

**TOWN OF GEORGIA  
DEVELOPMENT REVIEW BOARD  
FINDINGS OF FACT, CONCLUSIONS & ORDER**

**NOTICE OF DECISION  
Site Plan Review (SP-002-25) & Conditional Use (CU-002-25)  
Dave and Sara LeBlanc  
Center Based Child Care Facility**

This matter came before the Georgia Development Review Board (DRB) on the application of Dave and Sara LeBlanc, hereafter referred to as Applicants, for Site Plan Review and Conditional Use approval to operate a Center Based Child Care Facility at 150 Old Stage Road, within the AR-3 zoning district. A Notice of Public Hearing was duly published on March 28, 2025, in the St. Albans Messenger and all adjoining property owners were notified.

The DRB held a public hearing on April 15, 2025. Applicant Sara LeBlanc was present at the hearing. See meeting minutes for a list of interested parties present at the hearing.

Based on the above-mentioned public hearing and additional documents contained in the Development Review Board files for this proposal, the DRB enters the following Findings of Fact, Conclusions and Order.

**FINDINGS OF FACT**

NOTE: The application, any and all relevant evidence presented to the Development Review Board (DRB), and the minutes of the hearing conducted on April 15, 2025, shall be considered part of the Findings of Fact and kept as part of the permanent record of the Applicants. This official record shall provide additional basis for the DRB's decision.

1. Applicants are requesting Site Plan Review and Conditional Use for a Center Based Child Care Facility.
2. The parcel is located at 150 Old Stage Road (Parcel ID #111140000), within the AR-3 Zoning district. The parcel is  $\pm 2.85$  acres in size, benefitted by  $\pm 730$  ft of frontage along Old Stage Road. The home is 2,030 square feet. The childcare facility will be on the first floor of the building.
3. Applicants currently run Georgia Next Generation, a childcare program at 4502 Highbridge Road that has reached capacity. Re-opening the 150 Old Stage location would create sixteen (16) infant openings in Georgia, in effect creating sixteen childcare spaces in the Georgia community. There will be 4-5 staff members to care for the infants.
4. DRB approval to run a childcare facility on the property was granted on a temporary basis on November 21, 2022 (CU-002-22). DRB approval to run a childcare facility on a permanent basis was granted, with conditions, on May 2, 2023 (CU-002-23). The conditions of this decision were not fulfilled, and the Applicants withdrew the Conditional Use of the property as of December 31, 2023. The property had been rented and used as a Single-Family Dwelling for the past year.

5. The current Development Regulations do not allow for the use of a home as a business/ childcare facility in the AR-3 zoning district, without home occupation. Classification under Article 2(b) “Uses Not Listed” with Review and Approval by DRB and Planning Commission. The DRB received guidance and approval from the Town of Georgia Planning Commission for the May, 2023 decision and conditions (see CU-002-23 decision letter).
6. The following members of the DRB were present for the Site Plan and Conditional Use hearing on April 15, 2025, constituting a quorum: Chair Cross, Gilles Rainville Jr, James Powell, Lisa Faure, Chris Caspers and Leigh Horton.
7. The regulations in effect at the time of the decision: **Municipal Town Plan**, last amended January 6, 2025; **Town of Georgia Development Regulations**, February 27, 2023.

### **CONCLUSIONS**

1. The Applicant has submitted all relevant site plan and conditional use information required by the Georgia Development Regulations.
2. This application was reviewed as a “Day Care Level 2” and “Home Occupation, with Review and Approval by DRB and Planning Commission” pursuant to the requirements and standards outlined in **Town of Georgia Development Regulations (2/27/2023)**.
3. The approval of the Site Plan and Conditional Use applications are based on all submitted and accompanying documents contained in the CU-002-22, CU-002-23, and SP-005-25/CU-002-25 folders in the DRB files.

### **ORDER**

Applicants’ request to operate a Center Based Child Care Facility at 150 Old Stage Road is hereby **GRANTED** subject to the following conditions:

1. No outside storage of equipment, debris or materials shall be located outside 150 Old State Road. Any such debris or building materials shall be removed prior to the issuance of the Certificate of Occupancy.
2. Applicants shall follow the parking plan as indicated on the site plan, including 13 lined parking spaces and installing “enter” and “exit” signs.
3. Hours of operation must remain 7:30 a.m. – 4:30 p.m. No hours outside these listed are permitted.

4. Pursuant to Section 5.12(C)(1-2) and Section 9.6(B)(2a) no development shall occur within the class II wetland, its associated buffer(s), the river corridor (includes streams) and its associated buff(s). This includes accessory structures and parking spots.
5. Applicants shall follow conditions placed by the Vermont Agency of Natural Resources Department of Environmental Conservation to safeguard wetlands, including erecting a fence and plantings as instructed.
6. Applicants shall apply for a permit for fence installation if the fence is over 5 feet tall. A Permit will also be necessary should the Pergola be installed.
7. Applicants shall apply for a Sign Permit if a sign is to be installed in the future.
8. Applicants shall obtain all required municipal and state permits for this project and copies of same shall be provided to the Zoning Administrator. Both Permits and all conditions of this decision must be completed prior to the issuance of a Certificate of Occupancy for this business.
9. Conditional Use Agreement is nontransferable and approved for use by Georgia Next Generation Child Care only.
10. This project shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the DRB and on file in the Town Office, and in accordance with the conditions of this approval.
11. No changes, erasures, modifications, or revisions other than those required by this decision shall be made to the project. All plans, drawings, and conditions/requirements etc. listed above or submitted at the hearing and used as the basis for the decision to grant this permit shall be binding on the applicants, and their heirs and assigns. Projects shall be completed in accordance with such approved plans and conditions. Any deviation from the approved plans shall constitute a violation of permit and be subject to enforcement action by the Town.

Dated at Georgia, Vermont, this 6<sup>th</sup> day of May, 2025.

By \_\_\_\_\_  
Charles Cross  
Georgia DRB Chair

DRB members participating in this decision: Chair Charles Cross, Vice Chair James Powell, Gilles Rainville Jr., Lisa Faure, Glenn Sjoblom, Chris Caspers, and Leigh Horton.

Vote to approve: In favor - 0, Opposed - 0, Abstain – 0, Absent– 0.

**30 Day Appeal Information:**

An “interested person”, who has participated in this proceeding, may appeal this decision to the Vermont Environmental Court within 30 days of the date this decision was signed. Participation shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding. See V.S.A. Title 24, Chapter 117, Section 4465b for clarification on who qualifies as an “interested person”.

Notice of the Appeal, along with applicable fees, should be sent by certified mail to the Vermont Environmental Court. A copy of the notice of appeal should also be mailed to the Town of Georgia.