



**WORKSPACE INFORMATION**

<b>Application number</b> DRB 009 2026	<b>Category</b> Minor Subdivision	<b>Workspace state</b> Submitted
<b>Workspace created</b> 03/19/2026, 11:26:09AM EDT	<b>Application submitted</b> 03/19/2026, 1:24:22PM EDT	
<b>Assignee</b>	<b>Package generation date</b> 03/19/2026, 2:12:51PM EDT	

**LOCATION INFORMATION**

<b>Address</b> ETHAN ALLEN HWY, Town of Georgia, VT	<b>Property information</b> 117610100,
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**PARTIES**

NAME AND COMPANY	CONTACT DETAILS	ROLES
Peter Mazurak	[REDACTED] +1 802 752 7328	Applicant
Sean Fitzgerald Reno Vermont LLC	[REDACTED] +1 802 343 7497	Property owner

Minor / Major Subdivision, PUD, Cottage Court Preliminary Application

A. Preliminary Plan/Plat Application.

Within six (6) months of classification by the DRB of the sketch plan as a major or minor subdivision, a PUD, or a Cottage Court, the subdivider shall submit a complete application for approval of a Preliminary Plan/Plat. The application shall contain those items in section 7.2 of these Regulations and shall conform to the layout shown on the sketch plan and any recommendations made by the DRB. Failure to submit a Preliminary Plan/Plat application within six (6) months of classification by the DRB as a minor subdivision shall require the applicant to resubmit a sketch plan application.

B. Submission of Application & Preliminary Plan/Plat Public Hearing.

Subsequent to Sketch Plan Review, an application for Preliminary Plan/Plat shall be submitted to the ZA. The application shall include all items outlined in section 7.2. Applicants will be notified in writing if application materials are missing following submission. No public hearing for the Preliminary Plan/ Plat shall be scheduled until all application materials are received, and the ZA determines the application is complete. Notwithstanding the ZA's determination of application completeness, the DRB may request any additional information deemed necessary for preliminary plan/plat review of major subdivision applications. Preliminary Plan/Plat hearings shall be warned in accordance with section 9.4.

1. Legal Documents.

The DRB may require legal deed and HOA document review by the Town Attorney. Applicant is responsible for all attorney fees. An escrow amount will be held by the town for attorney reviews.

C. Action on Preliminary Plan/Plat. Per section 9.5 , the DRB shall act to approve or disapprove Preliminary Plan/Plat applications within forty-five (45) days after closure of the hearing. A written and signed decision, including background information, findings-of-fact, conclusions, and decision with applicable conditions shall constitute the Preliminary Plan/Plat action of the DRB. Failure to act within the 45-day period shall constitute deemed approval on the 46th day. Approval of a Preliminary Plan/Plat approval does not constitute Final Plan/Plat approval. Preliminary Plan/ Plat decisions shall be distributed per requirements in section 9.5.

D. Sectionalizing and Phasing. At the time the DRB grants Preliminary Plan/Plat approval, it may require the plat to be divided into two or more sections (phases) and may impose such conditions upon the filing of an application for Final Plan/Plat approval for each section as it deems necessary to assure the orderly development of the plat. If sectionalizing is a requirement of Preliminary Plan/ Plat approval, the written decision shall specifically indicate the distinct geographic

Decisions shall be distributed per requirements in Title 24, Chapter 117, Section 4464, Vermont Statutes Annotated.

sections of the project and shall specifically outline the timeline for when each section may proceed to Final Plan/Plan application. A separate Final Plan/Plat application shall be filed for each section within the time periods imposed in the Preliminary Plan/Plat approval.

#### E. Effect of Preliminary Plan/Plat Approval.

Approval of a Preliminary Plan/Plat shall not constitute approval of the final subdivision plat. Prior to approval of the final subdivision plat, the DRB may require additional changes as a result of further study. The approval of a Preliminary Plan/Plat shall be effective for a period of one year, and if a Final Plan/Plat application is not submitted within a year of the Preliminary Plan/Plat approval, the application shall be denied by the ZA without a hearing as untimely. In the event of such a denial, the subdivider shall be required to resubmit a new plat for preliminary approval, which shall be subject to any zoning and subdivision regulations then in effect. Should the DRB impose sectionalizing as a condition of Preliminary Plan/Plat approval, it may extend the one (1) year effective period of Preliminary Plan/Plat approval. Upon written request before the one year deadline, the ZA may authorize an extension of up to 1 year for reasons outside the applicant's control.

#### F. Final Plan/Plat Application.

Within one year of Preliminary Plan/Plat approval, the subdivider shall submit a complete application for approval of a final subdivision plat (unless sectionalizing/phasing is required and a specific timeline for submission is provided in the Preliminary Plan/Plat written decision). The application shall contain those items required in TABLE 7.1 of these Regulations and shall conform to the layout shown on the approved Preliminary Plan/Plat and incorporate all conditions in the Preliminary Plan/Plat approval. Failure to submit a Preliminary Plan/Plat application within six (6) months of classification of a major subdivision shall require the applicant to resubmit a sketch plan application.

##### 1. Legal Documents.

The DRB may require legal deed and HOA document review by the Town Attorney. Applicant is responsible for all attorney fees. An escrow amount will be held by the town for attorney reviews.

#### G. Submission of Application & Final Plan/Plat Public Hearing.

Subsequent to Preliminary Plan/Plat approval, an application for Final Plan/Plat shall be submitted to the ZA. The application shall include all items outlined in TABLE 7.1. Applicants will be notified in writing if the application is incomplete. No public hearing for the Final Plan/Plat shall be scheduled until all application materials are received. No public hearing for Final Plan/Plats shall be scheduled until the 30-day appeal period for Preliminary Plan/Plat approval has lapsed, and until the ZA determines the application is complete. Notwithstanding the ZA's determination of application completeness, the DRB may request any additional information deemed necessary for final

plat review. Final Plan/Plat hearings shall be warned in accordance with section 9.4.

**H. Action on Final Plan/Plat.**

The DRB shall act to approve or deny Final Plan/Plat applications within forty five (45) days after closure of the hearing. A written and signed decision per section 9.5, including background information, findings of fact, conclusions, and decision with applicable conditions shall constitute final action of the DRB for purposes of potential appeals under section 9.7 (Appeals) of these Regulations. Failure to act within the 45 day period shall constitute deemed approval on the 46th day. Final Plan/Plat decisions shall be distributed per the requirements of section 9.5.

**I. Effect of Final Approval.**

Final approval by the DRB shall not be deemed to constitute or be evidence of any acceptance by the Town of any street, easement, utility, park, recreational area or open space shown on the final plat. Such acceptance may only be accomplished by formal action of the Selectboard.

Owner Sign

**Property Information**

Zoning District:  
B, AR, FHOA

Size of Parcel:  
17

Is this a PUD?  
 Yes  No

Deed Reference: Volume  
425

Deed Reference: Page  
92

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

Subdivision Application #:

Permittee name:  
Kirby

Date:  
2022

Map #

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

Site Plan Application #

Permittee name:

Date:

Map #

**PREVIOUS PRELIMINARY PLAN APPROVAL (If Applicable)**

Preliminary Plan Application  
#

Permittee Name

Date

Map #

**Engineer (if applicable)**

Engineer Name  
Peter Mazurak

Engineer Phone  
802 752 7328

Engineer Email  
[REDACTED]

**Surveyor (if applicable)**

Surveyor Name  
Mark Day

Surveyor Phone  
802 849 6516

Surveyor Email  
[REDACTED]

**Project Information**

Project Description:

Provide a detailed narrative describing the scope and layout of the proposed development. The narrative should explain the proposed use of the property & all key elements, as presented on the site plan. Please address each of the following elements: building size(s) and type, landscaping and screening, road and driveway access to the property, impact on traffic, internal circulation of vehicular and pedestrian traffic, parking (# of spaces), stormwater and erosion control measures, lighting (size, type, location, and number), and signage, if any. Summarize all details below:

Project Description:

Three Lot subdivision

Number and size of proposed lots

1: 8.9, 2: 4.3, 3: 4.3. Approximate acreage.

Names and addresses of abutting property owners:



Existing and/or proposed means of access to the site

Frontage along Route 7. Field access along Route 7. Proposed roadway access along Route 7.

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

Sketch Plan, dated 3/6/2026, last revised 3/16/2026 by Apex Engineering, LLC

Location of parking and proposed number of spaces:

2 spaces per dwelling and 10 spaces at commercial building.

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

New Road from Route 7 over Lots 2 & 3. Driveway from new road to Lot 1.

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

Roadway and Driveway easements.

Proposed and/or existing wastewater disposal and water supply:

Lot 2 will contain a wastewater system to serve Lots 2 & 3. Lot 1 will have a wastewater system.

Proposed drainage/storm water runoff (if required):

Disconnected rooftops to vegetated areas. Other impervious areas will runoff to swales and gravel wetlands.

Proposed landscaping (if applicable):

Lawns around buildings and existing vegetation.

List any parcels of land proposed to be dedicated to public use and the conditions of such dedication.

N/A

Size and location of proposed and/or existing buildings:

Lot 1: 2 single family homes, Lot 2: 2 single family homes, Lot 3: Commercial building 10,000 s.f.

State permits required and/or obtained for this project:

Wastewater System and Potable Water Supply Permit State Stormwater Permit State Wetlands Permit

Proposed lighting (if any)

Building mounted downcast lighting.

List of waivers - If needed (please fill out waiver request form)

The location of natural features or site elements to be preserved.

The majority of the wetlands at the site will remain undisturbed.

### Final Plat Requirements