

**Site Plan Amendment  
Decision Amendment  
SA-003-24 for SA-001-21**

<b>Owner/Applicant:</b> Town of Georgia 47 Town Common Road North Georgia, VT 05478 802-524-3524	<b>Property Tax Parcel &amp; Location:</b> 65 Plains Road Georgia, Vermont Parcel#118300000 Zoning District: AR-2
<b>Surveyor/Engineer:</b> Derick Reed	

**BACKGROUND**

The Town of Georgia, hereafter referred Applicant, is requesting Site Plan Amendment for a change to Order #9 in the Decision letter from Site Plan Amendment SA-001-01 hearing. The parcel is located at 65 Plains Road, within the AR-2 zoning district. The parcel #118300000 is ±1 acre in size.

Applicant proposes to omit Order #9 from the Notice of Decision for SA-001-21 signed on November 23, 2021 by Chair of the DRB Suzanna Brown, citing safety issues with the traffic and parking of town work vehicles.

Order #9 reads as follows:

*The class II wetland located on the parcel shall be used as a public education and teaching area, demonstrating the importance of maintaining wetlands and their buffers. Following the instructions of the State Wetland permit, the required additional wetland planting shall be a public activity.*

- a. The community shall be encouraged to participate in the wetland planting.*
- b. Within the next five years signage and trails for public education shall be installed, under the advisement of the Conservation Commission.*
- c. Any infrastructure associated with public education and maintenance thereof shall be treated as Town Common Property and be funded through available grants and the Town's Buildings & Grounds budget.*

**COMMENTS**

**General Site Plan Review Requirements**

- 1. Dimensional Requirements.** The property meets the dimensional requirements for the AR-2 Zoning District.
- 2. Site Plans.** See Slide 288, Maps 617 & 618.
- 3. Lot layout.** As proposed, the boundary lines are linear and generally regular in shape.

4. **Suitability for development.** The property is currently in use as the Town of Georgia Garage.
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. **Open space and recreation.** Due to the ingress and egress of motorized work vehicles throughout the day, it has been determined the Class II wetlands originally slated for use as an educational and teaching site is not safe for individuals use.
7. **Storm water & erosion control plan during construction.** N/A
8. **Conformance with Town Plan & Bylaws.** The property conforms with the Town Plan and Bylaws of the Town of Georgia.
9. **Water & air pollution.** N/A
10. **Compatibility with surroundings.** N/A
11. **Municipal services.** N/A
12. **Water supply.** N/A
13. **Vehicular traffic.** Parking spaces at the Town Garage should be reserved for road crew employees, both in daily activities and in the event of emergency services needed by the municipality.
14. **State Permits.** N/A
15. **Proposed Lighting.** N/A
16. **Previously approved decision,** Site Plan Amendment, October 26, 2021; September 28, 2021.

Respectfully submitted,

Kollene Caspers  
Zoning Clerk and DRB Clerk  
Town of Georgia