

From: [Georgia Zoning](#)
To: [Georgia Zoning Clerk](#)
Subject: Fw: Homestead Exemption
Date: Thursday, April 11, 2024 1:30:40 PM
Attachments: [DEC Boundary Line Adjustment Form with Signatures.pdf](#)
[GEOR0110_Brian & Heather Dunsmore_6086 Ethan Allen Highway BLA 18X24 PLAT 4-5-2024 NO ORTHO.pdf](#)

Kind regards,



Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator
Floodplain Manager, Webmaster
Direct: 802-528-5890
Main: 802-524-3524
townofgeorgia.com

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From: justin pinnacle-vt.com <justin@pinnacle-vt.com>
Sent: Thursday, April 11, 2024 1:26 PM
To: Lowry, Allison <Allison.Lowry@vermont.gov>
Cc: Georgia Zoning <zoning@townofgeorgia.com>; kdunsmores (kdunsmores@comcast.net) <kdunsmores@comcast.net>
Subject: RE: Homestead Exemption

Hi Allison,

Attached please find a BLA Exemption Form to allow a boundary line adjustment of the two lots at 6086 Ethan Allen Highway in the Town of Georgia. As we discussed in previous emails below, these lots were originally created under HE-6-0384. Lot 1 is

decreased in size, but it has no improvements and would be subject to WW permitting to allow future development. Lot 1A (previously called Lot 2 in HE-6-0384) includes improvements, but it is significantly increased in size. Please note that subsequent to the HE, the original Lot 1 was subdivided to create an 11-acre Lot 2 which included a senior housing development, but I think the BLA exemption still applies here. Please advise if I am mistaken.

If this is acceptable, we'll file the exemption and Plat in the land records.

Thank you,

Justin T. Holmes, P.E.

PINNACLE ENGINEERING, PLC

189 Maple Drive
Georgia, VT 05478

(802) 782-5980

From: Lowry, Allison <Allison.Lowry@vermont.gov>

Sent: Wednesday, February 7, 2024 8:17 AM

To: justin pinnacle-vt.com <justin@pinnacle-vt.com>

Cc: 'Georgia Zoning' <zoning@townofgeorgia.com>

Subject: RE: Homestead Exemption

Hi Justin

Because there is a permit for the subdivision, we consider there to be two lots, regardless of whether they completed the subdivision with the town.

Thanks,

Allison



Allison Lowry, Environmental Analyst VI
Vermont Department of Environmental Conservation
Drinking Water & Groundwater Protection Division Essex Regional Office
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802-557-7532

allison.lowry@vermont.gov

<https://dec.vermont.gov/water/ww-systems>

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To preserve, enhance, restore, and conserve Vermont's natural resources, and protect human health for the benefit of this and future generations.

From: justin pinnacle-vt.com <justin@pinnacle-vt.com>
Sent: Tuesday, February 6, 2024 7:32 PM
To: Lowry, Allison <Allison.Lowry@vermont.gov>
Cc: 'Georgia Zoning' <zoning@townofgeorgia.com>
Subject: Homestead Exemption

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Hi Allison,

Can you refresh my memory on the old homestead exemption subdivisions? The landowners did a homestead exemption in 2002 (see attached) to separate the house and 4.59 acres from the remaining acreage. I don't believe anything was done at the Town level, and the property hasn't changed hands so the deeds have not been updated. Would the State still recognize this as two separate lots? The landowners are considering a two-lot subdivision, and if two lots already exist a BLA may suffice.

Thanks for your help!

Justin T. Holmes, P.E.

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