

# **BARNARD & GERVAIS, LLC**

*Land Surveyors, Licensed Designers, Environmental Consultants*

www.barnardandgervais.com



April 9, 2025

Douglas Bergstrom  
Zoning Administrator, Town of Georgia  
47 Town Common Road North  
Georgia, VT 05478

Subject: Lawrence Rowley, John Rowley Jr. & Thomas Rowley – Two-Lot Subdivision, Dee Road & U.S. Route 7, Georgia, Vermont – Sketch Plan Application.

Dear Douglas:

I am writing on behalf of Lawrence Rowley, John Rowley Jr. & Thomas Rowley, who are proposing a Two-Lot Subdivision of their 48.8± acre undeveloped property located on the westerly side of U.S. Route 7 and northerly side of Dee Road to create one (1) new developable lot (Lot 2). Lot 2 will be 2.5± acres and will be improved with a 3-bedroom residence and detached garage, with access from Route 7 via extension of the existing solar array access. The proposed Lot 2 residence will be served by an off-site mound wastewater system located within an easement on Lot 1, and will be provided water by an on-site drilled well; the remaining lands (Lot 1) will be 46.3± acres and will remain undeveloped at this time. A State of Vermont Wastewater System and Potable Water Supply Permit will be applied for as part of this project.

Included to facilitate your review of this permit application are the following:

1. Sketch Plan Application.
2. List of Adjoining Landowners.
3. Subdivision Sketch Plan Drawing SK-1, dated 04/08/2025.
4. Sketch Plan Fee (\$350+\$50 = \$400.00).

Should you have any questions or comments relative to the information submitted herein, please do not hesitate to call me at (802) 482-2597.

Sincerely,

Jason S. Barnard  
Licensed Designer #126179

c: Lawrence Rowley, John Rowley Jr. & Thomas Rowley (Landowners)  
Katherine Rowley & Ray Bosley (Applicants)