



# GEORGIA VERMONT

DATE: 11/15/25 PERMIT NUMBER: BLA - 001 - 25

## 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:**

John & Tammy Rudden

1090 Sandy Birch Road

Georgia, VT 05468

**Telephone:** 802-524-5737

**Owner(s) of Parcel #2:**

Walter & Dayle Goad Rev. Trust

87 Mahalo Drive

Georgia, VT 05468

**Telephone:** 802-355-5714  
802-582-4171

**Location of Property #1:** 1090 Sandy Birch Road

Parcel ID No.: 113130000

Zoning District: AR-3

Deed Reference: Volume 104 Page 234

Size of parcel prior to adjustment: 1.84 acres

Size of parcel after adjustment: 1.86 acres

Frontage of parcel prior to adjustment: 150'

Frontage of parcel after adjustment: 150'

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

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

**Location of Property #2:** 87 Mahalo Drive  
**Parcel ID No.:** 110080000  
**Zoning District:** AR-3  
**Deed Reference:** Volume 117 Page 255

**Size of parcel prior to adjustment:** 1.84 acres  
**Size of parcel after adjustment:** 1.82 acres  
**Frontage of parcel prior to adjustment:** 150' Sandy Birch / ~~55~~ 550.21' Mahalo Dr.  
**Frontage of parcel after adjustment:** 150' Sandy Birch / 550.21' Mahalo Dr.

**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:**

John F. Rudden JR & Tammy Rudden REvocable Trust & Walter & Dayle Goad Revocable Living Trust

**Description of proposed project:** Boundary Line Adjustment - resolve issue with property line

**Existing and/or proposed means of access to each lot:** existing access is unchanged

**Existing and/or proposed easements and rights-of-way for each lot:** existing is unchanged

**Location of existing infrastructure (i.e. wells, primary & replacement waste water disposal, etc.) for each lot:** existing unchanged

**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):

none

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

Date: 1/15/2025 Sammy Rudden  
Owner(s) of Parcel #1

Date: 1/16/2025 Walt Joel  
Owner(s) of Parcel #2

**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	11/5/25	Complete/Incomplete	
Permit Number	BLA-661-25	Approved/Denied	
Fee Paid	\$500	Permit Valid	
Check #	5220 /	Recording Fee Paid	\$250 / \$250
Hearing Date			

**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.

# Boundary Line Adjustment Exemption Form

Exemption 1-304(9) - Wastewater System and Potable Water Supply Rules

Step 1: Please provide the following information:

<b>Landowner 1 - Name(s):</b> John and Tammy Rudden Revocable Trust		<b>Landowner 2 - Name(s):</b> Walter and Dayle Goad, Trustees of the Goad Revocable Living Trust	
<b>Landowner 1 - Mailing Address:</b> 1090 Sandy Birch Rd Georgia, VT 05468		<b>Landowner 2 - Mailing Address:</b> 87 Mahalo Drive, Georgia, VT 05468	
<b>Property 911 Address, if different than Mailing Address:</b> 1090 Sandy Birch Road, Georgia, VT 05468		<b>Property 911 Address, if different than Mailing Address:</b> 87 Mahalo Drive, Georgia, VT 05468	
<b>Landowner 1 - Email:</b> trudden@comcast.net		<b>Landowner 2 - Email:</b> walt_vt@yahoo.com	
<b>Landowner 1 - Phone Number:</b> 802-524-5737		<b>Landowner 2 - Phone Number:</b> 802-582-4171	
<b>Landowner 1 - Current Acreage:</b> 1.84 acres	<b>Landowner 1 - New Acreage:</b> 1.86 acres	<b>Landowner 2 - Current Acreage:</b> 1.84 acres	<b>Landowner 2 - New Acreage:</b> 1.82 acres
<b>Town(s):</b> Georgia		<b>Previous State Permit #'s (if any):</b>	
		<b>Lot Number(s) (if any):</b>	

*\*please note: 27 V.S.A § 341- requires a survey plat for a boundary line change*

Step 2: Please check the box or boxes that apply to the lot line adjustment and attach any requested supporting information.

Check the boxes that apply to this land conveyance:

- ☒ (i) a lot being reduced in size is being reduced by no more than two percent, please include calculations showing percent of lot size reduction. Example: 5.9 acres take away 0.1 acres = 0.1 divided by 5.9 = 0.017 = 1.7 % reduction.; or
- ☐ (ii) a lot is increased in size;
- ☐ (iii) the boundary line being adjusted is located, after adjustment, at least 500 feet from the footprint of the building or structure on an improved lot (Please include the footprint of all buildings -except storage buildings- on the diagram that shows the original and the new proposed property lines and show the distance from the building(s) to the new proposed property line.)
- ☐ (iv) the Secretary, on a case-by-case basis, makes a written determination that the proposed adjustment will not have an adverse effect on any existing potable water supply or wastewater system on the affected lots.

Step 3A: For adjustments that meet (i) - (iii) above, please complete this form and submit this form with a plan showing the existing and proposed boundaries to the Regional Office and to the town for recording and indexing in the Town land records. When this is complete, you are exempt, and no written confirmation is required.

Step 3B: For adjustments being submitted for review under (iv) above, please complete this form and submit the form and a plan showing the existing and proposed boundaries and the location of all buildings and existing water supplies and septic systems on the affected lot(s) to the appropriate Regional Office. The Secretary will provide a written determination whether condition iv applies. If the Secretary determines that condition (iv) applies, deliver the written determination and plan to the town for recording and indexing in the town land records. If the Secretary determines Exemption §1-304(9)(A)(iv) does not apply, a Wastewater System and Potable Water Supply permit will be required prior to adjusting the boundary line(s).

By signing this form, the landowner is certifying the boundary line adjustment meets the exemption in section §1-304(9) (A) of the Wastewater System and Potable Water Supply Rules, effective April 12, 2019.

	10/15/2024
Landowner 1 Signature(s)	Date
	10/16/2024
Landowner 2 Signature(s)	Date

Form Date: March 27, 2020