

**Boundary Line Adjustment
BLA-002-24**

Owner Parcel #1: Rita Drinkwater 78 Rock Island Road Georgia, VT 05478	Owner Parcel #2: Lewis Ragon & Mary Willmuth 5279 Georgia Shore Road Georgia, VT 05478	Owner Parcel #3: William & Jennifer Frangipane 5205 Georgia Shore Road Georgia, VT 05478
Property Tax Parcel & Location #1: 78 Rock Island Road Parcel ID#107150000 Zoning District L-1	Property Tax Parcel & Location #2: 5279 Georgia Shore Road Parcel ID#107190000 Zoning District L-1	Property Tax Parcel & Location #3: 5205 Georgia Shore Road Parcel ID#107160000 Zoning District L-1
Engineer/Surveyor: Michael Gervais, Barnard & Gervais LLC PO Box 820, Enosburg Falls, VT 05450 #802-933-5168		

BACKGROUND

1. Applicant's engineer, Mike Johnston from Bernard & Gervais LLC, presented the project to the DRB on December 17, 2024.
2. Proposed Boundary Line Adjustment for three (3) lots, where the Applicants/ Owners of Lot 2, Lewis Ragon & Mary Willmuth, will convey $\pm .44$ acres to the Owner of Lot 1, Rita Drinkwater. Applicants/ Owners of Lot 2, Lewis Ragon & Mary Willmuth, will also convey $\pm .68$ acres to the owners of Lot 3, William & Jennifer Frangipane.
3. Hearing was continued to January 7, 2025 to clarify lot lines of the three (3) properties, identify any easements as well as confirm the access for 0 Rock Island Road/Ashley Drinkwater's property.
4. Once the Boundary Line Adjustments have been made, the following lot sizes will be:
 - Lot 1 (78 Rock Island Road) is sized at ± 2.3 acres and will be ± 2.74 acres once adjusted;
 - Lot 2 (5279 Georgia Shore Road) is sized at ± 7.83 acres and will be ± 6.71 acres once adjusted; and
 - Lot 3 (5205 Georgia Shore Road) is sized at ± 1.17 acres and will be ± 1.85 acres once adjusted.

COMMENTS

1. Legal Description of adjusted area and boundary line adjustment plat-

Applicant had submitted and presented the site plans titled “*Boundary Line Adjustment Plat*” (prepared by Barnard & Gervais LLC and dated March 18, 2024) at the December 17th hearing. The DRB has requested updated site plans for the continuance.

2. **Means of Access-** Means of access will be discussed at the continuance of the hearing on January 7th.
3. **Existing and proposed easements or rights-of-way for each lot.** All existing easements will remain in place, according to Deed documents. Any easements will be included in the new site plans for the January 7th hearing.
4. **Location of existing infrastructure for each lot-** All lots include identified house, well and septic.
5. Draft deeds were received for both Lot 1 (Drinkwater) and Lot 3 (Frangipane) before the December 17th hearing, additional deed document information was requested to be discussed at the hearing continuance.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk