



Town of Georgia

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

February 18, 2025

Mr. Ivan Favreau
38 Hibbard Road
Georgia, VT 05468

RE: SK-001-25
Sketch Plan Review

Dear Applicants,

On February 4, 2025, the Development Review Board (DRB) reviewed your Sketch Plan Application for the proposed 2-lot subdivision of your parcel located at 38 Hibbard Road in Georgia, Vermont within the AR-1 zoning district. The DRB has classified your proposal as a minor subdivision pursuant to the definition of *Subdivision, Minor* in Article 10 of the Town of Georgia Development Regulations (February 27, 2023). A minor subdivision will require a publicly warned Final Plat Review before the DRB. Final Plat Review shall be submitted within six (6) months of the date of this letter pursuant to Section 4.4 (D).

- 6 (six) months from the date of this letter is August 4, 2025.

In addition to those requirements delineated in Section 4.4 (D) of the Georgia Development Regulations (February 27, 2023) and Preliminary Plat application checklist, the DRB requests the application and next iteration of the plans include the following:

1. The Mylar shall include:
 - a. Clear and legible data and information;
 - b. 18.0 inches by 24.0 inches in size;
 - c. Stamp and signature of licensed Land Surveyor;
 - d. Margin of 2.0 inches outside of the borderlines on the left side for binding and a 1.0-inch margin outside the border along the remaining sides;
 - e. Inset location map clearly indicating the location of the land depicted and a legend of symbols used;
 - f. Plat scale ratios sufficient to allow all pertinent survey data to be shown, and graphic scale graduated in units of measure used in the body of the plat;
 - g. Town Clerk and DRB Chairperson signature blocks, a new version of this signature block is available on the Town of Georgia website (under Zoning Resources).

2. The Final Plat shall be accompanied by a vicinity map drawn at the scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area.
3. Applicants shall submit the deed for the new lot to the Town of Georgia at the time the mylar is recorded.
4. Beyond what is noted in this letter, the Applicant is responsible for securing any and all necessary permits to complete this project.
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 on the subdivision plat after Final Plat approval, unless said plat is first resubmitted to and approved by the DRB. In the event the subdivision plat is recorded without complying with this requirement, the plat shall be considered null and void.
7. 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.

Please be in touch with our Zoning Administrator & DRB Coordinator, Douglas Bergstrom, at 524-3524 or zoning@townofgeorgia.com if you have any questions.

We look forward to receiving your next submittal.

Sincerely,

Suzanna Brown
Georgia DRB Chair

Cc: Interested Parties