

September 17, 2026

VIA EMAIL to zadrb@townofgeorgia.com

Town of Georgia Development Review Board

Attn: Curtis Comfort, Zoning Administrator / DRB Coordinator

Town of Georgia Municipal Offices

47 Town Common Road North

Saint Albans, VT 05478

**RE: Request for Reconsideration – #SUB-014-26, 17 Black Walnut, LLC
DRB Preliminary Plat Decision (Signed August 18, 2026)**

Dear Zoning Administrator and Members of the Development Review Board,

Please allow this letter to serve as a formal Request for Reconsideration regarding the Preliminary Plat Decision for the 17 Black Walnut, LLC development which was signed on August 18, 2026. This petition is being filed electronically today, September 17, 2026, in compliance with the statutory 30-day response window.

The Appellant respectfully notes a procedural notice lag: while the decision was signed on August 18, electronic notification was not delivered until August 26, 2026. The hardcopy was received by certified mail on September 2, 2026. The Appellant has acted with immediate diligence upon receipt to compile this request before the deadline.

We appreciate the thoughtful decision of the Development Review Board, however there are several items that require modification in order to ensure the submittal of a Final Plat application without significant changes. This Request for Reconsideration focuses on the following critical items:

- **Item #11 – Area of 26 Ballard Road Correction:** As this is the first project to include Community Recreation Area as a commercial offset under the new Development Regulations, we presented several scenarios for complying with the area and financial components. We had hoped for some flexibility in the decision to allow for some final tweaks in these calculations. Item 11 of the decision provides precise numbers based on the Lister Card building area for 26 Ballard Road (2,385 s.f.). We understand and appreciate the DRB's decision to provide specific numbers and finality. We have concerns that the numbers utilized impose a financial commitment that makes it infeasible for the project to move forward. However, the building at 26 Ballard Road includes an existing attached garage that can also be converted to commercial use. We discussed with Town Staff whether this modification would be considered a significant change. In light of the uncertainty within the Zoning Administrator's responses dated 9/15/26 and 9/16/26 (attached), we ask the DRB to consider modifying the decision to include the garage area in the commercial space calculations. This area is already insulated and can easily be finished to provide 768 s.f. of additional commercial space for a total of 3,153 s.f. Please see the attached Lister Card area mark-up.

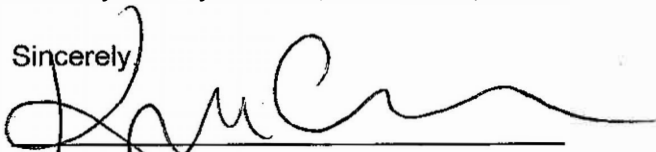
Additionally, the inclusion of the building area at 26 Ballard Road to be converted to commercial use should lessen the Community Recreation Area requirement. During Sketch it was determined the then-proposed 0.42 acres would account for 3,500 s.f. of commercial offset. At Preliminary, we submitted a plan with 0.84 acres which would account for up to 7,000 s.f. of commercial offset. We ask the DRB to consider a credit in the land area calculation for the provision of approximately 3,153 s.f. of commercial space at 26 Ballard Road.

- **Item #12 – Commercial Use Area:** The area language of this Item should match the area determined above (i.e. 3,153 s.f.).
- **Item #12 a, b & c – Commercial-Only Restriction:** The language of the subparts a and b seems to permanently prohibit residential use on the property that would otherwise be permitted in accordance with the Development Regulations. Certainly, the credited commercial offset area should be continuously maintained as a minimum; however, the subparts prohibit the future reconstruction or expansion of the building to include a mix of commercial and upper-level residential uses as are allowed within the district. We ask the DRB to consider removing the prohibition of future residential space and instead only mandate that the minimum credited area (i.e. 3,153 s.f.) be maintained as a commercial use listed in the table of the Development Regulations. We understand that any future expansion or reconstruction (residential or commercial) would need to comply with the Development Regulations in effect at the time.
- **Item #8 - Traffic Study Update:** Upon requesting clarification from the Zoning Administrator, it was determined that the previously completed traffic study is acceptable. A copy of this study will be forwarded separately. A copy of that correspondence which conditionally accepts the prior traffic-impact study is attached to this letter. We ask that this condition be aligned with the Zoning Administrator's official determination on September 15, 2026.

These requested modifications will provide clarity and finality to the Preliminary Plat Decision and allow for a clean Final Plat application without major revisions that become increasingly expensive as design and permitting near completion. We kindly request that this matter be placed on the agenda for the next scheduled meeting of the Development Review Board so that these corrections can be officially reviewed and implemented. Please confirm receipt of these documents and verification of this timely submission.

Thank you for your time, assistance, and attention to this matter.

Sincerely,



Kevin Camisa, 17 Black Walnut, LLC

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