

**TOWN OF GEORGIA
ZONING ADMINISTRATOR
FINDINGS OF FACT, CONCLUSIONS & ORDER**

**NOTICE OF DECISION
DRB-005-2026**

Two-Lot Subdivision

This matter came before the Zoning Administrator (ZA) on the application of Brady Harvey, hereinafter referred to as the Applicant, seeking ZA approval for a Two-Lot Subdivision of their property located at 105 Sandy Birch Road, parcel number 112530000. The subject parcel is located within the Residential Neighborhood (RN) zoning district. A Draft Decision was sent to all adjoining property owners on February 2, 2026, and presented to the Development Review Board (DRB) at its meeting on February 3, 2026.

Applicant submitted a subdivision plat titled "Brady & Julia Harvey" showing the parcel of 2.31 acres being subdivided into two new lots. The new lots consist of Lot 105-1 at 1.31 acres, and Lot 105 at 1 acre.

Based on the aforementioned plans submitted and the additional documents in the planning file for this proposal, the ZA enters the following Findings of Fact, Conclusion, and Order.

FINDINGS OF FACT

NOTE: The application, any and all relevant evidence presented to the ZA, shall be considered part of the Findings of Fact and kept as part of the permanent record of the Applicants. This official record shall provide additional basis for the ZA's decision.

1. Applicant is requesting ZA approval for a Two-lot subdivision consisting of 2.31 acres.
2. Applicant is proposing a subdivision of the 2.31 acres into two lots, Lot 105-1 will be 1.31 acres, and Lot 105 will be 1 acre and located entirely in the RN zoning district on Sandy Birch Road.
3. A subdivision plat presented by Day Land Surveying, dated December 19, 2025, shows the two new lots, and easements for an existing well line, and a new 50' easement in favor of lot 107. Lot 105-1 is shown as a parcel of land only and does not include a building envelope or plans for wastewater and potable water.
4. The regulations in effect at the time of the application and decision: **Municipal Town Plan**, last amended January 6, 2025; **Town of Georgia Development Regulations**, effective October 13, 2025.

CONCLUSIONS

1. The Applicant has submitted all the application materials required by the Georgia Development Regulations.
2. This application was reviewed as a Two Lot Minor Subdivision pursuant to the requirements and standards outlined in Section 7.3.2 of the Town of Georgia Development Regulations. The application was deemed consistent with the above-mentioned standards and requirements.
3. The approval of the Two Lot Subdivision is based on all information and documents in the ZA file.
4. Any abutter or interested party(s) may request a public hearing on the application within 15 days of the issuance of the draft written decision. If no interested parties request a public hearing within the 15-day notice period, the Zoning Administrator shall approve of the written decision.

ORDER

1. The submitted plans shall indicate the following 27 V.S.A. § 341(b)(2):
 - A. Address of the subject properties.
 - B. Name and address of the owners of record of the subject properties.
 - C. Name and address of the owners of record of adjoining lands.
 - D. Name and address of person or firm preparing the map
 - E. Scale of map, north point, date of map/revisions, and legend
 - F. Current lot lines (labeled as such), proposed lot lines (labeled as such)
 - G. Current acreage of each lot and proposed acreage of each lot
 - H. Means of accessing each lot
 - I. Existing sewage disposal area for each lot, and existing water source for each lot.
 - J. A site location map showing the location of the project in relation to nearby town/state highways and developed areas at a scale of one-inch equals one thousand feet.
 - K. ZA and Town Clerk signature blocks. (<https://www.townofgeorgia.com/zoning-information-permits/page/resources>)
2. The Two Lot Subdivision Plat shall be accompanied by a vicinity map drawn at a scale of not over four hundred (400) feet to the inch to show the relation of the proposed boundary line adjustment to the adjacent properties and to the general surrounding area.
3. The Final Plat of the Two Lot Subdivision submitted on Mylar measuring 18" by 24" with signature, shall be filed by the subdivider with the Town Clerk within 180 days of the ZA's signed written decision. The subdivision approval shall expire if the Applicants do not file the survey plat within 180 days. The Zoning Administrator, upon written request made

before the expiration date, shall extend the filing date for the survey plat by an additional 90 days if final local or state permits or approvals are still pending.

- a. **Public hearing request deadline is Tuesday, February 17, 2026**
- b. **If no public hearing is requested, the decision will automatically be approved on Wednesday, February 18, 2026.**
- c. **Mylar is due to be recorded in the clerk's office on August 18, 2026**

Dated at Georgia, Vermont, this 2nd day of February 2026.

CERTIFICATE OF SERVICE

I hereby certify that I, Douglas Bergstrom, Zoning Administrator, Planning & DRB Coordinator, sent a copy of the foregoing **Two Lot Subdivision DRB-005-2026**, by U.S. Mail, postage prepaid, on February 2, 2026, to the following individuals without email addresses and by electronic mail to the following individuals with email addresses:

Note: Any recipient may change their preferred method of receiving notices and other documents by contacting the Town Office staff at the email listed below. If you have chosen to receive notices and other documents by email, it is your responsibility to notify our office of any changes to your email address.

1. DEVELOPMENT REVIEW BOARD

- 2. **APPLICANT:** Brady Harvey
107 Sandy Birch Road
Georgia, VT 05468
brady.and.julia@gmail.com

3. ABUTTERS:

Jeremy & Laurie Bachand
53 Sandy Birch Road
Georgia, VT 05468

Tessa Collette
106 Sandy Birch Road
Milton, VT 05468

Jared & Erica Gambino
937 Ballard Road
Georgia, VT 05468

Eric & Mary Larson
155 Waller Road
Milton, VT 05468

REQUEST FOR PUBLIC HEARING

At the request of the Applicant or interested parties, or on its own motion, the ZA may refer this application to the DRB for a public hearing of findings, conclusions, or conditions of the decision. A request by the Applicant or interested parties must be submitted to the ZA Office within the 15-day appeal period in accordance with Section 7.3.1 of the Town of Georgia Development Regulations approved October 13, 2025.

By _____

Douglas Bergstrom
Zoning Administrator
zoning@townofgeorgia.com

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