



GEORGIA VERMONT

DATE: 11/7/2024 PERMIT NUMBER: BLA - 002 - 24

BOUNDARY LINE ADJUSTMENT APPLICATION

The undersigned owners/applicants hereby make application to undertake land development as defined in the Town of Georgia Development Regulations. The owners/applicants hereby swear and affirm that all of the information and representations made are true and accurate. Permit is issued based on accuracy of information provided; if false or inaccurate, permit may be revoked.

Pursuant to 24 VSA Chapter 117, Section 4463, "Before any plat is approved, a public hearing on the plat shall be held by the appropriate municipal panel after public notice." Plat will be heard by the Development Review Board (DRB) prior to recording of BLA plat.

Submission requirements: An application for Boundary Line Adjustment will consist of one full to scale paper survey, two 11"x17" copies, and supporting data which will include those items listed on this application form and the attached sheet. The application will not be deemed complete until all the applicable materials have been submitted. Failure to submit a complete application as defined shall be grounds for denial of the application by the Zoning Administrator.

Owner(s) of Parcel #1:

Rita Drinkwater
78 Rock Island Road
Georgia, VT 05478

Telephone: _____

Owner(s) of Parcel #2:

Lewis Ragan & Mary Willmuth
5279 Georgia Shore Road
Georgia, VT 05478

Telephone: _____

Location of Property #1: 78 Rock Island Road

Parcel ID No.: 107150000

Zoning District: L-1

Deed Reference: Volume 310 Page 294

Size of parcel prior to adjustment: 2.3 acres

Size of parcel after adjustment: 2.74 acres

Frontage of parcel prior to adjustment: same

Frontage of parcel after adjustment: same

47 Town Common Road North. • St. Albans, VT 05478

• Phone: 802-524-3524 • Fax: 802-524-3543 • website: townofgeorgia.com

5279 Georgia Shore Rd
Ragon & Willmuth

5205 Georgia Shore
Frangipane

Location of Property #2: Georgia Shore Rd
Parcel ID No.: 107190000
Zoning District: Lakeshore
Deed Reference: Volume 190 Page 157

Parcel # 3
Parcel ± A: 107160000
Zoning: Lakeshore
Deed: 387 pg 310
lot size prior: 1.17
lot size after: 1.85

Size of parcel prior to adjustment: 7.83 acres
Size of parcel after adjustment: 6.71 acres
Frontage of parcel prior to adjustment: same as existing
Frontage of parcel after adjustment: same as existing

Previous subdivision of parcel(s) (if applicable):

Permittee name: _____
Date: _____ Map # _____

Previous Site Plan Approval(s) (if applicable):

Permittee name: _____
Date: _____ Map # _____

List of plans, sketches, or other information submitted with this application:

Boundary Line Adjustment Plat

Description of proposed project: Proposed is a BIA between 3 lots.
Lewis Ragon + Mary Willmuth are conveying 0.68 acres to Frangipane
and 0.44 acres to Drinkwater

Existing and/or proposed means of access to each lot: existing easements off
Georgia Shore Rd

Existing and/or proposed easements and rights-of-way for each lot: _____

Location of existing infrastructure (i.e. wells, primary & replacement waste water disposal, etc.) for each lot: Parcel 1: house, well, septic Parcel 2: house, well, septic
Parcel 3: house, well, septic

List of abutting properties to the two parcels and stamped envelopes addressed to the listed abutters. Please leave the return address area blank as it will be stamped with the Town Office address in the event of a returned notice.

State permits required and/or obtained for this project (Applicants are responsible for obtaining all necessary State permits. Applicants should contact the Permit Specialist at the District 6 office of the Department of Environmental Conservation at 802-879-5676 to determine if a Wastewater and Potable Water Supply Permit is required in accordance with 10 VSA Chapter 64 and the Wastewater System and Potable Water Supply Rules. If, according to the DEC, a Wastewater System and Potable Water Supply Permit is NOT required, applicants shall provide written proof from the DEC of such to the Zoning Administrator. If a Wastewater System and Potable Water Supply permit IS required, applicants shall provide a copy of same):

The undersigned hereby certify and affirm that the information submitted in this application is true, accurate and complete.

Date: 10/16/24 [Signature]
Owner(s) of Parcel #1

Date: Nov 1, 20
[Signature]
WILLIAM FRANGIE

Date: 1 NOV 2024 [Signature]
Laura R. Willemuth
Owner(s) of Parcel #2

owner of
Parcel #3
[Signature]
JENNIFER
FRANGIE

NOTE: Upon approval of this application, a Mylar of the survey must be signed by the DRB Chair and recorded in the land records. Mylar must include those applicable items listed on the following page and two signature blocks as follows:

TOWN OF GEORGIA, VT
RECEIVED FOR RECORD

Received for record _____ A.D. 20 ____
At _____ O'clock ____ M and recorded on
Slide # _____ Map # _____
Attest: _____

This Subdivision Plat has been approved by resolution of the
Development Review Board of the Town of Georgia, VT
This _____ day of _____ 20 ____

Subject to the requirements and conditions of said resolution.
DRB Application # _____

Signed this _____ day of _____ 20 ____
By _____, DRB Chair

NOTE: Permit may be appealed within 15 days of issuance pursuant to 24 VSA Chapter 117, Section 4465. This permit expires one year from date of issuance if Mylar is not properly recorded.

FOR TOWN USE ONLY

Date Received	11/7/24	Complete/Incomplete	
Permit Number	BLA 002-24	Approved/Denied	
Fee Paid	500	Permit Valid	
Check #	11128	Recording Fee Paid	
Hearing Date	12/3/24		

Boundary Line Adjustment Review Checklist

This checklist is intended to be used as an aid in developing a complete application for a Boundary Line Adjustment Permit. An application for a Boundary Line Adjustment shall consist of one (1) full to scale paper survey, two (2) 11"x17" copies, and supporting data which will include the following information. The Zoning Administrator may require additional information as necessary to determine compliance with the regulations.

1. Address of the subject properties.
2. Name and address of the owners of record of the subject properties.
3. Name and address of the owners of record of adjoining lands.
4. Stamped and addressed envelopes for mailing of Notice of Public Hearing
 - a. Please leave return address section blank.
5. A survey created by a registered land surveyor, drawn to scale, showing structures, roads, easements, rights of way, deed restrictions, name and address of person or firm preparing the map, scale of map, north point, date of map/revisions, and legend, current lot lines (labeled as such), proposed lot lines (labeled as such), current acreage of each lot, proposed acreage of each lot, means of accessing each lot, existing sewage disposal area for each lot, and existing water source for each lot.
6. A site location map showing the location of the project in relation to nearby town/state highways and developed areas at scale of one-inch equals one thousand feet.

Decisions:

The Zoning Administrator shall act to approve or disapprove Boundary Line Adjustment applications for review by the DRB within thirty (30) days after receipt of a complete application. Failure to act within the 30-day period shall constitute deemed approval on the 31st day.