

## Town of Georgia

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

### Final Plat Application Application # FP -002-25\_\_

**Submission Requirements:** Within six months of Preliminary Plat approval for a major subdivision, or classification at Sketch Plan review as a minor subdivision, submit this application with all required elements from the attached outline & fees. Submit one set 11"x17" site plan maps plus a digital file in \*.pdf format which includes scale, north arrow, legend, abutters, title block and following the approved layout as shown on the preliminary plat, incorporating any recommendations made by the DRB in their preliminary plat approval decision. The application will not be deemed complete until all required materials have been submitted. Failure to submit a complete application, as defined herein, shall be grounds for denial of the application by the DRB.. Applicant must also submit a list for all abutters, including those across a public or private right of way. **Incomplete applications will be returned and will delay scheduling your hearing.**

#### SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): Mari Jo Hanbury Applicant(s): Same  
Address: 450 Plains Rd Address: \_\_\_\_\_  
Georgia, VT  
Zip Code 05478 Telephone 802-578-1965 Zip Code \_\_\_\_\_ Telephone \_\_\_\_\_  
Email mjhanbury17@gmail.com Email \_\_\_\_\_

Tax Parcel ID: 104370000 Zoning District: Residential PUD ☐ Yes ☒ No

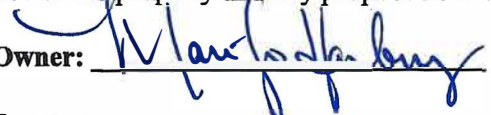
#### CERTIFICATION OF APPLICANT(S)

**AFFIRMATION:** The undersigned hereby certifies that the information submitted in this application is true, accurate, and complete.

Signature of Applicant:  Date: 9/24/24  
Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

#### PROPERTY OWNERS' AUTHORIZATION

The undersigned property owner(s) hereby certify that the information submitted in this application regarding this property is true, accurate and complete and that the Applicant(s) have full authority to request approval for the proposed use of the property and any proposed structure(s).

Signature of Owner:  Date: 9/24/24  
Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

**Location of Property:** Plains Road

Parcel ID No.: 104370000 Zoning District: Residential Is this a PUD? Yes ☒ No

Deed Reference: Volume 204 Page 671 Size of Parcel: 24.43 acres

**Previous subdivision of parcel (if applicable)**

Permittee name: \_\_\_\_\_

Date: \_\_\_\_\_ Map # \_\_\_\_\_

**Previous Site Plan Approval (if applicable)**

Permittee name: \_\_\_\_\_

Date: \_\_\_\_\_ Map # \_\_\_\_\_

**If applicable:**

Engineer: \_\_\_\_\_ Surveyor: \_\_\_\_\_

Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

**Project Description:** Provide a detailed narrative, on a separate sheet of paper, describing the scope and layout of the proposed development. The narrative should explain the proposed use of the property & all key elements, as presented on the site plan. Please address each of the following elements: building size(s) and type, landscaping and screening, road and driveway access to the property, impact on traffic, internal circulation of vehicular and pedestrian traffic, parking (# of spaces), stormwater and erosion control measures, lighting (size, type, location, and number), and signage, if any. Summarize all details below:

**Number and size of proposed lots:**

Lot 1: 14.43 acres of remaining lands

Lot 2: 10 acres with proposed house, septic, and well

**Names and addresses of abutting property owners:**

EDWARD SHAMY & KIMBERLY ASCH, 2 PATTEE HILL RD MILTON, VT, 05468 CHAS & JOCELYN LYFORD, 236 PLAINS RD GEORGIA, VT, 05478

EMANUEL & MARY CHIAPPINELLI, 72 PATTEE HILL RD MILTON, VT, 05468 KEITH & AMBER BAKER 321 PLAINS RD GEORGIA, VT, 05478

TERRY & ROBERT ROONEY, PO BOX 138 SWANTON RD SAINT ALBANS, VT, 05478 MARC & SANDRA FOISY, 467 PLAINS RD SAINT ALBANS, VT, 05478

Susan & Malcolm Baker Family Trust, 599 Plains Rd, Milton VT 05468

**Existing and/or proposed means of access to the site:**

Proposed driveway access off Plains Road for Lot 2

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

PL-1 Boundary Retracement Plat

**Location of parking and proposed number of spaces:** \_\_\_\_\_ N/A

**Existing and/or proposed road & driveway access to site:**

Proposed driveway access off Plains Rd for Lot 2

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**Existing and/or proposed easements and rights-of-way:**

N/A

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**Proposed and/or existing wastewater disposal and water supply:**

Proposed mound wastewater system and drilled well on Lot 2.

Existing wastewater system and drilled well on Lot 1. Proposed replacement septic area.

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**Proposed drainage/storm water runoff (if required):**

N/A

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**Proposed landscaping (if applicable):**

N/A

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**Size and location of proposed and/or existing buildings:**

Existing house and outbuildings on Lot 1.

Proposed house on Lot 2

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**State permits required and/or obtained for this project:**

Wastewater

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**Proposed lighting (if any):**

N/A

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**Notes**

- 1) \* Per Sec. 3.5.B.2, major subdivisions in the AR-1, AR-2, AR-3, and L-2 districts must be submitted under Planned Unit Development (PUD) rules. PUDs optional in other districts.
- 2) Application standards for subdivision approval appear in the Georgia Development Regulations as Article 4. Site Plan Review and Approval standards appear in Article 3.