



Town of Georgia
Application for Zoning Permit
& Building Permit

Recording Information

- ⇒ For any change of use on State Highways (Route 7 & 104A) contact VTRANS
- ⇒ Post **Permit Poster** so it is visible to the road immediately as the Permit is appeal-able within 15 days of issuance.
- ⇒ Complete a Certificate of Occupancy application upon completion of project.
- ⇒ Provide a diagram showing the proposed project, well location, septic location and setbacks from the property line.
- ⇒ Property information & forms are available at townofgeorgia.com or using the [Georgia VT Parcel Map](#).

Application Approval Date 12/12/24
Appeal Period Expires ____/____/____
Zoning District _____
Permit Number _____

A

Parcel Number: 237-076-10915
Property Address (E911): 1093 POLLY HUBBARD RD, GEORGIA, VT 05478
Applicant Name: Michael L. Florucci
Applicant Address: 1093 Polly Hubbard Rd, Georgia, VT
Applicant Phone: 619-208-4393 Applicant Email: michaelfl80@gmail.com
Owners Name (if different): _____
Property Owner Authorization: *The undersigned property owner hereby certifies that the information submitted in this application regarding the property line is true, accurate, and complete. The Applicant has full authority to request approval for the proposed use of the property and any proposed structure.*
Date: ____/____/____ Owner's Signature: _____

B

Proposed Construction
Dimensions: (1) L 48' x W 32' x H 20' (2) L ____ x W ____ x H ____ Total ft² 1,536
of floors: 1 # of Bedrooms 0 # of Bathrooms 1/2

C

Property Information
Lot Size 10.2 acres Lot road frontage 252'
Proposed Setbacks (in feet)
Center of Road 105 Right Side 58' Left Side 146' Rear >1500'

D

Previous Permits / Subdivision Name / Driveway Permit / DRB Application

E

Septic Information: *Applicants should visit the Agency of Natural Resources Department of Environmental Conservation to determine if a wastewater and Potable Water Supply Permit is required in accordance with 10 V.S.A. Chapter 64.*
Website: <https://dec.vermont.gov/water/forms/vw-systems-permits>
☒ Changes are not proposed to the building or to the use which will increase the amount of wastewater disposal. (i.e. adding bedroom or change of use)
☒ Wastewater & Potable Supply Permit is required. State Permit # WW-6-4371-1

F

VT Building Energy Standards Certificate (RBES): *The Vermont Residential Building Energy Standard (RBES) - 30 V.S.A. § 51 affects all new homes built after July 1, 1998. It is the energy code for all residential buildings 3 stories or less above grade in Vermont. RBES Disclosure Statement must be filled out and recorded with the town prior to the issuance of a Certificate of Occupancy. Applicant must certify the following:*
☒ Structure which is subject of this application DOES NOT require an RBES Certificate
☐ Structure which is subject of this application DOES require an RBES Certificate

G

Check box(es) which describe proposed use or construction (circle choice in parenthesis)

N = New A = Addition R = Remodel

Residential:

	N	A	R
Single Family	☐	☐	☐
Two-family (Duplex)	☐	☐	☐
Multi-family	☐	☐	☐
Condominium / Townhouse	☐	☐	☐
Manufactured Home	☐	☐	☐
Seasonal Camp	☐	☐	☐
ADU (accessory dwelling unit)	☐	☐	☐

Inclusions or Additions:

	N	A	R
Garage ☐ attached ☒ detached Addition	☒	☐	☐
Porch ☐ enclosed ☐ open	☐	☐	☐
Deck / Patio	☐	☐	☐
Pool ☐ in ground ☐ above	☐	☐	☐
Shed / Play House / Coop	☐	☐	☐
Barn ☐ residential ☐ agriculture	☐	☐	☐
Greenhouse ☐ residential ☐ agriculture	☐	☐	☐
Fence (< 5' in height no permit required)	☐	☐	☐

☒ Other: Garage w/Workshop

Non-Residential:

	N	A	R
Commercial / Industrial	☐	☐	☐
Sign	☐	☐	☐

Other: _____ **check if needed**

Change in Use	☐
Home Occupation	☒
Permit Renewal Appeal	☐
Variance / Waiver	☐

H

Please check the appropriate box for the following:

Additional Property Information

	Yes	No
Is there a stream or wetland on property?	☒	☐
Is the property in a Special Flood Hazard Area?	☐	☒
Is the property in an L1 zone on Lake Champlain?	☐	☒
Is the property in the South Village?	☐	☒
Project involve work in town right of way?	☐	☒
Project involve a change in the # of bedrooms?	☐	☒
Project involve demolition / renovation?	☐	☒
Have you attached a drawing of project?	☒	☐
Is this a primary residence?	☒	☐
Is there an HOA (Home Owners Association)?	☐	☒
Property have a E911 sign at end of driveway?	☒	☐
Is there an increase in impervious surface? (includes roof, deck, porch, pavement, patio etc.)	☒	☐
If yes total square feet <u>1,872</u> ft ²		

Property Owner Acknowledgement: *The undersigned applicant hereby affirms that the information provided in this application is true, accurate, and complete. I understand if this application is approved, I must post the building poster provided on the property in public view and allow a 15 day appeal period before work begins. I understand Vermont law allows 30 days to find this application complete. I understand that my signature on this application constitutes permission for on-site inspection of the property described on this application form under Article 3 of the Georgia Development Regulations.*

Applicant Signature: [Signature] Date 12/12/24 Co-Applicant Signature: _____ Date ____/____/____



Town of Georgia
Application for Zoning Permit
& Building Permit

OFFICIAL USE ONLY — ZONING ADMINISTRATOR ACTION — OFFICIAL USE ONLY

Date Application Received: 12/12/24 Zoning District: AR-1

Project Description: Garage / Home Occupation

Additional Action Needed:

Variance / Waiver: _____

Appeal: _____

Conditional Use Res: _____

Conditional Use Com: _____

Concept / Sketch Plan: _____

Site Plan: _____

BLA: _____

Amend / Renew: _____

Meeting date with DRB: / /

Meeting date with DRB: / /

Meeting date with DRB: / /

Meeting date with DRB: / /

Meeting date with DRB: / /

Meeting date with DRB: / /

Meeting date with DRB: / /

Meeting date with DRB: / /

Final Zoning Administrator Action

ZONING PERMIT

☐ Approved Date: / / Zoning Administrator: _____

Permit EFFECTIVE date: / / Permit EXPIRATION date: / /

CONDITIONS of Approval: _____

☐ RBES Required ☐ Certificate of Occupancy Required ☐ VTRANS Permit Required

☐ Driveway Permit ☐ ROW Permit ☐ Class 4 Road Agreement

☐ Other: Garage w/Workshop ☐ E911 Sign

☒ Denied Date: 12/13/24 Zoning Administrator: / /

Reason for Denial: Town of Georgia Development regulations

Section 5.12 Wetland and Vernal Pools

Fees

Permit Fee: \$ _____

Recording Fee: \$ _____

RBES Record: \$ _____

VTRANS Record: \$ _____

Driveway Permit: \$ _____

ROW Permit: \$ _____

Road Inspection: \$ _____

Cert. of Occupancy: \$ _____

Cert of Occ Record: \$ _____

Impact Town: \$ _____

Impact School: \$ _____

Other: \$ _____

Total Fees Zone: \$ _____

Total Record: \$ _____

Total Highway: \$ _____

Total Impact Town: \$ _____

Total Permit Fees: \$ _____

Notice of Appeal Rights: Any interested person may appeal this decision by filing a written Notice of Appeal with the Zoning Administrator or DRB Clerk within 15 days of the date of this decision. (Title 24 VSA ch. 117 Section 4465)

This permit does not authorize commencement of any development activity approved by the permit until the permit takes effect as set forth above.

Site modifications and improvements made prior to this permit becoming effective may be subject to removal and site restoration if a timely appeal is commenced.

Expiration: This permit expires one year from the date of issue or date listed at top of permit and may be extended one additional year upon application.

Conditions: Conditions imposed by the Zoning Administrator, Planning Commission, DRB, or Selectboard are hereby incorporated into this permit and are binding on the permittee.

Note: The applicant retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802) 477-2241 to speak with a regional Permit Specialist.

1093 Polly Hubbard Rd, Georgia, VT 05478

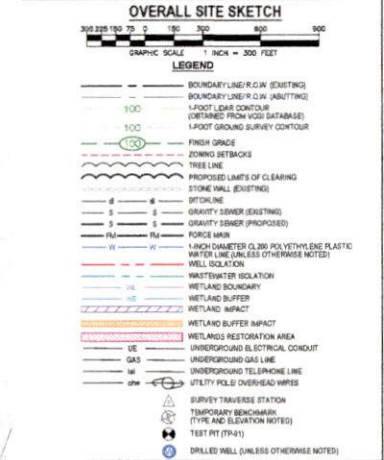
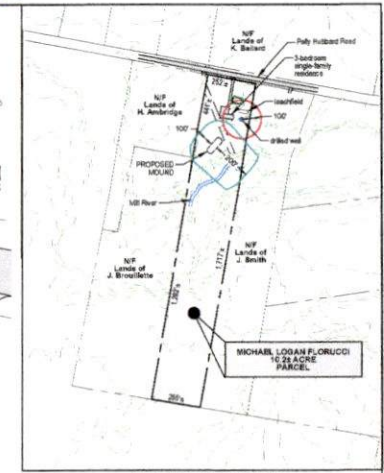
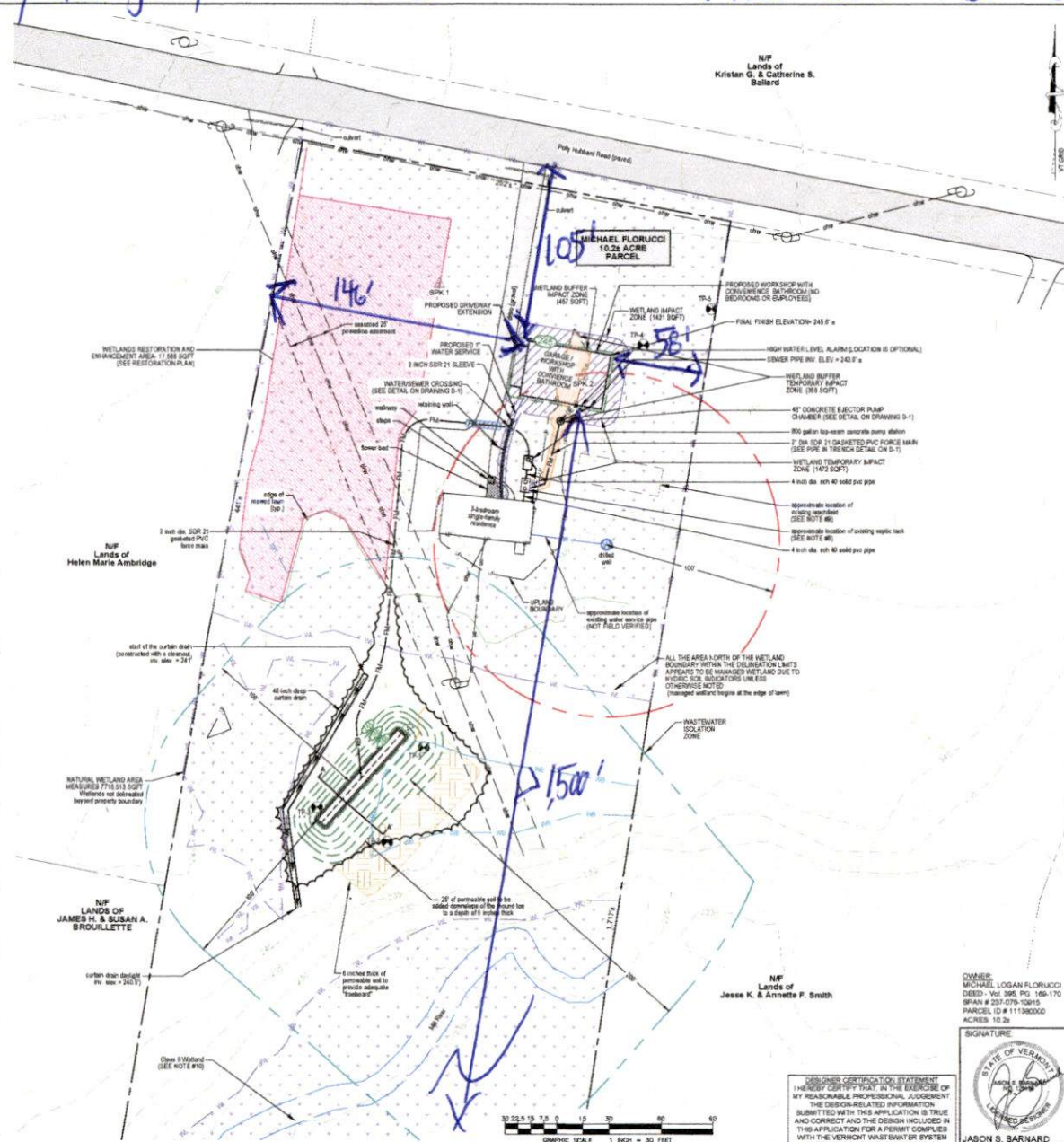
Michael L. Florucci



Project Location Map
Not to Scale

	WETLAND IMPACT (SFT)	WETLAND BUFFER IMPACT (SFT)
TOTAL	2903	815
PERMANENT	1431	457
TEMPORARY	1472	358

- PROJECT NOTES:**
- THIS IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LEGAL REQUIREMENTS OF A BOUNDARY SURVEY AS REQUIRED BY 27 V.S.A. § 1402. PROJECT PERIMETER LINES ARE BASED ON GEORGIA TAX MAPS SHOWN ON THE AGENCY OF NATURAL RESOURCES (ANR) ENVIRONMENTAL INTEREST LOCATOR AND EVIDENCE FOUND DURING THE DECEMBER 2022 TOPOGRAPHIC SURVEY. NO WARRANTY IS MADE TO THE ACCURACY OF THE BOUNDARY LINES SHOWN HEREON.
 - THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD & GERVAIS, LLC IN DECEMBER 2022.
 - THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NAVD83 (GEOID13) ESTABLISHED FROM SURVEY GRADE DATA COLLECTED WITH TRIMBLE R10 AND TRIMBLE R10X GNSS RECEIVERS ADJUSTED TO VERMONT GRID ON RANDOM CONTROL POINTS USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION OF THE VT CORS NETWORK. THE ELEVATIONS ON THIS PLAN OUTSIDE THE DASHED BOUNDARIES SHOWN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VDOT DATA PORTAL DATABASE.
 - FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.
 - NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD & GERVAIS, LLC. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING VDOT TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION OR SITE WORK. THE CONTRACTOR SHALL NOTIFY THE VDOT SAFE NETWORK AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - THE REPLACEMENT MOUND SYSTEM IS CONSIDERED A "BEST FIT" AND HAS BEEN DESIGNED IN REASONABLE CONFORMANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES CHAPTER 1, WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES EFFECTIVE NOVEMBER 6, 2022.
 - IN ACCORDANCE WITH SUBSECTION 1-802 OF THE STATE OF VERMONT, ENVIRONMENTAL PROTECTION RULES CHAPTER 1, EFFECTIVE NOVEMBER 6, 2022 A VARIANCE IS BEING REQUESTED TO INSTALL THE REPLACEMENT WASTEWATER DISPOSAL SYSTEM. A VARIANCE IS BEING REQUESTED AS A RESULT OF THE FOLLOWING SITE CONDITIONS:
7A. BASED ON THE HYDROGEOLOGIC EFFLUENT MOUNDING ANALYSIS THAT WAS PERFORMED, THE EFFLUENT PLUME WILL BE MAINTAINED BELOW GROUND SURFACE UNDER NORMAL OPERATING CONDITIONS AND SEASONAL HIGH-GROUNDWATER CONDITIONS. HOWEVER, EFFLUENT MOUNDING WILL OCCUR WITHIN 6 INCHES OF THE GROUND SURFACE TO COMPENSATE FOR THAT AN ADDITIONAL 6 INCHES OF PERMEABLE SOIL IS BEING PROPOSED THAT EXTENDS 25 FEET CIRCUMFERENCE OF THE MOUND TO PROVIDE ADEQUATE "FREEDRAIN".
7B. THE EXISTING CONCRETE SEPTIC TANK SHALL BE PUMPED-OUT, INSPECTED AND CONFIRMED TO BE 1,800 GALLONS IN SIZE. IF THE TANK IS WATER-TIGHT, IT CAN BE REUSED AS PART OF THE REPLACEMENT SYSTEM. IF THE TANK IS REUSED, IT SHALL BE RETROFITTED WITH A POLYPROPYLENE EFFLUENT FILTER OR APPROVED EQUAL. IF THE TANK ACCESS IS REQUIRED TO BE LOWER THAN THE FINISH GRADE AND IF IT IS RECOMMENDED THAT THE PUMP OUT COVER BE FITTED WITH RIGIDS AND COMPLETED ALISA WITH THE FINISH GRADE. IF THE EXISTING SEPTIC TANK IS IN POOR CONDITION OR IF NOT WATER-TIGHT, IT SHALL BE REMOVED AND REPLACED WITH A NEW 1,800 GALLON CONCRETE SEPTIC TANK WITH APPROVED EFFLUENT FILTER.
7C. THE EXISTING LEACHFIELD WAS NOT FIELD VERIFIED. THE SYSTEM SHALL BE ABANDONED IN-PLACE. THE EXISTING DISTRIBUTION BOX SHALL BE LOCATED, PUMPED-OUT, COLLAPSED AND FILLED WITH A GRANULAR MATERIAL. ALL WASTEWATER PIPING ENCOUNTERED DURING THE WORK SHALL BE CUT AND CAPPED.
 - WETLANDS SHOWN HEREON HAVE BEEN DELINEATED BY BARNARD & GERVAIS, LLC AND VISITED BY DISTRICT WETLANDS ECOLOGIST KRYSTAL T. SHELLEY. IN ORDER TO CONSTRUCT THE REPLACEMENT SYSTEM AT THE PROPOSED LOCATION, A WETLANDS PERMIT IS BEING APPLIED FOR THROUGH THE STATE OF VERMONT WETLANDS DIVISION.
 - BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.
 - ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) GUIDELINES FOR TRENCH EXCAVATIONS.
 - THE CONTRACTOR AND/OR LANDOWNER SHALL ADHERE TO THE GUIDELINES SET FORTH IN THE STATE OF VERMONT EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION SITES. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR SITE CONTRACTOR TO ENSURE THESE GUIDELINES ARE FOLLOWED AND EROSION/SEDIMENT CONTROL MEASURES ARE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT.



10-21-2024	PROPOSED ACCESSORY BUILDING & DRIVEWAY WITH WETLAND IMPACTS AND TABLE	DT
4-4-2024	RELOCATED CURTAIN DRAIN AND ADDED WETLAND TABLE	BLDT
3-28-2024	WETLAND DELINEATION BOUNDARY	BLDT
02-26-2024	REVISED DOWNHOLE MOUND GRADING TO 4 ON 1	CS
DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC		
Land Surveying Water & Wastewater Environmental Consulting		
187 Main Street, P.O. Box 625 Barnard, VT 05821 Phone: (802) 225-5158 Fax: (802) 225-5159		
1093 Polly Hubbard Rd, Georgia, VT 05478 Phone: (802) 463-2987		
PROJECT NO. 23366		
DATE: 01-31-2024		
SCALE: 1" = 30'		
SURVEY: J.G., T.G.		
DRAWN: J.G., D.T.		
CHECKED: J.S.		
DRAWING NO. S-1		
SHEET 1 OF 2		

GEORGIA, VT

1

TABLE 2

[illegible]

GENERAL NOTES

- SPECIAL CONTR. NOTE

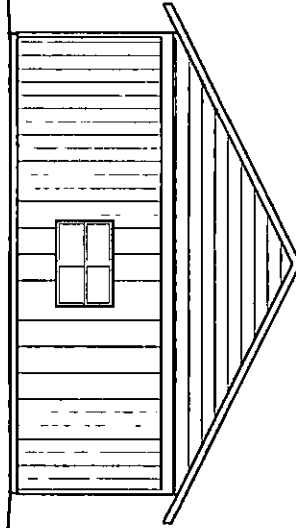
SITE PLAN NOTES

- 2.5% OF HATCH IS FEET OF POOL.
SITE EXCAVATION AND GRADING SHALL COMPLY WITH CHAPTERING
IS A PART OF THE CALCULATED FEET PER CENT.

[illegible][illegible]

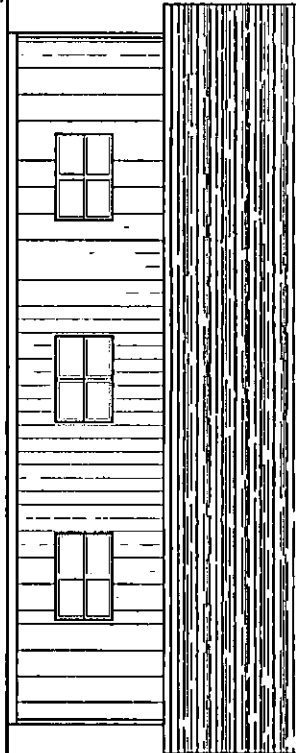
C	COVER SHEET & SITE PLAN
A1	FLOOR PLAN & SECTIONS
A2	EXTERIOR ELEVATIONS
S1	STRUCTURAL NOTES
S2	FOUNDATION PLAN & DETAILS
S3	ROOF FRAMING PLAN & DETAILS
S4	STRUCTURAL DETAILS





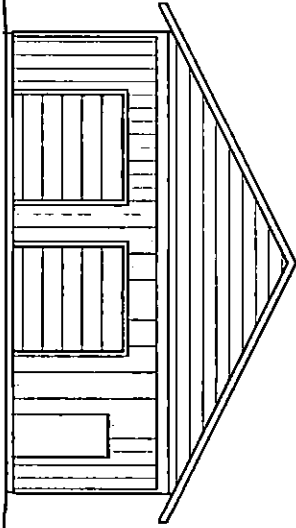
NORTH ELEVATION

SCALE 1/8" = 1'-0"



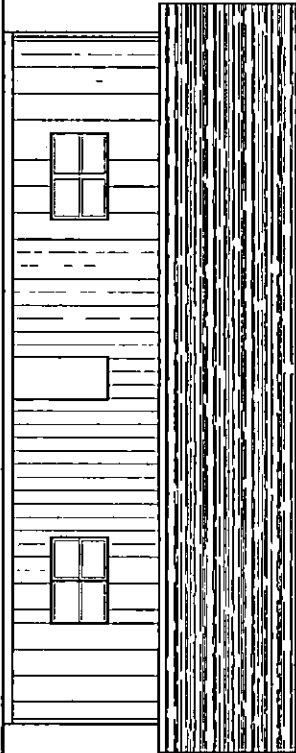
NORTH ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

A NEW SHOP STRUCTURE FOR:
MIKE FLORUCCI
1045 POLLY HUBBARD ROAD
GEORGIA, VT



13 Main Street
Newport, VT 05601
Phone: 802-253-1111
Fax: 802-253-1112

Architect: Harris, Inc. 10/10/01
www.harrisinc.com

10/10/01
SHEET 1A
A2

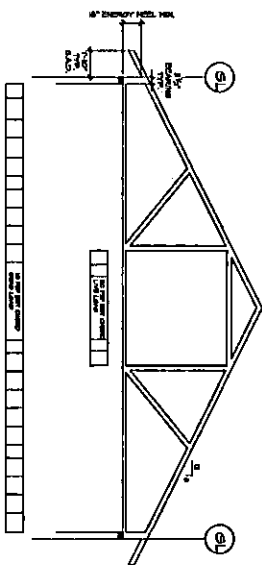
10/10/01
SHEET 1A
10/10/01

10/10/01	10/10/01
10/10/01	10/10/01
10/10/01	10/10/01
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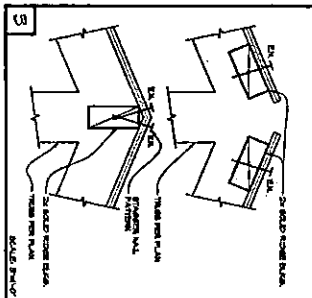
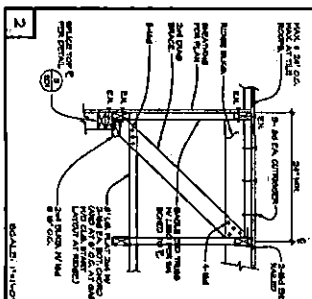
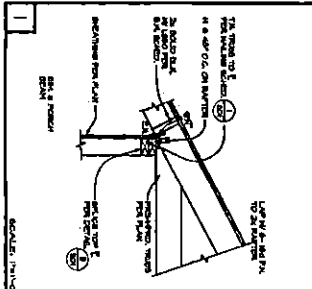


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	12th Edition Copyright © 1999 by The McGraw-Hill Companies, Inc.	12th Edition Copyright © 1999 by The McGraw-Hill Companies, Inc.	12th Edition Copyright © 1999 by The McGraw-Hill Companies, Inc.	12th Edition Copyright © 1999 by The McGraw-Hill Companies, Inc.

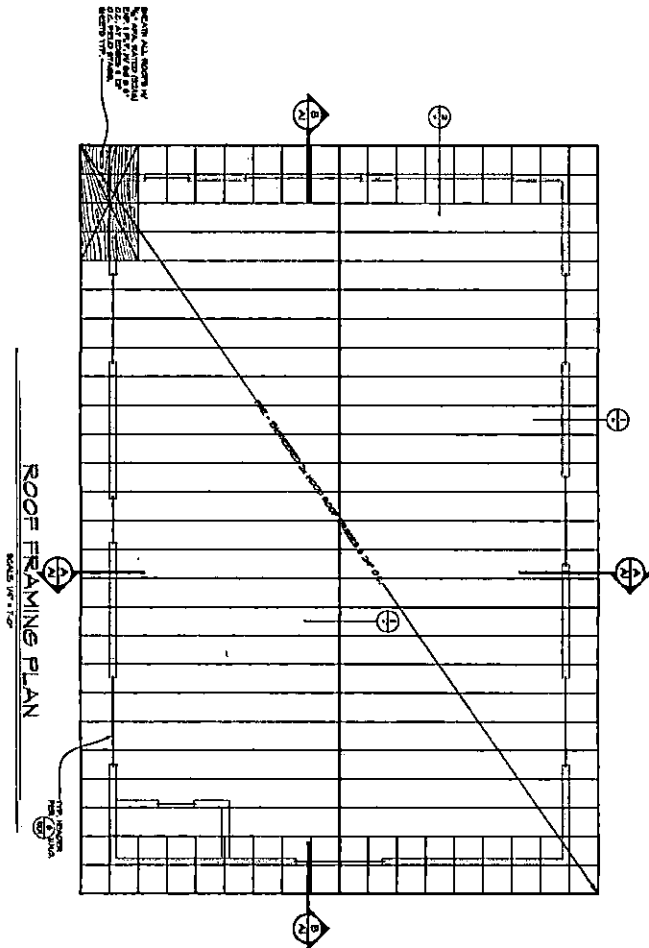
1. CONTRASTS BETWEEN THIS PITCH IN LINGUO BENTHUSIAN, BENTHUS CELUIS
2. LIVE LABOR DIRECTION, CALIFORNIA, AND OTHER
3. TRACES OF CONTRASTS TO OTHER, SPANISH/SPANISH AS RECORD
4. TRACES OF CONTRASTS TO BE A 2nd OF THE LINGUO
5. AND ALL, TRACES FROM PAST/PAST FROM PAST/PAST



- [illegible]



- [illegible]



ROLL-FRAMING PLAN

DEALS W/ = 7-0

