



GEORGIA VERMONT

NOTICE of DECISION

In re: Town of Georgia, Selectboard and Public Works Director
Permit Application No.: CU-001-26

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Decision and Findings of Fact for Conditional Use Approval

To Whom It May Concern,

After a duly warned hearing of the Development Review Board (DRB) on June 2, 2026, the following action was taken with regard to the Conditional Use application:

GRANTED WITH CONDITIONS

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 June 2, 2026, 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 an additional basis for the Board's decision.

Background:

This matter came before the Town of Georgia DRB on the application of the Town of Georgia, hereinafter referred to as Applicant, requesting conditional use approval in order to operate an as-needed impound kennel in the old Town garage at the parcel located at 65 Plains Road within the Business Hamlet (BH) zoning district. A Notice of Public Hearing was duly published in the St. Albans Messenger on May 15, 2026, and all abutting property owners were notified.

The DRB conducted a public hearing on this application on June 2, 2026, Selectboard Vice Chair Brian Dunsmore was present at the meeting. Please see meeting minutes for a list of interested parties. A conditional use application was submitted and the Zoning Administrator presented a DRB report.

Finding of Facts:

1. Applicant is requesting to use the contained office space within the old Town garage for use as an impound kennel for the use of the Town of Georgia's Animal Control Officer (ACO) on an as-needed basis.
2. The use of the kennel will be for the Town's ACO only, and only when there are dogs that need to be impounded. The facility will hold up to three (3) dogs at one time, for up to ten (10) days.
3. No signage was requested at this time.
4. The proposed business is expected to have no traffic generated beyond the ACO and ACO's delegates vehicles.
5. The application states that the use will not generate excessive noise, pollution, or any other effect that would be in violation of this regulation.
6. The applicant is not proposing any additional parking spaces outside of the existing driveway.

Conclusion:

The Board concludes as follows:

1. Applicant has submitted all relevant information required by the Town of Georgia Development Regulations (October 13, 2025).
2. This application was reviewed under Article 6.2, Conditional Use Review.
3. The application was deemed consistent with the abovementioned standards and requirements.
4. The current regulations allow the old Town garage to be used as a kennel in the Business Hamlet (BH) zoning district.
5. The approval of this Conditional Use application is based on all plans and documents submitted and contained in the zoning file for this project.

Decision:

Applicant's request to operate an impound kennel out of the old Town garage for use as an impound kennel is **GRANTED** subject to the following conditions.

1. The impound kennel will be used on an as-needed basis, for up to three (3) dogs for a period of time not to exceed ten (10) days.
2. The impound kennel is reserved for exclusive use of the Town of Georgia's Animal Control Officer (ACO).
3. This Conditional Use Agreement is nontransferable and approved for use by the Town of Georgia for the use outlined above. Any changes to the proposed use outlined in the Finding of Facts requires a new Conditional Use application.

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 proceedings 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 Article 6.2.4 of the Town of Georgia Development Regulations, approval from the Development Review Board allowing a conditional use shall expire two years 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 three years, the permit will permanently expire unless the Development Review Board grants a further extension.

Members present and voting for approval: Charles Cross, James Powell, Gilles Rainville, Lisa Faure, Leigh Horton and Glenn Sjoblom.

Members abstaining: None

Members Absent: Jared Waite, Tony Gabel and Chris Caspers

Members present and voting against approval: None

Signature of Chair: _____

Charles Cross, DRB Chair

Date: June 2, 2026