

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

**NOTICE OF DECISION
Site Plan Review (SP-001-25) & Conditional Use (CU-001-25)
James and Janet Harrison/ Harrison Quarry, LLC
Earth Extraction**

This matter came before the Georgia Development Review Board (DRB) on the application of James and Janet Harrison, hereafter referred to as Applicants, for Site Plan Review and Conditional Use approval of a proposed earth extraction on the property owned by Applicants at 2782 Highbridge Road in the AR-1 zoning district. A Notice of Public Hearing was duly published on January 17, 2025, in the St. Albans Messenger and all adjoining property owners were notified.

The DRB held a public hearing on February 4, 2025. Applicant's engineer was present at the hearing. See meeting minutes for a list of all parties present at the hearing.

Applicant has submitted site plans and a reclamation plan prepared by Cross Consulting Engineers, PC:

- 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

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 February 4, 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 earth extraction from an existing sand and rock quarry.
2. 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.
3. Final Site Plan (PC-013-16) approval for the original sand/rock extraction envelope was approved by the Town of Georgia DRB in August, 2016. The proposed extraction area is included in this envelope.

4. As proposed, the land meets the requirements for earth extraction as required by the current Town of Georgia Development Regulations dated February 27, 2023.
5. The proposed project appears to be generally compatible with the surrounding area. This site is currently an active quarry, and as such no new buildings are proposed, no additional traffic will be generated, no new municipal services are needed and no known nuisance will be created.
6. Access to the property is via an existing road from Highbridge Road.
7. The following members of the DRB were present for the Site Plan and Conditional Use hearing on February 4, 2025, constituting a quorum: Suzanna Brown, Chris Caspers, Charels Cross, Greg Drew, Lisa Faure, James Powell and Gilles Rainville Jr.
8. 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 "Earth Extraction" 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. The approval of the Site Plan and Conditional Use applications are based on all documents contained in the PC-013-16, SP-001-25 and CU-001-25 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 the quarry.
 - b. Calculated metes and bounds for all rights of way and easement areas.
 - c. Drainage details.
 - d. Erosion control details.
 - e. Remediation details.
 - f. Current and proposed contour lines at 5' intervals.
 - g. Existing driveway.
 - h. Existing landscaping details.

- i. 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%.
 - j. Include the general outline of abutting properties to get the full scope of the location
 - n. DRB and Town Clerk signature blocks.
2. A vicinity map drawn at the scale of not over four hundred (400) feet to the inch to show the relation of the quarry to the adjacent properties and to the general surrounding area.
3. The Mylar measuring 18" by 24" with signature, shall be filed by the Applicant with the Town Clerk within 180 days of the DRB's signed written decision. Final approval shall expire if the Mylar is not filed by the Applicant 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. Harrison Quarry shall be allowed access to the extraction stockpile over the winters (December- April). No blasting or crushing is permitted at this time, just access to rock and sand stockpiles, for Municipal use only and with ANR approval. The Act 250 report shall be submitted to the Town Administrator.
5. 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.
6. 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 18th day of February, 2025.

By _____
Suzanna Brown
Georgia DRB Chair

Suzanna Brown, Chris Caspers, Charles Cross, Greg Drew, Lisa Faure, Gilles Rainville Jr, James Powell, and Jared Waite

Vote to approve: In favor - 7, Opposed - 0, Abstain – 0, Absent 1 (Glenn Sjoblom).

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.