

November 13, 2025

Douglas Bergstrom, Zoning Administrator  
Town of Georgia  
47 Town Common Road  
St. Albans, VT 05478

RE: 144 Pattee Hill Road – Pattee Hill Farm  
Conditional Use Permit – Public/Private Outdoor Event Facility in R District

Dear Doug,

I am writing on behalf of Lora's Farm Georgia, LLC (c/o Laura Handy) to request a Conditional Use Permit for the property at 144 Pattee Hill Road. The property is zoned R & AR and is requesting to modify the conditions of a previously approved Conditional Use Permit. The project consists of a constructed barn that is primarily used for agricultural purposes.

The applicant has previously received Site Plan and Conditional Use approval to also use the barn for public/private outdoor events. Conditional Use was approved by the Zoning Board on July 29, 2020. Subsequently the landowner obtained all necessary permits from both the Town and State regarding development and construction on the property. In July of 2021 an extension was granted for the Conditional Use by the Zoning Administrator, which expired on July 29, 2022. This permit lapsed and the applicant then applied to the Georgia Development Review Board for a Conditional Use permit with the same conditions. Conditional Use was granted on October 5, 2022. The barn finished construction and was certified by the engineer in June of 2024.

The applicant is requesting to modify/clarify the following conditions which correspond to CU-002-22 (grated on 10/05/2022):

1. Farmer's Market events under the current Accessory to On Farm Business (AOFB) do not constitute an event and fall under the regulation of Ag & Markets. We are requesting that Farmer's Market events be excluded from the term "event."
4. The applicant requests to have no restrictions on the number of events per month. There are months of the year that are more suitable for events, and the applicant would like the freedom to schedule more or less events as they see fit.
5. The applicant would like to be able to host events on any day of the week. This allows the

---

**Smith Site Engineering**

Civil Engineering & Inspection Services  
*smithsiteengineering@gmail.com*  
716-778-4353

applicant to be flexible in having community events that might involve the Town or School. It would also allow the possibility of hosting events on a holiday that does not fall on weekend day.

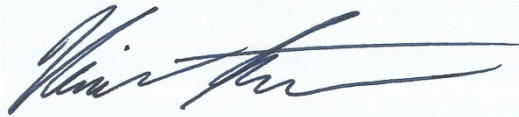
6. Due to the nature of weddings and other events the applicant would like to extend the hours of operations so that "music shall stop/end by 11 pm, and all guests shall have left by 12 am, except on weekend evenings (Friday – Sunday) where music shall stop/end by 12 am, and all guests shall have left by 1 am." The applicant will still abide by noise emission limitations as noted in condition 7.
  
8. Strike this condition.

Please find attached the following amendment material:

- Cover Letter (9 copies)
- Conditional Use Permit Application (9 copies)
- Abutters list
- Stamped, addressed envelope for each abutter
- Plans for the Pattee Hill Community Event Barn project (2 sheets)
  - One (1) full size set
  - Eight (8) 11"x17" sets
- A check in the amount of \$750.00 for the Conditional Use Permit

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicholas Smith', is written over a light blue rectangular background.

Nicholas Smith, P.E.

716-778-4353

[smithsiteengineering@gmail.com](mailto:smithsiteengineering@gmail.com)