

Moose Mountain Creations

172 So Main St, St Albans, Vt

August 14, 2023

Re; Conditional use permit
Dear Town Of Georgia,

Please find our application attach for a conditional use permit on property at 1149 Ethan Allen Hwy, Georgia. Said property is manicured lawns and well-maintained, and fits the description for our extended use of a display area for our current Moose Mountain Creations storage sheds.

As we now have two years since our approval to sell sheds on the north end of Route 7 (7311 Ethan Allen Hwy) and experience with the sales and consumer demands, we wish to expand our display area into the south side of town, therefore we are applying for a display area that will utilize the front portion of the parcel listed and occupy approximately 3000 ft. for sheds to display and sell. Please note this accounts for less than one percent of the acreage.

We have secured an office location at 172 South Main St. in St. Albans in the MRC Office Complex, this serves as our transaction center, therefore allowing no office requirement on the site. Obviously, we have all learned that the way to retail sales has changed and now the customers are mostly found through social media and independently shopping when it comes to finding the right shed.. All sheds remain unlocked with signage and product information on the inside walls. After which, if there is interest, the sale continues through conversations, and sometimes a second visit to the display area. With this in mind, the traffic is very minimal and at best could be six cars per day on any Saturday and Sundays with weekdays as little as two or four.

There's no request for utility, waste water disposal or lighting to achieve the display area. Landscaping is primarily done at this location and none of which will inhibit surrounding businesses and neighbors or create any impact of increased traffic. It is our objective to improve the appearance of this land parcel and complement the area

Thank you for your consideration of this application



Anthony McCracken
Mgr member



Town of Georgia

47 Town Common Road North • St. Albans, VT 05478
• Phone: 802-524-3524 • Fax: 802-524-3543 • website: townofgeorgia.com

Date Received: 8/30/24 Fee Paid \$ 400 Ck # 984 CU- 003-23
Tax Parcel ID: 117470000,b Hearing Date: 9/19/24

TOWN OF GEORGIA DEVELOPMENT REVIEW BOARD CONDITIONAL USE APPLICATION

Applicant(s)

Name Moose Mountail Creations LLC
Address 1710 Bovat Rd
City/State/Zip Fairfax, VT 05454
Phone [REDACTED]
Email [REDACTED]

Property Owner(s) if different

Name BTMC LLC
Address 1710 Bovat Rd
City/State/Zip Fairfax, VT 05454
Phone [REDACTED]
Email [REDACTED]

CERTIFICATION OF APPLICANT

The undersigned applicant(s) hereby certifies that all information submitted on this application is true and accurate and that the information provided is complete.

08/08/2023

Date

[REDACTED]
Applicant

Applicant

PROPERTY OWNER AUTHORIZATION

The undersigned property owner(s) hereby certifies that the information submitted in this application regarding the property is true, accurate, and complete and that the Applicant(s) has full authority to request approval for the proposed use of the property and any proposed structures.

08/08/2023

Date

Property Owner

Property Owner

1. ABUTTING PROPERTY OWNERS

List names and mailing addresses of all adjacent property owners including those across the road right-of-way and all property owners on a shared private right-of-way whether or not they abut the subject parcel. Please submit a stamped, addressed envelope for each property owner listed, together with a stamped, addressed envelope for Applicant/owner (use a separate sheet if necessary).

See Attached

2. REQUEST FOR CONDITIONAL USE:

Section(s) _____ of the Town of Georgia Development Regulations.

3. PROPERTY IDENTIFICATION:

E911 Address 1149 Ethan Allen Hwy, Georgia, VT 05478 or

Other identification: Parcel #117470000,b

Deed Reference: Book _____, Page _____

Subdivision Name (if applicable): _____

4. ZONING DISTRICT: South Village

5. PROPERTY DIMENSIONS:

Lot size: 9.57 acres; or dimensions: _____

Lot frontage: 85'

Parcel b - 8.41128 acres

6. NATURE OF PROPOSED REQUEST: Please provide a complete narrative on a separate sheet of paper describing the nature of the proposed request explaining in detail the proposed use(s) of the property. Please also address each of the following applicable elements in a descriptive manner: building size(s), type(s) and use(s) thereof, landscaping and/or screening, access to property, impact on traffic, internal circulation of vehicular and pedestrian traffic, parking requirements, lighting (size, type, location and number), number, size and location of proposed sign(s), proposed days and hours of operation, and proposed number of employees.

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7. **Title(s) of plans(s) submitted with application**; and, if applicable, firm which prepared plan; project number; date of plans and revisions. Site plans shall include, where applicable, the following:
- a) Identifying information including record owner of land, north arrow, date (including any revision dates), and scale.
 - b) Property lines and abutting streets.
 - c) Rights of way or easements affecting the property.
 - d) Location of existing and proposed buildings or structures including Interior floor plans indicating location and floor area of individual uses.
 - e) Height of existing and proposed buildings or structures.
 - f) Existing and proposed setbacks of all buildings or structures to property lines and/or public or private rights-of-way.
 - g) Existing and proposed lot coverage (in square feet) of all structures and hard surfaces.
 - h) Existing natural features of the site including water courses and applicable buffers, wetlands and applicable buffers, floodplains, trees, and other vegetation, etc.
 - i) Existing and proposed contours at no more than 5-foot intervals.
 - j) Location of existing and proposed utilities and facilities (water, septic, electric, telephone).
 - k) Location of existing and proposed roads, driveways, loading areas, outside storage areas, and pedestrian walkways.
 - l) Location and number of parking spaces pursuant to the requirements of Section 5.6 of the Development Regulations.
 - m) Location, type, size, and number of existing and proposed lighting fixtures.
 - n) Location and size of existing and proposed sign(s) (please provide sketch of each sign).
 - o) A landscaping plan indicating location, species, size and spacing of existing and proposed landscaping elements.
 - p) Building elevations drawings to scale for all proposed and/or modified buildings and any related buildings.

Please provide one full size copy to scale, eight 11' x 17" copies & one electronic copy with application.

8. **SPECIFIC AND GENERAL STANDARDS FOR CONDITIONAL USES:** Applicant must be prepared to address the specific standards for Conditional Use as set forth in each zoning district in the Town of Georgia Zoning Regulations. In addition, applicant must address the general standards for all uses as set forth in Title 24 V.S.A. Chapter 117 Section 4414(3) and Section 3.2 of the Town of Georgia Development Regulations as follows:

- a. Public facilities and services (including, but not limited to fire protection, schools, roads, and other municipal infrastructure) are reasonably available to serve the proposal or are planned and included in the Town Capital Budget and program to serve the proposal at the time anticipated for its completion:

Fire Protection, Schools, Roads, Municipal Infrastructure

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b. The character of the neighborhood, area, or district affected will not be adversely impacted and that:

i) A nuisance or hazard will not be created to the detriment of the health, safety, or welfare of the intended users, neighbors, or the citizens of the town;

The request will fit the character of the property and surrounding properties in size and per portion as well as offer a minimum activity then that of surrounding businesses.

ii) The proposed use or building and the relationship between the buildings and the land will be compatible with the purposes of the district and the character of the surrounding neighborhood and will not unduly detract from abutting residences or other property;

The requested use will occupy an area beyond the set back requirements and use of the area is less then five percent of the parcel

iii) Appropriate use or development of adjacent property will not be impeded; i.e., the scale of the proposed development in relation to existing and proposed uses and buildings and the effect of the proposed use on the continued enjoyment of and access to existing and approved uses in the vicinity of the proposed use will not be adversely impacted.

The proposed will not impact or make change to any current structures

c. Traffic generated or patterns of ingress or egress will not cause congestion, hazard or detriment to the neighborhood or nearby intersections (the DRB may require a traffic study to determine compliance with this standard.

The proposed will lessen the traffic in the area to the past service business and generate no expansion

d. The proposed use is consistent with the purpose of the district, the Town Plan, the Town of Georgia Development Regulations, and other bylaws and ordinances adopted by the Town of Georgia.

The proposed will offer use consistent with the retail requirements of the town plans

e. That the utilization of renewable energy resources will not be adversely affected.

N/A

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9. PERFORMANCE STANDARDS:

The proposed use:

- a. will will not emit noise in excess of 70 decibels at the property line or a noise which is considered offensive;
- b. will will not emit any odor, dust, dirt, or smoke which is considered offensive;
- c. will will not emit any noxious gases that endanger the health, comfort, safety or welfare of any person or that could cause injury or damage to property, business or vegetation;
- d. will will not cause as a result of normal operations a vibration that creates a displacement of 0.002 inches within the ground at the property lines;
- e. will will not have lighting or signs that create glare that could impair the vision of a driver of any motor vehicle;
- f. will will not cause a fire, explosion or safety hazard;
- g. will will not create an unsafe or unhealthy condition as determined by the Town of Georgia Health Officer;
- h. will will not interfere with a renewable energy resource or the ability to utilize a renewable energy resource.

10. OTHER PERMITS REQUIRED:

This project will also require the following permits (local, state, federal):

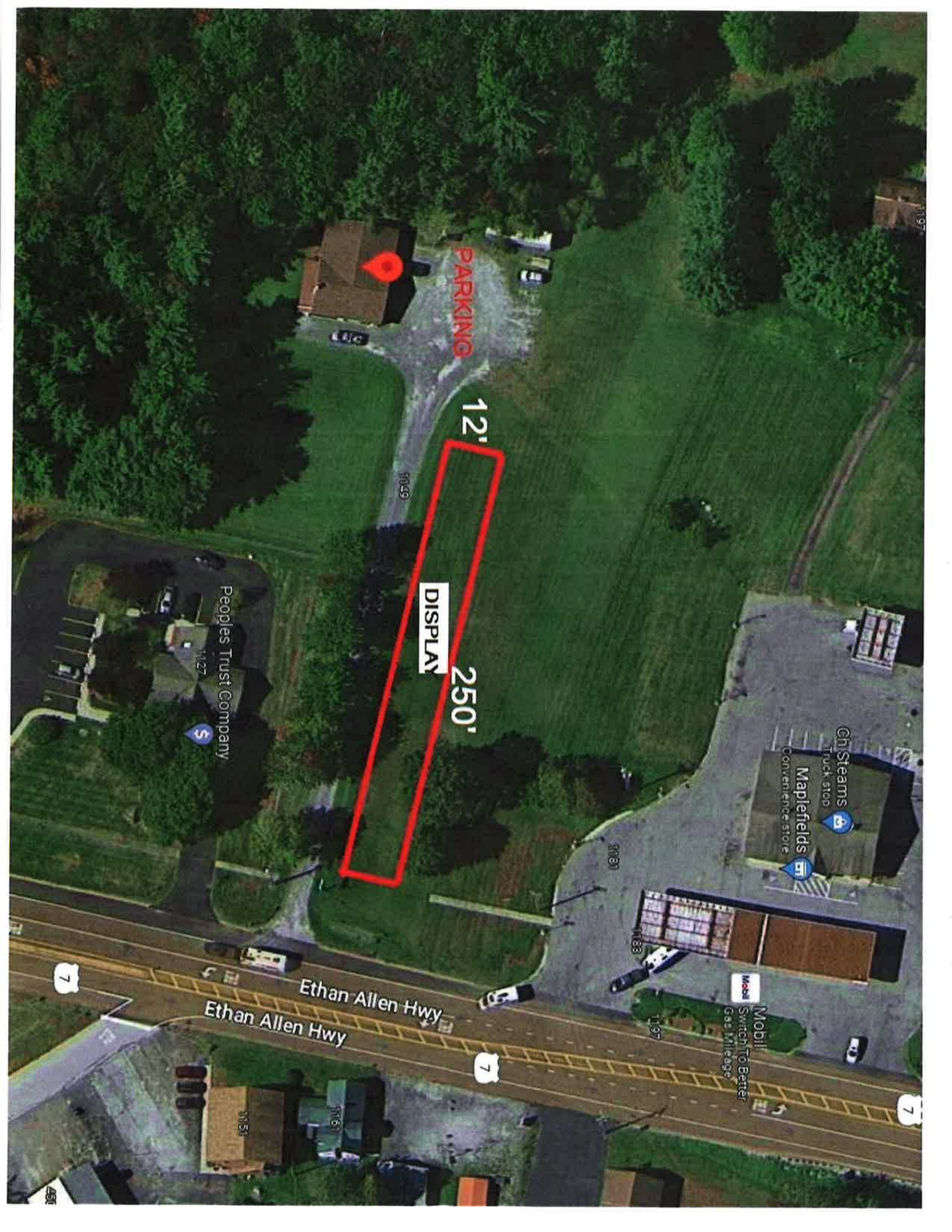
Decision of the Board

Date: _____

Approved:

Denied:

Note: You will receive a written Decision and Findings of Fact within 45 days of the close of the hearing.



PARKING

12'

DISPLAY

250'

Peoples Trust Company

ChilSteams Truck stop
Maplefields Convenience store

Ethan Allen Hwy

Mobil Switch To Better Gas Mileage

7

7

7

490