



# GEORGIA VERMONT

Application for Zoning Permit

## Recording Information

- ⇒ 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](http://townofgeorgia.com) or using the [Georgia VT Parcel Map](#).

Application Approval Date \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Appeal Period Expires \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Zoning District \_\_\_\_\_  
 Permit Number \_\_\_\_\_

A

Parcel Number: 117570000  
 Property Address (E911): Ethan Allen Highway  
 Applicant Name: 7 North Real Estate LLC  
 Applicant Address: 285 Fairfield Hill Road, St. Albans, VT 05478  
 Applicant Phone: 802-782-9807 Applicant Email: timreedconstruction@yahoo.com  
 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: \_\_\_\_/\_\_\_\_/\_\_\_\_ Owner's Signature: \_\_\_\_\_

B

**Proposed Construction**  
 Dimensions: (1) L \_\_\_\_ x W \_\_\_\_ x H \_\_\_\_ (2) L \_\_\_\_ x W \_\_\_\_ x H \_\_\_\_ Total ft<sup>2</sup> 441,240  
 # of floors: 1 # of Bedrooms 0 # of Bathrooms 2

C

**Property Information**  
 Lot Size 70 +/- acres Lot road frontage 960' +/-  
**Proposed Setbacks (in feet)**  
 Center of Road <sup>75</sup> Right Side 20 Left Side 20 Rear 20

D

**Previous Permits / Subdivision Name / Driveway Permit / DRB Application**  
 Wetlands Permit #2022-0927 / Stormwater Permit 9746-9020  
 VTrans Permit #46121 /

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 # WW-6-4481 **In-Process**

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family (Duplex)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium / Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Manufactured Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Camp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ADU (accessory dwelling unit)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Inclusions or Additions:**

	N	A	R
Garage <input type="checkbox"/> attached <input type="checkbox"/> detached Addition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch <input type="checkbox"/> enclosed <input type="checkbox"/> open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck / Patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool <input type="checkbox"/> in ground <input type="checkbox"/> above	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed / Play House / Coop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barn <input type="checkbox"/> residential <input type="checkbox"/> agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greenhouse <input type="checkbox"/> residential <input type="checkbox"/> agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fence (< 5' in height no permit required)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☐ Other: \_\_\_\_\_

## Non-Residential:

	N	A	R
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sign	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Other:

	check if needed
Change in Use	<input type="checkbox"/>
Home Occupation	<input type="checkbox"/>
Permit Renewal Appeal	<input type="checkbox"/>
Variance / Waiver	<input type="checkbox"/>

## H

Please check the appropriate box for the following:

## Additional Property Information

	Yes	No
Is there a stream or wetland on property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property in a Special Flood Hazard Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property in an L1 zone on Lake Champlain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property in the South Village?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Project involve work in town right of way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Project involve a change in the # of bedrooms?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Project involve demolition / renovation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have you attached a drawing of project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is this a primary residence?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an HOA (Home Owners Association)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property have a E911 sign at end of driveway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an increase in impervious surface? (includes roof, deck, porch, pavement, patio etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes total square feet <u>427,000 +/-</u> ft <sup>2</sup>		

**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 11/13/24

Co-Applicant Signature: \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_



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**A**

Parcel Number: 117570000

Property Address (E911): Ethan Allen Highway

Applicant Name: 7 North Real Estate LLC

Applicant Address: 285 Fairfield Hill Road, St. Albans, VT 05478

Applicant Phone: 802-782-9807 Applicant Email: timreedconstruction@yahoo.com

Owners Name (if different): \_\_\_\_\_

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**Date:** \_\_\_\_/\_\_\_\_/\_\_\_\_ **Owner's Signature:** \_\_\_\_\_

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### Proposed Construction

Dimensions: (1) L \_\_\_\_ x W \_\_\_\_ x H \_\_\_\_ (2) L \_\_\_\_ x W \_\_\_\_ x H \_\_\_\_ Total ft<sup>2</sup> 79,050

# of floors: 1 # of Bedrooms 0 # of Bathrooms 1

**C**

### Property Information

Lot Size 70 +/- acres Lot road frontage 960' +/-

### Proposed Setbacks (in feet)

Center of Road 75 Right Side 20 Left Side 20 Rear 20

**D**

### Previous Permits / Subdivision Name / Driveway Permit / DRB Application

Wetlands Permit #2022-0927 / Stormwater Permit 9746-9020

VTrans Permit #46121 / WW-6-4481

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Applicant Signature: \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Co-Applicant Signature: \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_





# GEORGIA

## VERMONT

Date Received: \_\_\_\_\_ Fee Paid \$ \_\_\_\_\_ Ck # \_\_\_\_\_ CU - \_\_\_\_\_  
Tax Parcel ID: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

### TOWN OF GEORGIA DEVELOPMENT REVIEW BOARD CONDITIONAL USE APPLICATION

#### Applicant(s)

Name 7 North Real Estate LLC  
Address 285 Fairfield Hill Road  
City/State/Zip St. Albans, VT 05478  
Phone 802-782-9807  
Email timreedconstruction@yahoo.com

#### Property Owner(s) if different

Name 7 North Real Estate LLC  
Address 285 Fairfield Hill Road  
City/State/Zip St. Albans, VT 05478  
Phone 802-782-9807  
Email timreedconstruction@yahoo.com

#### 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.

11-13-24

Date

Tim Reed

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.

11-13-24

Date

Tim Reed

Property Owner

Property Owner



# GEORGIA

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## VERMONT

Date Received: \_\_\_\_\_ Fee Paid \$ \_\_\_\_\_ Ck # \_\_\_\_\_ CU - \_\_\_\_\_ - \_\_\_\_\_

Tax Parcel ID: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

### TOWN OF GEORGIA DEVELOPMENT REVIEW BOARD CONDITIONAL USE APPLICATION

#### **Applicant(s)**

Name 7 North Real Estate LLC  
Address 285 Fairfield Hill Road  
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#### **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.

\_\_\_\_\_  
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.

\_\_\_\_\_  
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).

See attached list

**2. REQUEST FOR CONDITIONAL USE:**

Section(s) \_\_\_\_\_ of the Town of Georgia Development Regulations.

**3. PROPERTY IDENTIFICATION:**

E911 Address Ethan Allen Highway or

Other identification: \_\_\_\_\_

Deed Reference: Book 394, Page 51-52

Subdivision Name (if applicable): N/A

**4. ZONING DISTRICT: Business**

**5. PROPERTY DIMENSIONS:**

Lot size: <sup>70</sup> Ac.+/- acres; or dimensions: \_\_\_\_\_

Lot frontage: 960'+/-

**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.

Development Review Board Conditional Use Application

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:

This site has good access to a major highway (US Route 7) and is located less than 4 miles from the fire station.

GMP power is available at the site. No other municipal infrastructure is required.

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Development Review Board Conditional Use Application

**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 adverse impacts are anticipated. The storage facility will be open seven days per week, 24 hours per day.

The facility will be gated from the general public.

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- 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;

This project is located within a business district, adjacent to a commercial development located to the north.

There is an existing wooded buffer separating the subject property from the northern and western neighboring lands. There will be a tree'd buffer planted between the facility and Route 7. Natural wetlands buffers separate the site from the interstate.

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- 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.

This is a low impact project with no impacts to municipal infrastructure aside from fire protection. This property

has historically been of little value to the owners with no enjoyment. No adverse impacts are anticipated. While

visible from Route 7 and the interstate, the site is screened via vegetated buffers from neighbors to the north

and west. No adverse impacts are anticipated.

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**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.

VTrans has issued permit #46121. The project will upgrade the existing farm access to Standard B-71B, Detail A

with a divisional island, remove a median island in Route 7, construct a northbound left turn lane in Route 7,

plus install signage.

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**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. Self-storage facilities are a Conditional Use in the Business zoning district. The project has been

designed to be in conformance with the district's minimum dimensional standards. Additional area has been set

aside on the tract for future commercial, residential or mixed uses.

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

No adverse impacts are anticipated to the utilization of renewable energy resources, although none are

planned for the project at this time.

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**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):

Stormwater Discharge 3-9050 (to be applied for soon); Water/Wastewater WW-6-4481, issued 11/12/24;

USACE General Permit (in-process); Act 250 (to be applied for soon)

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**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.