

SITE PLAN AMENDMENT
Change of Building Envelope
SA-001-25

Owner: William Jay Webb & Judy A. Webb 35 Hibbard Road Georgia, VT 05468	Property Tax Parcel & Location: 35 Hibbard Road AR-1 Zoning District Parcel #108200200
Engineer/Surveyor: O’Leary -Burke Civil Associates, PLC 13 Corporate Drive Essex Junction, VT 05452 PH: 802-878-9990	

BACKGROUND

William Jay Webb and Judy A. Webb, hereafter referred to as Applicants, are requesting a Site Plan Amendment from the previous subdivision of property decision (PC-041-05) to increase the building envelope as filed in the mylar. The parcel is located at 35 Hibbard Road and within the AR-1 zoning district with the total acreage of ± 5 acres in size.

PROJECT NARRATIVE SUMMARY

- Applicants have submitted the following maps:
 - Final Plat of Subdivision Robert Labelle Sr. to William J. and Judy A. Webb, prepared by Peatman Surveying Inc. dated May 9, 2006.
 - Site Plan, 35 Hibbard Road William & Judy Webb Site Plan, prepared by O’Leary-Burke Civil Associates, PLC, dated 4/22/2025.
- Final Plat approval for Applicants’ subdivision project (PC-041-05) was issued in 2005.
- The site plan revision is limited to expanding the building envelope. The previously approved building envelope cannot accommodate building outside of a small area close to the home (see 2006 Mylar). The proposed building envelope is larger and will accommodate future accessory buildings (See 2025 Site Plan). No other site plan changes are requested.
- According to Town of Georgia Developmental Regulations (2/27/2023) Article 7.2: Farm and Forestland Preservation:
Within the AR-1, R-1 and N-1 districts, subdivision boundaries, lot layout, and building envelopes shall be located and configured to minimize or avoid adverse impacts to primary agricultural soils, productive farmland and forestland, and large tracts of forestland (>50.0 acres regardless of ownership).

Methods for avoiding adverse impacts include, but may not be limited to, clustering development, locating building envelopes at field, orchard, or forest edges and/or on the

least fertile/productive soils; designating vegetated buffer areas between agricultural and other proposed uses to minimize land use conflicts; designing access roads, driveways, and utility corridors to follow existing linear features; and sharing access to the extent feasible.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning and DRB Clerk

cc: Applicant/Owner