



GEORGIA VERMONT

CONSERVATION COMMISSION AND PLANNING COMMISSION ON THE HIBBARD PROPERTY

CONSERVATION COMMISSION

On October 20, 2025 the Town of Georgia Conservation Commission held a regular meeting and reviewed the information regarding plat amendment for Mr. Hibbard's conserved parcel, including a presentation by Justin Holmes with Pinnacle Engineering and input from Michael and Kathleen Palmer. The Conservation Commission discussed options.

Ken Minck moved to leave the Hibbard conservation and agricultural easement in place given that the easement was granted as a condition of the original subdivision and was intended to maintain the integrity of the natural resources. Tom Hargy seconded the motion. Voting yey: Alysia Catalfamo, Jen Kale, Suz Brown, Tom Hargy, Ken Minck, Peter Mazurak, Connor O'Driscoll and Fred Grimm.

PLANNING COMMISSION

On October 28, 2025 the Town of Georgia Planning Commission held a regular meeting and Justin Holmes with Pinnacle Engineering was present to discuss Mr. Hibbard's application with the Development Review Board for a Final Plat Amendment (FA-001-25) on his Oakland Station Road property. Mr. Hibbard is requesting a modification to the Conservation and Agricultural Easement and Restrictions put in place at the time of his PUD subdivision in 1999 (PC 016-99). The Planning Commission held a discussion on the Hibbard project.

The Planning Commission agreed to the following recommendations:

1. The Agricultural and Conservation Agreement can be modified to allow for a one-acre building envelope, with the rest of the property remaining in the agricultural easement.
2. The agreement is updated to ensure no additional land is removed.
3. There is a 20-foot right-of-way easement to the cemetery.
4. A maximum 100-foot driveway off Oakland Station Road.

LEGAL AUTHORITY

After speaking with Dave Ruhe, the Attorney for the Town of Georgia, the Hibbard project (PC-016-99) was initially determined under the Zoning and Planning authority and not under the Conservation Commission. In accordance with 24 V.S.A. §4505, the Conservation Commission is an advisory body that may “*assist the local planning commission or zoning board of adjustment for the District Environmental Commission, by providing advisory environmental evaluations where pertinent to applications made to those bodies, for permits for development.*” (24 V.S.A. §4505(8))