plat is not filed by the Applicants within the 180-day period. The Zoning Administrator, upon written request prior to the expiration date, shall extend the date for filing the survey plat by an additional 90 days if final local or state permits or approvals are still pending.

a. Approval expires September 18, 2025.

Dated at Georgia, Vermont, this 15th day of April, 2025.

By _____
Charles Cross
Georgia DRB Chair

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

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

Reconsideration Information:

At the request of the Applicant or interested parties, or on its own motion, the DRB may reopen a public hearing for reconsideration of findings, conclusions, or conditions of the decision. A request by the Applicant or interested parties must be submitted to the ZA Office within the 30- day appeal period in accordance with Section 8.7(B).

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.

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

**NOTICE OF DECISION
FP-002-25**

**Owner & Applicant: Mari Jo Hanbury
Final Plat for a 2-Lot Minor Subdivision**

This matter came before the Georgia Development Review Board (DRB) on the application of Mari Jo Hanbury, hereafter referred to as Applicant, for Final Plat approval of a 2-lot minor subdivision on the property located at 450 Plains Road, Georgia, VT. Parcel ID#104370000 in the AR-2 zoning district. A Notice of Public Hearing was duly published on February 28, 2025, in the St. Albans Messenger, and all adjoining property owners were notified.

The DRB held a public hearing on March 18, 2025. Applicant was present to represent the project. See meeting notes for a list of others in attendance.

Applicant has submitted a site plan titled, “Boundary Retracement Survey Plat” prepared by Bernard & Gervais, LLC on 9/23/2024 and labeled PL-1.

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 DRB, and the minutes of the hearings conducted by the Town of Georgia DRB on November 19, 2024 and March 18, 2025, shall be considered part of the Findings of Fact and kept as part of the permanent record of the Applicants. This official record shall provide an additional basis for the DRB’s decision.

1. Applicants are requesting final plat approval for a 2-lot minor subdivision property located 450 Plains Road, Georgia, VT. Parcel ID#104370000 in the AR-2 zoning district. Sketch plan review was conducted on November 19, 2024, and the associated sketch plan letter was mailed to the Applicants on December 18, 2024.
2. The subject parcel consists of ±24.43 acres and is benefitted by ±1,311 ft of road frontage along Plains Road.
3. Applicants are proposing the creation of two lots. Proposed Lot 1 will consist of ±14.41 acres and includes the current single-family dwelling. Proposed Lot 2 will consist of ±10.02 acres for future building.
4. As proposed, the land meets the requirement for the subdivision with setbacks and acreage as required by the Town of Georgia Development Regulations.

5. The following members of the DRB were present for the Final Plat public hearing on March 18, 2025, constituting a quorum: Charles Cross, James Powell, Lisa Faure, Gilles Rainville Jr, Glenn Sjoblom and Chris Caspers.
6. 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 February 27, 2023.

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 SK-004-24 and FP-002-25 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 the two lot minor subdivision subject to the conditions listed below:

1. 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.
2. 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. The plat must depict the building envelope for future building, with setbacks;
 - 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).

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 September 18, 2025
4. Draft deed documents for the new lot shall be submitted to the Zoning office and must address all right of way easements and restrictions.
5. 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.
6. 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.
7. 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 15th day of April, 2025.

By _____
Charles Cross
Georgia DRB Chair

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

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

30 Day Appeal Information:

An “interested person”, who has participated in this proceeding, may appeal this decision to the Vermont Environmental Court within 30 days of the date this decision was signed. Participation shall consist of offering, through oral or written testimony, evidence or a statement of concern

related to the subject of the proceeding. See V.S.A. Title 24, Chapter 117, Section 4465b for clarification on who qualifies as an “interested person”.

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

DRAFT