



Town of Georgia

47 Town Common Road North. • St. Albans, VT 05478
• Phone: 802-524-3524 • Fax: 802-524-3543 • website: townofgeorgia.com

DATE: December 20, 2024

TO: Town of Georgia Garage
65 Plains Road
Georgia, VT 05478

TYPE OF HEARING: Site Plan Amendment Review
DATE OF HEARING: January 7, 2025 7:00pm Georgia Town Office
PROPERTY LOCATION: 65 Plains Road
PLANNING FILE NO: SA-003-24

Dear Applicant,

Enclosed Please find a Notice of Public Hearing together with a Permit Notice sign regarding your application. The Permit Notice sign must be displayed on the subject property and be clearly visible from the public way. This Notice must be displayed at the time of application and shall not be removed until after the appeals expiration date (30 days from the date of the Development Review Board's Decision).

If you have any questions, please do not hesitate to contact me.

Sincerely,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk
zoningclerk@townofgeorgia.com
PH: 802-524-3524



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TOWN OF GEORGIA DRB NOTICE OF PUBLIC HEARING January 7, 2025

Pursuant to 24 V.S.A. Chapter 117 and the Georgia Development Regulations, the DRB will hold a public hearing at the Town Offices, 47 Town Common Road North, Georgia, Vermont, on **January 7, 2025, at 7:00 pm**. Applicants and interested parties may also attend the meeting virtually via Zoom.

Details to join the Town of Georgia Zoom meeting is posted on www.townofgeorgia.com. For additional information contact the zoning office at zoning@townofgeorgia.com

The meeting shall reference the following:

- Continuance of Boundary Line Adjustment (BLA-002-24) between Lot 1: 78 Rock Island Road; Lot 2: 5279 Georgia Shore Road; and Lot 3: 5205 Georgia Shore Road in the L-1 zoning district from December 17, 2024.
- Site Plan Amendment (SA-003-24) for the Town of Georgia to amend a prior approved Site Plan at 65 Plains Road in the AR-2 Zoning district.
- Site Plan (SP-006-24) and Conditional Use (CU-004-24) Review for 7 Real Estate Holdings, LLC for a proposed mini-storage complex at 1590 Ethan Allen Highway in the Business Zoning district.

Applications and all relevant materials may be viewed in the Zoning Office or on the Projects page on the Town of Georgia website, Mon.-Fri. 8:30-4pm, Pursuant to 24 V.S.A. § 4464, participation in the local proceedings is a prerequisite to the right to take any subsequent appeal. All interested parties are encouraged to attend.

Suzanna Brown

DRB Chair

**Site Plan Amendment
Decision Amendment
SA-003-24 for SA-001-21**

Owner/Applicant: Town of Georgia 47 Town Common Road North Georgia, VT 05478 802-524-3524	Property Tax Parcel & Location: 65 Plains Road Georgia, Vermont Parcel#118300000 Zoning District: AR-2
Surveyor/Engineer: Derick Reed	

BACKGROUND

The Town of Georgia, hereafter referred Applicant, is requesting Site Plan Amendment for a change to Order #9 in the Decision letter from Site Plan Amendment SA-001-01 hearing. The parcel is located at 65 Plains Road, within the AR-2 zoning district. The parcel #118300000 is ±1 acre in size.

Applicant proposes to omit Order #9 from the Notice of Decision for SA-001-21 signed on November 23, 2021 by Chair of the DRB Suzanna Brown, citing safety issues with the traffic and parking of town work vehicles.

Order #9 reads as follows:

The class II wetland located on the parcel shall be used as a public education and teaching area, demonstrating the importance of maintaining wetlands and their buffers. Following the instructions of the State Wetland permit, the required additional wetland planting shall be a public activity.

- a. The community shall be encouraged to participate in the wetland planting.*
- b. Within the next five years signage and trails for public education shall be installed, under the advisement of the Conservation Commission.*
- c. Any infrastructure associated with public education and maintenance thereof shall be treated as Town Common Property and be funded through available grants and the Town's Buildings & Grounds budget.*

COMMENTS

General Site Plan Review Requirements

- 1. Dimensional Requirements.** The property meets the dimensional requirements for the AR-2 Zoning District.
- 2. Site Plans.** See Slide 288, Maps 617 & 618.
- 3. Lot layout.** As proposed, the boundary lines are linear and generally regular in shape.

4. **Suitability for development.** The property is currently in use as the Town of Georgia Garage.
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.** Due to the ingress and egress of motorized work vehicles throughout the day, it has been determined the Class II wetlands originally slated for use as an educational and teaching site is not safe for individuals use.
7. **Storm water & erosion control plan during construction.** N/A
8. **Conformance with Town Plan & Bylaws.** The property conforms with the Town Plan and Bylaws of the Town of Georgia.
9. **Water & air pollution.** N/A
10. **Compatibility with surroundings.** N/A
11. **Municipal services.** N/A
12. **Water supply.** N/A
13. **Vehicular traffic.** Parking spaces at the Town Garage should be reserved for road crew employees, both in daily activities and in the event of emergency services needed by the municipality.
14. **State Permits.** N/A
15. **Proposed Lighting.** N/A
16. **Previously approved decision,** Site Plan Amendment, October 26, 2021; September 28, 2021.

Respectfully submitted,

Kollene Caspers
Zoning Clerk and DRB Clerk
Town of Georgia