

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

**NOTICE OF DECISION
BLA-0101-2026**

Boundary Line Adjustment

This matter came before the Zoning Administrator (ZA) on the application of Randall Cadieux, hereinafter referred to as Applicant #1, and Eugene Wilson, hereinafter referred to as Applicant #2, seeking ZA approval for a Two-Lot Boundary Line Adjustment located at 4422 Carpenter Hill Road (parcel number 115830300) and 350 Carpenter Hill Road (parcel number 102420000). These parcels are located within the Agricultural/Rural Residential (AR) zoning district. A Draft Decision was sent to all adjoining property owners on May 29, 2026, and presented to the Development Review Board (DRB) at its meeting on June 2, 2026.

Applicant submitted a boundary line adjustment plat titled "Boundary Line Adjustment Plat" prepared by Day Land Surveying and dated 4/27/2026. This shows 1.02 acres from 442 Carpenter Hill Road to 350 Carpenter Hill Road, which will change 350 Carpenter Hill Road from 1.64 acres to 2.66.

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 #1 is requesting ZA approval for a Two-lot boundary line adjustment consisting of 1.02 acres.
2. Applicant #1 is proposing his existing area of 1.64 acres will be a proposed area of 2.66 acres after moving 1.02 acres from Applicant #2's property. These parcels are located entirely in the AR zoning district on Carpenter Hill Road.
3. A boundary line adjustment plat presented by Day Land Surveying, dated April 27, 2026, shows the adjustment.
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 boundary line adjustment pursuant to the requirements and standards outlined in Section 7.3.1 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 boundary line adjustment is based on all information and documents in the ZA file.
4. There is a 60-foot-wide right-of-way benefitting drivers and fields to the northwest of Applicant #1's property shown on the Boundary Line Adjustment Plat.
5. 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 Boundary Line Adjustment 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. New deeds for the two parcels will be recorded with the Town Clerk with the mylar. A copy of the deeds shall be provided to the Zoning Administrator for inclusion in the records.
4. The Final Plat of the Boundary Line adjustment 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 boundary line adjustment 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 Friday, June 12, 2026**
 - b. **If no public hearing is requested, the decision will automatically be approved on Monday, June 15, 2026.**
 - c. **Mylar is due to be recorded in the clerk's office on December 15, 2026**

Dated at Georgia, Vermont, this 29th day of May 2026.

CERTIFICATE OF SERVICE

I hereby certify that I, Douglas Bergstrom, Zoning Administrator, Planning & DRB Coordinator, sent a copy of the foregoing **Boundary Line Adjustment BLA-010-2026**, by U.S. Mail, postage prepaid, on May 29, 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 #1: Randall Cadieux
350 Carpenter Hill Road
Georgia, VT 05478

3. APPLICANT #2: Eugene Wilson
442 Carpenter Hill Road
Georgia, VT 05478

4. ABUTTERS:

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

DRAFT