

**Site Plan Review (SP-001-25) & Conditional Use (CU-001-25)**  
**Harrison Quarry, LLC**  
**Proposed Earth Extraction**

<b>Owners &amp; Applicants:</b> James & Janet Harrison 1803 Skunk Hill Rad Fairfax, VT 05454 #802-849-6688 jim@harrisonconcreteinc.com	<b>Property Tax Parcel &amp; Location:</b> 2782 Highbridge Road Parcel ID#108510000 Zoning District AR-1 Size: ±103.49
<b>Engineer/Surveyor:</b> Pete Garceau, PE Cross Consulting Engineers, PC 103 Fairfax Road, St. Albans, VT 05478 PH: 802-524-2113 <a href="mailto:pgarceau@crossconsultingengineers.com">pgarceau@crossconsultingengineers.com</a>	

**BACKGROUND**

James and Janet Harrison, hereafter referred to as Applicants, are requesting Site Plan Review and Conditional Use Review for a proposed sand and rock extraction quarry. The parcel is located at 2782 Highbridge Road, Parcel ID #108510000, within the AR-1 Zoning district. The parcel is ±103.49 acres in size.

Applicants are proposing the removal of an area of rock within the quarry. The project is located in the existing quarry and is accessed from the existing drive on Highbridge Road. The site is currently an active quarry.

**COMMENTS**

**Site Plan Review Requirements**

- 1. Dimensional Requirements.** The dimensional requirements for the proposed project dimensions are as follows:

	<b>AR-1</b>	<b>Proposed Project:</b>
<b>Minimum lot size</b>	5 acres	±103.49 acres
<b>Lot Frontage</b>	250 ft	N/A
<b>Front yard setback</b>	75 ft	N/A
<b>Side yard setbacks</b>	40 ft	N/A
<b>Rear yard setbacks</b>	40 ft	N/A

2. **Site Plans.** Applicant has submitted site plans and a reclamation plan prepared by Cross Consulting Engineers, PC. These include:
  - a. C-1: Overall Site Plan, dated 12/6/2024
  - b. C-2: Reclamation Plan, dated 1/9/2025
  - c. C-3: Section A-A, dated 12/6/2024
  - d. C-4: Section B-B, dated 12/6/2024
3. **Lot layout.** See site plans.
4. **Suitability for development.** The site is currently an active quarry.
5. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.**  
N/A
6. **Open space and recreation.** N/A
7. **Storm water & erosion control plan during construction.** Existing stormwater system.
8. **Conformance with Town Plan & Bylaws.** The current regulations allow for earth extraction in the AR-1 Zoning District.
9. **Water & air pollution.** N/A
10. **Compatibility with surroundings.** The proposed project appears to be generally compatible with the surrounding area.
11. **Density.** N/A
12. **Pedestrian traffic.** N/A
13. **Municipal services.** N/A
14. **Water supply.** N/A
15. **Vehicular traffic.** Existing access road from Highbridge road.
16. **State Permits.** The following permits have been issued or are required: Act 250
17. **Utilities.** N/A
18. **Exterior Lighting.** N/A

## **B. Conditional Use Guidelines**

Per Town of Georgia Development Regulations dated February 27, 2023 Section 3.2

- 1. Public facilities and services are reasonably available to serve the proposal or are planned and included in the Town Capital Budget and program to serve the proposal at the time anticipated for its completion:** This project will have no adverse impact to the existing public services for the site. .
- 2. The character of the neighborhood, area, or district affected will not be adversely impacted and that a nuisance or hazard will not be created to the detriment of the health, safety, or welfare of the intended users, neighbors, or citizens of the town:** No known nuisance will be created.
- 3. The proposed use or building and the relationship between the buildings and the land will be compatible with the purposes of the district and the character of the surrounding neighborhood and will not unduly detract from abutting residences or other properties:** There are no new buildings proposed.
- 4. Appropriate use or development of adjacent property will not be impeded, i.e., the scale of the proposed development in relation to the existing and proposed uses and buildings and the effect of the proposed use on the continued enjoyment of and access to existing and approved uses in the vicinity of the proposed use will not be adversely impacted:** The adjacent properties will not be impacted.
- 5. Traffic generated or patterns of ingress or egress will not cause congestion, hazard or detriment to the neighborhood or nearby intersections (the DRB may require a traffic study to determine compliance with this standard.):** No additional traffic will be generated.
- 6. The proposed use is consistent with the purpose of the district, the Town Plan, the Town of Georgia Development Regulations, and other bylaws and ordinances adopted by the Town of Georgia:** There will be no change to what is already being executed in the quarry.
- 7. That the utilization of renewable energy resources will not be adversely affected.** N/A

Respectfully submitted,

Kollene Caspers  
Zoning Clerk  
Planning & DRB Clerk