



# GEORGIA VERMONT

In re: Erica and Jason Havers, Applicants  
Permit Application No.: SA-004-25

## Decision and Findings of Fact for Site Plan Amendment to Reduce Setbacks from Previous Decision

Dear Applicants,

After a duly warned hearing of the Development Review Board (DRB) on December 2, 2025, the following action was taken with regard to your request:

### **GRANTED**

**Note:** The application, any and all relevant evidence presented to the Board, and the minutes of the Board at the hearing conducted by the Town of Georgia DRB on December 2, 2025, and relevant information from public records and sources, shall be considered part of the Finding of Fact and kept as part of the permanent record of the applicant/owner.

This official record shall provide additional basis for the Board's decision.

### **Background:**

This matter came before the Town of Georgia DRB on the application of Erica and Jason Havers, hereinafter referred to as Applicants, requesting a Site Plan Amendment to reduce the setbacks for a potential single-family home from an approved Development Review Board subdivision hearing in 2023 (FP-002-23). A Notice of Public Hearing was duly published in the St. Albans Messenger on November 14, 2025, and all abutting property owners were notified.

The DRB conducted a public hearing on this application on December 2, 2025. Applicant's engineer Colon Johnson with Bowman Consulting was present at the hearing. Applicants submitted a Site Plan Amendment application and the Zoning Administrator presented a DRB report.

### **Finding of Facts:**

1. Applicants are requesting a Site Plan Amendment from the original subdivision of property to reduce the setbacks in the newly regulated Lakeview (LV) zoning district, which would allow Applicants to build a single-family dwelling on their property.

2. The Site Plan Amendment requests the reduction in the setbacks shown on the previous subdivision application from 50 feet to 20 feet on the sides and from 75 feet to 50 feet at the front yard. This would meet the current Lakeview Zoning district setbacks (Town of Georgia Development Regulations, October 13, 2025).
3. See also previously approved decisions, FP-002-23 and PC-009-21.
4. The following members of the DRB were present for the Site Plan Amendment public hearing on December 2, 2025 constituting a quorum: Charles Cross, Gilles Rainville, Jr., James Powell, Lisa Faure, Glenn Sjoblom, Chris Caspers, Leigh Horton, Tony Gabel and Jared Waite. See meeting minutes for a list of others present.
5. The regulations in effect at the time of the decision: **Municipal Town Plan**, last amended January 6, 2025; **Town of Georgia Development Regulations**, last amended October 13, 2025.

**Conclusion:**

The Board concludes as follows:

1. Applicant has submitted all relevant Site Plan information required by the Town of Georgia Development Regulations.
2. The approval of the Site Plan amendment is based on all plans and documents submitted and contained in the zoning file for this project.

**Decision:**

Based on the Findings of Fact and Conclusions set forth above, the Georgia DRB **APPROVES** the Site Plan Amendment to reduce the setbacks for building a single-family dwelling. All other orders of the original decision shall remain in place.

**These conditions shall not be deviated from absent an amendment granted by the Board.**

**All plats, plans, drawings, etc., listed above or submitted at the hearing and used as a basis for the decision to grant the permit shall be binding on the applicants, their heirs and assigns. Projects must be completed in accordance with such approved plans and conditions. Any deviation shall be a violation of the permit and subject to enforcement action by the Town.**

**NOTICE:** This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision pursuant to 24 V.S.A. Section 4471. Notice of the appeal shall be filed by certified mailing, with fees, to the environmental court and by mailing a copy to the Zoning Administrator who shall supply a list of interested persons to the appellant within five working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person.

**EXPIRATION:** Pursuant to Section 3.2(D) of the Town of Georgia Development Regulations, approval from the Development Review Board allowing a conditional use shall expire one year from date of issue if construction has not progressed to the point where the property can reasonably be used for its intended purpose as defined and/or all conditions of this decision as set forth above have not been met. An extension of one year will be granted by the Zoning Administrator if application for extension takes place before the approval has expired. At the end of two years, the permit will permanently expire unless the Development Review Board grants a further extension.

Members present and voting for approval:

Members present and voting against approval: none

Members abstaining: none

Members absent from voting: none

Date: 12/16/2025

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Charles Cross

DRB Chair