

**TOWN OF GEORGIA  
DEVELOPMENT REVIEW BOARD  
FINDINGS OF FACT, CONCLUSIONS & ORDER**

**NOTICE OF DECISION  
Site Plan Review (SP-006-24) & Conditional Use (CU-004-24)  
7 North Real Estate Holdings, LLC  
Proposed Mini-Storage Complex**

This matter came before the Georgia Development Review Board (DRB) on the application of 7 North Real Estate holdings LLC, hereafter referred to as Applicant, for Site Plan Review and Conditional Use approval of a proposed mini-storage complex on the property owned by Applicant at 1590 Ethan Allen Highway in the Business (B) zoning district. A Notice of Public Hearing was duly published on December 20, 2024, in the St. Albans Messenger and all adjoining property owners were notified.

The DRB held a public hearing on January 7, 2025. Applicant, Tim Reed, and Applicant's engineer, Brad Ruderman, Ruderman and Associates, Inc. were present at the hearing. See meeting minutes for a list of interested parties present at the hearing.

Applicant has submitted three site plans prepared by Brad M. Ruderman & Associates, Inc.:

- a. Sheet 1: Existing Conditions Plan, 7 North Real Estate Holdings LLC (12/5/24)
- b. Sheet 2: Proposed Site Plan, 7 North Real Estate Holdings LLC (1/6/25)
- c. Sheet 3: Proposed Grading Plan, 7 North Real Estate Holdings LLC (1/6/25)

Applicant has also submitted two floor plans prepared by Trachte Building Systems, Inc. dated November 8, 2023, Floor Plan #59288.

Based on the above-mentioned public hearing, plans submitted, and additional documents contained in the planning file for this proposal, the DRB enters the following Findings of Fact, Conclusions and Order.

**FINDINGS OF FACT**

NOTE: The application, any and all relevant evidence presented to the Development Review Board (DRB), and the minutes of the hearing conducted on January 7, 2025, 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 DRB's decision.

1. Applicant is requesting Site Plan Review and Conditional Use for a mini-storage complex.
2. The parcel is located at 1590 Ethan Allen Highway (Parcel ID #117570000), within the Business (B) Zoning district. The parcel is  $\pm 70$  acres in size. Applicant proposes development of the  $\pm 70$  acre lot to include the mini-storage complex, with four (4) additional lots for future use to be determined.

3. As proposed, the land meets the requirements for a mini-storage complex as required by the current Town of Georgia Development Regulations dated February 27, 2023.
4. No portions of the property are within either a floodplain or a floodway. There are Class II wetlands on the property which were delineated by ADKE Environmental in June 2023. A site visit was made with the State of Vermont's District Wetlands Ecologist, who confirmed the delineation. The roadway and buried utility crossings were state permitted through the VT Wetlands Division on March 26, 2024 (permit #2022-0927). A US Army Corps of Engineers permit was granted (NAE-2024-00492).
5. Applicant is proposing twenty-three (23) metal constructed buildings. The proposed building sizes vary as follows:
  - Eleven (11) 135' x 30' buildings,
  - One (1) 120' x 30' building,
  - Two (2) 110' x 30' building,
  - Seven (7) 95' x 30' building,
  - One (1) 95' x 30' building (includes a 15' x 30' office), and
  - One (1) 50' x 30' office building.
6. Access to the property is via an existing farm access located along Route 7 at the northeasterly corner. This existing access will be upgraded to commercial access in accordance with State of Vermont Standard B-71b. A permit was obtained from VTrans on May 26, 2024 (permit #46121).
7. A single access road will wind through the property to the office building and ministorage complex. State of Vermont Wetlands Permit #2022-0927 was issued for the road crossings through the wetlands and buffer zones. The permit included utilities to be buried alongside the road.
8. The Ability To Serve Letter from the Town of Georgia Fire Chief made reference to changing the location of the gate for fire truck maneuverability, a change that was made by Applicant's engineer and presented to the DRB at the hearing. Other recommendations included the use of non-combustible building materials and keeping the driveway clear.
9. The following members of the DRB were present for the Site Plan and Conditional Use hearing on January 7, 2025, constituting a quorum: Suzanna Brown, Greg Drew, Gilles Rainville Jr, Charles Cross, Lisa Faure and Jared Waite.
10. The regulations in effect at the time of the decision: **Municipal Town Plan**, last amended January 6, 2025; **Town of Georgia Development Regulations**, February 27, 2023.

## CONCLUSIONS

1. The Applicant has submitted all relevant site plan and conditional use information required by the Georgia Development Regulations.

2. This application was reviewed as a “Self-Storage Facility” pursuant to the requirements and standards outlined in **Town of Georgia Development Regulations (2/27/2023)**. The application was deemed consistent with the above-mentioned standards and requirements.
3. A hearing for Sketch Plan Review (SK-002-23) on the property was conducted on March 21, 2023.
4. The approval of the Site Plan and Conditional Use applications are based on all plat and sketch plan documents contained in the SK-002-23, SP-006-24 and CU-004-24 folders in the DRB files.

## **ORDER**

Based on the Findings of Fact and Conclusions set forth above, the Georgia DRB approves the Site Plans and Conditional Use applications subject to the conditions listed below:

1. The submitted plans shall indicate the following:
  - a. Identifying information of each unit, boundaries and general location in relation to existing street; scale; date; true north point; zoning district designation; name and address of record owners; and the name, license number and seal of the licensed land surveyor and licensed engineer or site tech.
  - b. Building envelope showing proposed setbacks.
  - c. Calculated metes and bounds for all rights of way and easement areas.
  - d. Wastewater details with associated isolation areas, calculated metes and bounds of any easements.
  - e. Drilled wells and well isolation areas.
  - f. Drainage details.
  - g. Erosion control details.
  - h. Stormwater details.
  - i. Current and proposed contour lines at 5’ intervals.
  - j. Existing and proposed utilities
  - k. Existing and proposed driveways.
  - l. Existing landscaping details.
  - m. Natural features of the proposed site including wetlands with associated required buffers, streams with associated required buffers, prime agricultural soils, rock outcroppings, and slopes>25%.
  - n. Include the general outline of abutting properties to get the full scope of the location
  - n. DRB and Town Clerk signature blocks.
2. The final plat plan shall be accompanied by a vicinity map drawn at the scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area.
3. The Final Plat submitted on Mylar measuring 18” by 24” with signature, shall be filed by the subdivider with the Town Clerk within 180 days of the DRB’s signed written decision. Final

approval shall expire if the Final Plat is not filed by the subdivider within the 180-day period. One ninety (90) day extension may be granted pursuant to Title 24 Ch. 117, Section 4463(b)(1), Vermont Statutes Annotated.

- a. Approval expires August 4, 2025.
4. Deed languages shall include all state permits, Wetlands, and wastewater disposal permits and existing stormwater permits as required. Deed language will also include easements.
5. Applicant shall include language in their storage unit rental agreement that businesses may rent the mini-storage units but no active retail or service business should be conducted out of the mini-storage buildings.
6. Wetlands buffer delineated by stones or monuments. Deed language should include no mowing or building beyond the wetlands or wetlands buffer required before Building Permit(s) issues.
7. The Vermont Agency of Natural Resources Department of Environmental Conservation Individual Wetlands Permit approved on March 26, 2024 orders shall be followed as instructed.
8. Applicant shall plant a mix of fifty (50) saplings along the eastern edge of the wetland buffer as screening from the mini-storage complex and office building.
9. Lights shall be placed on the storage and office building structures with three free-standing streetlights on poles near the turn-around outside of the office building. All lighting shall be down-facing and shielded.
10. A 10-foot pedestrian easement along the eastern boundary of the parcel shall be reserved for potential future sidewalks.
11. 911 address and labeling of the units shall be finalized with the E991 coordinator prior to issuance of building permit.
12. Prior to the commencement of any construction on the lot or additional land development, Applicant shall obtain requisite zoning permit(s) from the Town Zoning Administrator. All structures shall meet the setback requirements of the zoning district as identified in the Dimensional Standards for Structures and Lots Section, 2.3 Town of Georgia Development Regulations (2/27/2023).
13. Driveway must conform with Town of Georgia Private Road and Driveway Standards (4/24/2023).
14. This project shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the DRB and on file in the Town Office, and in accordance with the conditions of this approval.

15. No changes, erasures, modifications, or revisions other than those required by this decision shall be made to the project. All plans, drawings, and conditions/requirements etc. listed above or submitted at the hearing and used as the basis for the decision to grant this permit shall be binding on the applicants, and their heirs and assigns. Projects shall be completed in accordance with such approved plans and conditions. Any deviation from the approved plans shall constitute a violation of permit and be subject to enforcement action by the Town.

Dated at Georgia, Vermont, this 4<sup>th</sup> day of February, 2025.

By \_\_\_\_\_  
Suzanna Brown  
Georgia DRB Chair

DRB members participating in this decision:

Vote to approve: In favor - 7, Opposed - 0, Abstain – 0, Absent 0.

**30 Day Appeal Information:**

An “interested person”, who has participated in this proceeding, may appeal this decision to the Vermont Environmental Court within 30 days of the date this decision was signed. Participation shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding. See V.S.A. Title 24, Chapter 117, Section 4465b for clarification on who qualifies as an “interested person”.

Notice of the Appeal, along with applicable fees, should be sent by certified mail to the Vermont Environmental Court. A copy of the notice of appeal should also be mailed to the Town of Georgia.