

FINAL PLAT AMENDMENT
Removal or Alteration of Conservation/Agricultural Restrictions
FA-001-25

Owner/Applicant: Steven Hibbard 2050 Benjamin Franklin Drive, Sarasota, FL 34236 386-547-6760 Stehib35@gmail.com	Property Tax Parcel & Location: The North end of Oakland Station Road Georgia, Vermont Parcel# 110930100 Zone: AR (AR-1)
Surveyor/Engineer: Justin Holmes, Pinnacle Engineering PLC 189 Maple Dr, Georgia VT 05478 #802-782-5980 justin@pinnacle-vt.com	

BACKGROUND

Steven Hibbard, hereafter referred to as Applicant, is requesting a Final Plat Amendment from a previous property decision (PC-016-99) to remove or alter the Conservation and Agricultural Easement and Restrictions imposed on Lot 1 as part of the 1999 subdivision approval to allow construction of a single-family residence.

The parcel is located near the field at the North end of Oakland Station Road, near the Kingsbury Cemetery and within the AR (former AR-1) zoning district with total acreage of ± 22.87 acres in size and is benefitted by ± 990 ft of road frontage along Oakland Station.

PROJECT NARRATIVE SUMMARY

1. Applicants have submitted Map #500, Slide #42 received at the Town of Georgia for recording on August 5, 1999.
2. The Final Plat Amendment is limited to removing or altering the Conservation and Agricultural Easement and Restrictions imposed on Lot 1 as part of the 1999 subdivision approval to allow construction of a single-family residence. No other site plan changes are requested.
3. Previous approval for Applicant's project (PC-016-99) was issued in 1999. This decision was part of a Planned Unit Development (PUD) which included Lot 1, six residential lots and ± 12.16 acres of Open Space, now known as COM004.
4. The Planning Commission granted final subdivision approval to Applicant with conditions, including the condition that an "Agricultural Agreement" be put in place for Lot 1. (see attached, PC-016-99 Decision Letter.)

5. A “Conservation and Agricultural Easement and Restrictions” agreement between the Applicant and the Town of Georgia, acting by and through the Selectboard and Conservation Commission, explains Lot 1 was intended to be used exclusively for agricultural purposes (see attached, Conservation and Agricultural Easement and Restrictions).
6. Applicant is requesting amendment approval from the DRB, the Selectboard and the Conservation Commission.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning and DRB Clerk

cc: Applicant/Engineer