

**TOWN OF GEORGIA, VERMONT
PLANNING COMMISSION DECISION**

FINDING OF FACT IN RE APPLICATION OF:

**Robert Labelle – Applicant/Owner
Final Plat Hearing for a 2-Lot Subdivision
Application PC-041-05**

Background

Sketch Plan Review for this project was held on October 25, 2005.

Hearing

A warned Public Hearing was held on December 13, 2005. Robert Labelle, Applicant/Owner was present together with Lloyd Gilbert as applicant's representative, and Jay Webb, a potential buyer of the newly created lot.

Planning Commissioners present were: George Bilodeau, Bill Butler, Paul Jansen, and Brian Biron. Planning Commissioners absent were: Tony Heinlein, Carrie Violette, and Fred Grimm.

Application Submitted

The application (PC-041-05) consists of the following:

1. An application form and appropriate fee.
2. A survey map by Peatman Surveying, Inc., entitled "Robert Labelle, Sr. and Cecile Labelle to William J. and Judy A. Webb" dated December 1, 2005, no revisions.

Regulations in Effect

Town Plan, last amended October, 2001

Zoning Regulations, last amended September, 2005

Subdivision Regulations, last amended September, 2005

Findings

1. The subject parcel is a 32.49 acre parcel located at 155 Hibbard Road in the AR1 zoning district. Applicants proposes the creation of two lots: proposed Lot 1, consisting of 27.49 acres and benefited by 850 feet of road frontage on Hibbard Road, contains applicant's existing single family residence; proposed Lot 2, consisting of 5 acres and benefited by 250 feet of frontage on Hibbard Road, is currently vacant.
2. The applicant stated at the public hearing (and on the survey plat) that the purpose of the subdivision is to convey Lot 2 to William J. and Judy A. Webb for the purpose of constructing a single family dwelling.
3. Applicant has applied for but not yet obtained a State Wastewater and Potable Water Supply

Permit.

4. Applicant has applied for but not yet obtained a Driveway/Access Permit from the Town of Georgia Road Commissioner.
5. The application is in conformance with the Zoning Regulations and Subdivision Regulations of the Town of Georgia, including the dimensional requirements of Section 3050.04.

Decision

Based on these findings, the Planning Commission approves the proposed two-lot subdivision with the following conditions:

1. The final survey must indicate the following:
 - Proposed subdivision name or identifying title, the name of the municipality, the name and address of the record owner, the name, license number and seal of the licensed land surveyor, the boundaries of the subdivision and its general location in relation to existing street, scale, date, and true north point.
 - The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distance, and tangent bearings for Lot 2.
 - The location of all fire protection devices, utility poles, sewage disposal systems, and other devices and methods of draining the area if applicable.
 - Permanent reference monuments and lot corner markers shall be clearly indicated. Monuments shall be set at all corners and angle points of the boundaries of Lot 2 prior to conveyance.
 - Building envelope.
 - Deed reference, tax map reference.
 - Names of abutting landowners.
 - Signature blocks as follows:

This Subdivision has been approved by Resolution of the
Planning Commission of the Town of Georgia, Vermont,
This ____ day of _____, 2005.

Town of Georgia
Received for Record
_____, 2005, at _____ o'clock
Recorded in Map Slide _____
Attest: _____, Town Clerk

2. The applicant will submit to the planning office within 60 days of the signature following one 18" x 24" paper copy and one 18"x24" Mylar of the approved survey with revisions as noted. The final Mylar must be recorded within 90 days of the signature following.

3. Prior to submission of a Mylar of the survey, the applicant will obtain a Driveway Permit from the Georgia Road Commissioner for Lot2 and same will be indicated on the plan.
4. Prior to submission of a Mylar of the survey, the applicant will obtain the E-911 address for Lot 2 and same will be indicated on the plan.
5. The applicant shall obtain a State Wastewater and Potable Water Supply Permit within six months from the date of this approval and said permit will be recorded in the Land Records.
6. A septic easement is required for the placement of Lot 2's replacement septic system area on Lot 1 and shall be recorded in the Land Records. The deed for Lot 2 shall refer to the septic easement.

Additional Conditions: All plans, drawings, and conditions/requirements etc. listed above or submitted at the hearing and used as the basis for the decision to grant permit shall be binding on the applicant, and his/her heirs and assigns. Projects shall be completed in accordance with such approved plans and conditions. Any deviation from the approved plans shall constitute a violation of permit and be subject to enforcement action by the Town.

You and any interested parties are entitled to appeal this decision to the Environmental Court within 30 days as per requirements of 24 VSA Ch 117, Section 4471.

Members present and voting for approval: George Bilodeau, Bill Butler, Paul Jansen and Brian Biron.

Members present and for against: None

Signed: _____, Board Chair

Date: __/__/__