



GEORGIA VERMONT

Selectboard Special Meeting Monday, October 13, 2025 at 6:00 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
2. IMPACT FEE PUBLIC HEARING - Michael Danis of 2964 Georgia Shore Road
3. PUBLIC COMMENT
4. 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. Meeting videos are posted on the Town of Georgia website.

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

Signed: Stacy Katon, Town Administrator

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

DOUG BERGSTROM, ZONING ADMINISTRATOR
TOWN OF GEORGIA, VERMONT
47 TOWN COMMON RD. NORTH
ST. ALBANS, VT. 05478.

MR. BERGSTROM.

I AM WRITING TO NOTIFY YOU OF MY INTENT TO CHALLENGE THE IMPOSITION OF AN IMPACT FEE ON THE RECONSTRUCTION OF MY EXISTING HOME AT 2964 GEORGIA SHORE RD. IN GEORGIA VERMONT. THERE ARE SEVERAL REASONS WHY I BELIEVE AN IMPACT FEE ON THIS PROJECT DOES NOT AGREE WITH THE INTENT OF THE TOWN OF GEORGIA IMPACT FEE ORDINANCE AS APPROVED BY THE SELECTMEN. OUR PROJECT INCLUDES THE VOLUNTARY DEMOLITION OF OUR APPROXIMATELY 1600 S.F. 3-BEDROOM HOME AND CONSTRUCTION OF A NEW 2400 S.F. 3-BEDROOM 2-STORY HOUSE WITH A SMALLER FOOTPRINT THAN THE EXISTING. THE EXISTING HOME HAS BEEN THERE FOR APPROXIMATELY 60 YEARS OF WHICH MY WIFE AND I HAVE OWNED IT FOR THE PAST 27 YEARS. THIS PROJECT IN NO WAY IS A NEW DEVELOPEMENT OR IN ANY WAY WOULD IT INCREASE THE DEMAND FOR PUBLIC SERVICES. THROUGHOUT THE ORDINANCE THE INTENT, THE IMPOSITION AND THE CALCULATION OF IMPACT FEES ARE ALL BASED ON EITHER NEW DEVELOPEMENT OR INCREASE IN DEMAND. SECTION 3.1.2, SECTION 5.1.1 AND SECTION 6.2.5 ARE ALL CLEAR IN THEIR LANGUAGE.

THE OTHER PART OF THE ORDINANCE THAT I WOULD QUESTION IS SQUARE FOOTAGE. THE ORDINANCE DOES NOT SPECIFY BEING REQUIRED TO PAY A DIFFERENT FEE BASED ON SQUARE FOOTAGE. FOR EXAMPLE A 1-BEDROOM 1000 S.F. HOME WOULD PAY THE SAME FEE AS A 5-BEDROOM 5000 S.F. HOME. BY THIS SAME LOGIC HOW COULD A 3-BEDROOM 1600 S.F. HOME AND A 3-BEDROOM 2400 S.F. HOME BE CONSIDERED DIFFERENT IN THE VIEW OF THIS ORDINANCE.

IN ADDITION SECTION 11.1.1.1 AND 11.1.1.2 ALLOW FOR EXEMPTIONS FOR AN EXPANSION OF AN EXISTING BUILDING AND REPLACEMENT OF A DESTROYED BUILDING. ALTHOUGH SECTION 11.1.1.2 STATES "THE REPLACEMENT OF A DESTROYED BUILDING...., AS DEFINED BY THIS ORDINANCE, WITH A NEW BUILDING OR STRUCTURE OF THE SAME SIZE, AND SAME FOOTPRINT OF EXISTING STRUCTURE AND USE," IT DOES NOT SPECIFY SQUARE FOOTAGE AND GIVEN THAT OUR EXISTING HOUSE IS 3-BEDROOM AND OUR NEW HOUSE WILL BE 3-BEDROOM AND THE FOOTPRINT WILL ACTUALLY BE REDUCED THEREFORE I BELIEVE WE SHOULD BE EXEMPT FROM THIS FEE.

DOUG BERGSTROM, ZONING ADMINISTRATOR
TOWN OF GEORGIA, VERMONT
47 TOWN COMMON RD. NORTH
ST. ALBANS, VT. 05478

THANK YOU FOR YOUR ATTENTION TO THIS MATTER AND PLEASE
LET ME KNOW WHAT THE NEXT STEP IN THE PROCESS WOULD BE
I CAN BE REACHED BY E-MAIL AT danisinc@aol.com
AND BY PHONE AT 603-234-9275.



MICHAEL DANIS
2964 GEORGIA SHORE RD.
GEORGIA, VT. 05478

Georgia, VT - Property Database - Detail Result

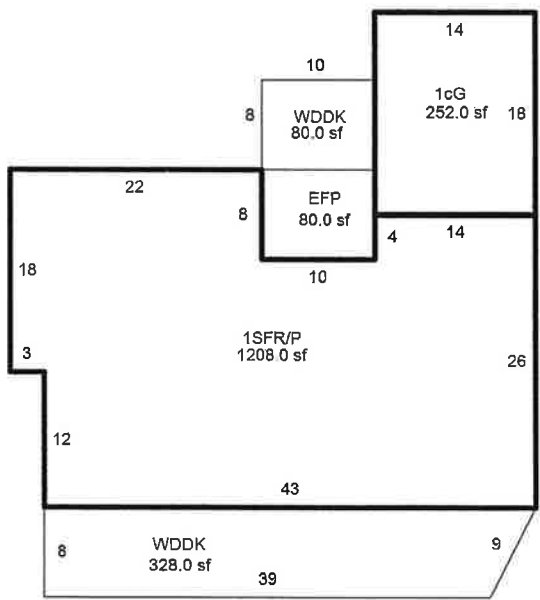
Section 2. Item #A.

Last Updated: March 27, 2025 | Official copies of data must be obtained at the Georgia Town Office.

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Owner Information				Parcel Value Information					
Parcel	106060000			Land Value	113,200	Homestead	212,500		
Owner	DANIS MICHAEL C & BARBARA A			Dwelling Value	85,400	Housesite	212,500		
	109 OLD TENNEY RD			Site Imprvmt	10,000				
	NEW IPSWICH, NH 03071-3418			Outbuildings	3,900				
Location	2964 GEORGIA SHORE RD			Total	212,500				
Sec/TWP/Range				Photo not available.					
Descr	0.80A-MOBILE HOME SGL-BARN-DSA(2)-LF								
Parcel Information									
NBHD	1	SPAN	237-076-10495						
Acres	0.8	Status	A - Active						
Sales Information									
Book	00116	Sale Date	1998-10-06						
Page	00159.	Sale Price							
BUILDING	Total Rooms	5	Year Built	1961	Building SF	1208.00	Energy Adj	Average	Roughins
	Bedrooms	3	Effect Age	45	Quality	2.00	Bsmt Wall	No Data	Plumb Fixt 7
	Full Baths	1	Condition	Fair/Avg	Style	1 Story	Bsmt SF		Fireplaces
	Half Baths	1	Phys Depr	24	Design	MobileHome	Bsmt Fin		Porch 408
	Kitchens	1	Funct Depr		Bldg Type	Single	Bsmt Fin SF		Gar/Shed 252
			Econ Depr						
Notes									
LAND	Land	1	Area	0.80	Grade	1.54	Frontage	Depth	

Sketch





GEORGIA VERMONT

Application for Zoning Permit

Recording Information
JUL 4 20 PG 55
00107606

Section 2. Item #A.

RECEIVED & RECORDED

Sep 05/2025 08:40A

DOCUMENT TYPE: PERMIT

DOCUMENT NUMBER: 00107606

Application Approval Date: 9/5/25
CHERYL J. LEBOURNEAU, TOWN CLERK
GEORGIA, VT

Appeal Period Expires 9/20/25

Zoning District L-1-LF

Permit Number 2A-086-25

- ⇒ For any change of use on State Highways (Route 7 & 104A) contact VTRANS
- ⇒ Post **Permit Poster** so it is visible to the road immediately as the Permit is appeal-able within 15 days of issuance.
- ⇒ Complete a Certificate of Occupancy application upon completion of project.
- ⇒ Provide a diagram showing the proposed project, well location, septic location and setbacks from the property line.
- ⇒ Property information & forms are available at townofgeorgia.com or using the [Georgia VT Parcel Map](#).

A

Parcel Number: 106060000

Property Address (E911): 2964 GEORGIA SHORE RD.

Applicant Name: MICHAEL DANIS

Applicant Address: [REDACTED]

Applicant Phone: [REDACTED] Applicant Email: [REDACTED]

Owners Name (if different): _____

Property Owner Authorization: *The undersigned property owner hereby certifies that the information submitted in this application regarding the property line is true, accurate, and complete. The Applicant has full authority to request approval for the proposed use of the property and any proposed structure.*

Date: 9/2/25 Owner's Signature: [Signature]

B

Proposed Construction

Dimensions: (1) L 32' x W 36' x H 24' (2) L _____ x W _____ x H _____ Total ft² 2400

of floors: 2 # of Bedrooms 3 # of Bathrooms 2.5

C

Property Information

Lot Size .80 acres Lot road frontage 60'±

Proposed Setbacks (in feet)

Center of Road 40' Right Side 15' Left Side 16' Rear 150'

D

Previous Permits / Subdivision Name / Driveway Permit / DRB Application

_____/_____
_____/_____

E

Septic Information: *Applicants should visit the Agency of Natural Resources Department of Environmental Conservation to determine if a wastewater and Potable Water Supply Permit is required in accordance with 10 V.S.A. Chapter 64.*

Website: <https://dec.vermont.gov/water/forms/ww-systems-permits>

☒ Changes are not proposed to the building or to the use which will increase the amount of wastewater disposal. (i.e. adding bedroom or change of use)

☐ Wastewater & Potable Supply Permit is required. State Permit # _____

See TOH exemption letter

F

VT Building Energy Standards Certificate (RBES): *The Vermont Residential Building Energy Standard (RBES) - 30 V.S.A. § 51 affects all new homes built after July 1, 1998. It is the energy code for all residential buildings 3 stories or less above grade in Vermont. RBES Disclosure Statement must be filled out and recorded with the town prior to the issuance of a Certificate of Occupancy. Applicant must certify the following:*

☐ Structure which is subject of this application DOES NOT require an RBES Certificate

☒ Structure which is subject of this application DOES require an RBES Certificate

G

Check box(es) which describe proposed use or construction (circle choice in parenthesis)

N = New A = Addition R = Remodel

Residential:	N	A	R
☒ Single Family	☒	☐	☐
☐ Two-family (Duplex)	☐	☐	☐
☐ Multi-family	☐	☐	☐
☐ Condominium / Townhouse	☐	☐	☐
☐ Manufactured Home	☐	☐	☐
☐ Seasonal Camp	☐	☐	☐
☐ ADU (accessory dwelling unit)	☐	☐	☐
Inclusions or Additions:			
Garage ☐ attached ☐ detached Addition	☐	☐	☐
Porch ☐ enclosed ☐ open	☐	☐	☐
☒ Deck / Patio	☒	☐	☐
Pool ☐ in ground ☐ above	☐	☐	☐
☐ Shed / Play House / Coop	☐	☐	☐
☐ Barn ☐ residential ☐ agriculture	☐	☐	☐
☐ Greenhouse ☐ residential ☐ agriculture	☐	☐	☐
☐ Fence (< 5' in height no permit required)	☐	☐	☐
☐ Other: _____			
Non-Residential:			
☐ Commercial / Industrial	☐	☐	☐
☐ Sign	☐	☐	☐
Other:			
Change in Use	☐		
Home Occupation	☐		
Permit Renewal Appeal	☐		
Variance / Waiver	☐		

H

Please check the appropriate box for the following:

Additional Property Information	Yes	No
Is there a stream or wetland on property?	☐	☒
Is the property in a Special Flood Hazard Area?	☐	☒
Is the property in an L1 zone on Lake Champlain?	☒	☐
Is the property in the South Village?	☐	☒
Project involve work in town right of way?	☐	☒
Project involve a change in the # of bedrooms?	☐	☒
Project involve demolition / renovation?	☒	☐
Have you attached a drawing of project?	☒	☐
Is this a primary residence?	☒	☐
Is there an HOA (Home Owners Association)?	☒	☐
Property have a E911 sign at end of driveway?	☒	☐
Is there an increase in impervious surface? (includes roof, deck, porch, pavement, patio etc.)	☒	☐
If yes total square feet _____ ft ²		

Property Owner Acknowledgement: *The undersigned applicant hereby affirms that the information provided in this application is true, accurate, and complete. I understand if this application is approved, I must post the building poster provided on the property in public view and allow a 15 day appeal period before work begins. I understand Vermont law allows 30 days to find this application complete. I understand that my signature on this application constitutes permission for on-site inspection of the property described on this application form under Article 3 of the Georgia Development Regulations.*

Applicant Signature: [Signature] Date 9/2/2025 Co-Applicant Signature: _____ Date _____



Town of Georgia
Application for Zoning Permit
& Building Permit

VOL: 42
INST: 00107808

Section 2. Item #A.

OFFICIAL USE ONLY — ZONING ADMINISTRATOR ACTION — OFFICIAL USE ONLY

Date Application Received: 9/2/25 Zoning District: 2-1 / HF
Project Description: Teardrop existing 1208SF Replace SFO

Additional Action Needed:

Variance / Waiver: _____
Appeal: _____
Conditional Use Res: _____
Conditional Use Com: _____
Concept / Sketch Plan: _____
Site Plan: _____
BLA: _____
Amend / Renew: _____

Meeting date with DRB: / /
Meeting date with DRB: / /
Meeting date with DRB: / /
Meeting date with DRB: / /
Meeting date with DRB: / /
Meeting date with DRB: / /
Meeting date with DRB: / /

Final Zoning Administrator Action

ZONING PERMIT

☒ Approved Date: 9/5/25 Zoning Administrator: Kellene Carpenter

Permit EFFECTIVE date: / / Permit EXPIRATION date: / /

CONDITIONS of Approval:

☒ RBES Required ☒ Certificate of Occupancy Required ☐ VTRANS Permit Required
☐ Driveway Permit ☐ ROW Permit ☐ Class 4 Road Agreement
☐ Other: _____ ☐ E911 Sign

☐ Denied Date: / / Zoning Administrator: _____

Reason for Denial: _____

Fees

Permit Fee: \$ 1,000
Recording Fee: \$ 60
RBES Record: \$ _____
VTRANS Record: \$ _____
Driveway Permit: \$ _____
ROW Permit: \$ _____
Road Inspection: \$ _____
Cert. of Occupancy: \$ 150
Cert of Occ Record: \$ 4,112
Impact Town: \$ 4,100
Impact School: \$ 4,100
Other: \$ _____

Total Fees Zone: \$ 1150
Total Record: \$ 60
Total Highway: \$ _____
Total Impact Town: \$ 4,112
Total Permit Fees: \$ 5,322

Notice of Appeal Rights: Any interested person may appeal this decision by filing a written Notice of Appeal with the Zoning Administrator or DRB Clerk within 15 days of the date of this decision. (Title 24 VSA ch. 117 Section 4465)

This permit does not authorize commencement of any development activity approved by the permit until the permit takes effect as set forth above.

Site modifications and improvements made prior to this permit becoming effective may be subject to removal and site restoration if a timely appeal is commenced.

Expiration: This permit expires one year from the date of issue or date listed at top of permit and may be extended one additional year upon application.

Conditions: Conditions imposed by the Zoning Administrator, Planning Commission, DRB, or Selectboard are hereby incorporated into this permit and are binding on the permittee.

Note: The applicant retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802)477-2241 to speak with a regional Permit Specialist.

Section 2. Item #A.

DANIS, MICHAEL & BRIGITTE

