



WORKSPACE INFORMATION

Application number

DRB 003 2026

Category

Minor Subdivision

Workspace state

Application complete

Workspace created

01/13/2026, 7:07:28AM EST

Application submitted

01/13/2026, 7:28:11AM EST

Assignee

Doug Bergstrom

Package generation date

01/16/2026, 12:17:42 PM EST

LOCATION INFORMATION

Address

5659 GEORGIA SHORE RD, Town of Georgia,
VT

Property information

107310400,

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Joseph Gray		
GRAY JOSEPH H &		

Minor / Major Subdivision, PUD, Cottage Court Preliminary Application

A. Preliminary Plan/Plat Application.

Within six (6) months of classification by the DRB of the sketch plan as a major or minor subdivision, a PUD, or a Cottage Court, the subdivider shall submit a complete application for approval of a Preliminary Plan/Plat. The application shall contain those items in section 7.2 of these Regulations and shall conform to the layout shown on the sketch plan and any recommendations made by the DRB. Failure to submit a Preliminary Plan/Plat application within six (6) months of classification by the DRB as a minor subdivision shall require the applicant to resubmit a sketch plan application.

B. Submission of Application & Preliminary Plan/Plat Public Hearing.

Subsequent to Sketch Plan Review, an application for Preliminary Plan/Plat shall be submitted to the ZA. The application shall include all items outlined in section 7.2. Applicants will be notified in writing if application materials are missing following submission. No public hearing for the Preliminary Plan/ Plat shall be scheduled until all application materials are received, and the ZA determines the application is complete. Notwithstanding the ZA's determination of application completeness, the DRB may request any additional information deemed necessary for preliminary plan/plat review of major subdivision applications. Preliminary Plan/Plat hearings shall be warned in accordance with section 9.4.

1. Legal Documents.

The DRB may require legal deed and HOA document review by the Town Attorney. Applicant is responsible for all attorney fees. An escrow amount will be held by the town for attorney reviews.

C. Action on Preliminary Plan/Plat. Per section 9.5 , the DRB shall act to approve or disapprove Preliminary Plan/Plat applications within forty-five (45) days after closure of the hearing. A written and signed decision, including background information, findings-of-fact, conclusions, and decision with applicable conditions shall constitute the Preliminary Plan/Plat action of the DRB. Failure to act within the 45-day period shall constitute deemed approval on the 46th day. Approval of a Preliminary Plan/Plat approval does not constitute Final Plan/Plat approval. Preliminary Plan/ Plat decisions shall be distributed per requirements in section 9.5.

D. Sectionalizing and Phasing. At the time the DRB grants Preliminary Plan/Plat approval, it may require the plat to be divided into two or more sections (phases) and may impose such conditions upon the filing of an application for Final Plan/Plat approval for each section as it deems necessary to assure the orderly development of the plat. If sectionalizing is a requirement of Preliminary Plan/ Plat approval, the written decision shall specifically indicate the distinct geographic

Decisions shall be distributed per requirements in Title 24, Chapter 117, Section 4464, Vermont Statutes Annotated.

sections of the project and shall specifically outline the timeline for when each section may proceed to Final Plan/Plan application. A separate Final Plan/Plat application shall be filed for each section within the time periods imposed in the Preliminary Plan/Plat approval.

E. Effect of Preliminary Plan/Plat Approval.

Approval of a Preliminary Plan/Plat shall not constitute approval of the final subdivision plat. Prior to approval of the final subdivision plat, the DRB may require additional changes as a result of further study. The approval of a Preliminary Plan/Plat shall be effective for a period of one year, and if a Final Plan/Plat application is not submitted within a year of the Preliminary Plan/Plat approval, the application shall be denied by the ZA without a hearing as untimely. In the event of such a denial, the subdivider shall be required to resubmit a new plat for preliminary approval, which shall be subject to any zoning and subdivision regulations then in effect. Should the DRB impose sectionalizing as a condition of Preliminary Plan/Plat approval, it may extend the one (1) year effective period of Preliminary Plan/Plat approval. Upon written request before the one year deadline, the ZA may authorize an extension of up to 1 year for reasons outside the applicant's control.

F. Final Plan/Plat Application.

Within one year of Preliminary Plan/Plat approval, the subdivider shall submit a complete application for approval of a final subdivision plat (unless sectionalizing/phasing is required and a specific timeline for submission is provided in the Preliminary Plan/Plat written decision). The application shall contain those items required in TABLE 7.1 of these Regulations and shall conform to the layout shown on the approved Preliminary Plan/Plat and incorporate all conditions in the Preliminary Plan/Plat approval. Failure to submit a Preliminary Plan/Plat application within six (6) months of classification of a major subdivision shall require the applicant to resubmit a sketch plan application.

1. Legal Documents.

The DRB may require legal deed and HOA document review by the Town Attorney. Applicant is responsible for all attorney fees. An escrow amount will be held by the town for attorney reviews.

G. Submission of Application & Final Plan/Plat Public Hearing.

Subsequent to Preliminary Plan/Plat approval, an application for Final Plan/Plat shall be submitted to the ZA. The application shall include all items outlined in TABLE 7.1. Applicants will be notified in writing if the application is incomplete. No public hearing for the Final Plan/Plat shall be scheduled until all application materials are received. No public hearing for Final Plan/Plats shall be scheduled until the 30-day appeal period for Preliminary Plan/Plat approval has lapsed, and until the ZA determines the application is complete. Notwithstanding the ZA's determination of application completeness, the DRB may request any additional information deemed necessary for final

plat review. Final Plan/Plat hearings shall be warned in accordance with section 9.4.

H. Action on Final Plan/Plat.

The DRB shall act to approve or deny Final Plan/Plat applications within forty five (45) days after closure of the hearing. A written and signed decision per section 9.5, including background information, findings of fact, conclusions, and decision with applicable conditions shall constitute final action of the DRB for purposes of potential appeals under section 9.7 (Appeals) of these Regulations. Failure to act within the 45 day period shall constitute deemed approval on the 46th day. Final Plan/Plat decisions shall be distributed per the requirements of section 9.5.

I. Effect of Final Approval.

Final approval by the DRB shall not be deemed to constitute or be evidence of any acceptance by the Town of any street, easement, utility, park, recreational area or open space shown on the final plat. Such acceptance may only be accomplished by formal action of the Selectboard.

Owner Sign

Property Information

Zoning District:

LV

Size of Parcel:

4

Is this a PUD?

Yes No

Deed Reference: Volume

279

Deed Reference: Page

141

Previous subdivision of parcel (if applicable)

Subdivision Application #:

Permittee name:

Date:

Map #

Previous Site Plan Approval (if applicable)

Site Plan Application #

Permittee name:

Date:

Map #

PREVIOUS PRELIMINARY PLAN APPROVAL (If Applicable)

Preliminary Plan Application #

Permittee Name

Date

Map #

Engineer (if applicable)

Engineer Name

Stephen Tetrault (TDH)

Surveyor (if applicable)

Surveyor Name

Mark Day



Project Information

Project Description:

Provide a detailed narrative describing the scope and layout of the proposed development. The narrative should explain the proposed use of the property & all key elements, as presented on the site plan. Please address each of the following elements: building size(s) and type, landscaping and screening, road and driveway access to the property, impact on traffic, internal circulation of vehicular and pedestrian traffic, parking (# of spaces), stormwater and erosion control measures, lighting (size, type, location, and number), and signage, if any. Summarize all details below:

Project Description:

Current lot will be divided to be 3 lots. With lot 4 2 maintaining the right to the common land on the lake. All homes will be single family homes, I will be removing current Willow Hybrid on property line along my property and the Boissonault property line and planting cedar trees 10 feet apart. The cedar trees are highly rated for privacy, dust containment, light containment (Thuja 'Green Giant,' Leyland Cypress, Eastern Red Cedar). I will be relocating Hybrid Willow to the property line between lot 4 1 and Rileys. These are vey quick growing trees, they grown to the height of 30-40 feet and with being planted at intervals of 5 feet apart, This is an open area currently and will the planting of the tree's will greatly help with wind reduction, which there currently in nothing and privacy for the current homes (Riley and Moultons) and future homes in sub division.

Number and size of proposed lots

3 Lots Lot 4 (1.91 acres) Lot 4-1 (1.05 acres) Lot 4-2 (1.48 acres)

Names and addresses of abutting property owners:



Existing and/or proposed means of access to the site

Access will be on the driveway withing the 30 foot Easement.

List of plans, sketches, or other information submitted with this application

See Attached site plan

Location of parking and proposed number of spaces:

NA

Existing and/or proposed road & driveway access to site:

Proposed Driveway will be 12 foot wide with inside the easement and meet state specifications

Existing and/or proposed easements and rights-of-way:

Proposed Easement of 30 feet will boarder the property line between Gray and Boissonault Property.

Proposed and/or existing wastewater disposal and water supply:

Waste Water Permit WW 6 3050 1 will be ammended

Proposed drainage/storm water runoff (if required):

No Storm Water Runoff Permit Needed (per engineer)

Proposed landscaping (if applicable):

Landscapping will be place along property line of the Gray and Boissonalut Property line. This will also a buffer between the properties. Landscapping Trees will also be placed off the property line in the back between Gray and Riley property line. This will protect the site line for Riley's and Moulton's. Please see attached plan of tree placement.

List any parcels of land proposed to be dedicated to public use and the conditions of such dedication.

NA

Size and location of proposed and/or existing buildings:

See Attached Site Map. (Shows location of houses, septic and wells)

State permits required and/or obtained for this project:

Waste Water Permit WW-6-3050-1 will be ammended

Proposed lighting (if any)

None

List of waivers - If needed (please fill out waiver request form)

Driver Waiver (See Attached)

The location of natural features or site elements to be preserved.

None

Final Plat Requirements

Waiver Request

6.8 Waivers

A. **Setback Waiver.** In conjunction with a subdivision and/or site plan application, the DRB may waive setback standards up to 50% in any district to allow for single story attached garages, decks, porches, and/or accessory structures if all of the following conditions are satisfied:

1. The property has circumstances or conditions which prevent the applicant from meeting the setback requirement. Such circumstances or conditions may include, but are not limited to, irregular lot size, poor soil conditions, existing vegetation or historic structures, and the location of pre existing structures.
2. Due to such circumstances or conditions, the property cannot reasonably be developed in conformance with the setback standard and the authorization of a waiver is necessary to enable the permitted use of the property. The applicant must show that other possible alternatives have been considered before the DRB will consider granting a waiver.
3. No waiver shall be granted which would have an undue adverse effect on adjacent property, the character of the area, or on public health and safety.
4. In the issuance of waivers, the DRB:
 - a. Shall consider and may require design features, screening, or some other remedy in order to mitigate anticipated impacts of any such waiver. The design feature should have a minimum height of five (5) feet above grade level and shall provide adequate privacy to the surrounding use(s). Options shall include but not be limited to a wall, a solid fence, a densely planted hedge or natural and/or man-made landforms.
 - b. May require that all outdoor storage of materials and equipment, including waste storage facilities, not be located within the reduced setback area.
 - c. Shall provide only the minimum waiver that is necessary.
5. Applications for waivers shall be considered by the DRB after a public hearing held in accordance with section 9.4.

B. **Lot Frontage Waiver.**


In conjunction with a proposed subdivision and/or subdivision application, the DRB may waive the minimum lot frontage standard up to 50% in any district to allow for flexibility in subdivision design if all of the following conditions apply:

1. The property has unique physical circumstances or conditions that were not created by the applicant, which prevent the applicant from meeting the frontage requirement. Such unique physical circumstances or conditions may include, but are not limited to, irregular existing lot shape or poor soil conditions.
2. Due to such physical circumstances or conditions, there is no possibility that the property can be developed in conformance with the frontage standard and the authorization of a waiver is necessary to enable the reasonable use of the property. The applicant must show that all other possible alternatives have been considered before the DRB will consider granting a waiver.
3. No waiver shall be granted which would have an undue adverse effect on adjacent property, the character of the area, or on public health and safety.
4. In the issuance of waivers, the DRB:
 - a. Shall consider and may require design features, screening, or other features to mitigate anticipated impacts of any such waiver;
 - b. Shall provide only the minimum waiver that will afford relief while representing the least deviation from these Regulations.
5. Applications for waivers shall be considered by the DRB after a public hearing held concurrently with a subdivision and/or site plan application in accordance with section 9.4.

Applicant Information

Applicant Name
Joseph Gray



AFFIRMATION: The undersigned hereby certifies that the information submitted in this application is true, accurate, and complete.
 Signed by **Joseph Gray** 01/13/2026, 11:08:53 AM EST

Property Information

E911 Address 5659 Georgia Shore Road	Parcel ID # 107310400	Zoning District LV	Parcel Size in Acres 4.44
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Waiver Request

Waiver Request of the DRB #1 Road Frontage	Request for variance under Section(s) of the Town of Georgia Zoning Regulations. Looking to have 30 feet instead of the 60 feet
Waiver Request of the DRB #2	Request for variance under Section(s) of the Town of Georgia Zoning Regulations.
Waiver Request of the DRB #3	Request for variance under Section(s) of the Town of Georgia Zoning Regulations.