

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

**NOTICE OF DECISION
FP-003-24**

**Owner & Applicant: Larry and Marie Paradis
Final Plat for a 2-Lot Minor Subdivision**

This matter came before the Georgia Development Review Board (DRB) on the application of Larry and Marie Paradis, hereafter referred to as Applicants, for Final Plat approval of a 2-lot minor subdivision on the property located at 312 Bronson Road, Georgia, VT. Parcel ID#101576000 in the AR-1 & AR-2 zoning districts. A Notice of Public Hearing was duly published on September 17, 2024, in the St. Albans Messenger, and all adjoining property owners were notified.

The DRB held a public hearing on October 1, 2024. Applicants were present to represent the project. See meeting notes for a list of others in attendance.

Applicants have submitted a site plan titled “Two Lot Subdivision Survey Plat” prepared by Barnard & Gervais, LLC dated 7/3/2024.

Based on the above-mentioned public hearing, plans submitted, and additional documents contained in the planning file 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 Commission, and the minutes of the hearing conducted by the Town of Georgia DRB on October 1, 2024, 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 an additional basis for the DRB’s decision.

1. Applicants are requesting final plat approval for a 2-lot minor subdivision property located at 312 Bronson Road, Georgia, VT. Parcel ID#101576000 within the AR-1 & AR-2 zoning districts. Sketch plan review was conducted on August 6, 2024, and the associated sketch plan letter was mailed to the Applicants on August 12, 2024.
2. The subject parcel consists of consists of ± 10.05 acres. The parcel is split between the AR-1 and AR-2 zoning districts, with the proposed Lot 2 located entirely within the AR-1 Zoning district. Total parcel is benefitted by ± 500 total feet of road frontage along Bronson Road, with Lot 2 providing ± 75 foot road frontage with waiver from the DRB.
3. Applicants are proposing the creation of two lots. Proposed Lot 1 will consist of ± 5.05 acres and includes the current single-family dwelling. Proposed Lot 2 will consist of ± 5.0 acres.

4. As proposed, the land meets the requirement for the subdivision with setbacks and acreage as required by the currently warned draft Town of Georgia Development Regulations dated February 27, 2023. Applicants received a waiver from the DRB to reduce road frontage from 150 feet to 75 feet.
5. The following members of the DRB were present for the Final Plat public hearing on October 1, 2024, constituting a quorum: Suzanna Brown, Charles Cross, Greg Drew, Gilles Rainville Jr, Glenn Sjoblom, Jaren Waite and Lisa Faure.
6. The regulations in effect at the time of the decision: **Municipal Town Plan**, last amended January 9, 2017; **Town of Georgia Development Regulations**, last amended February 27, 2023.

CONCLUSIONS

1. The applicants have submitted all relevant final plat information required by the Georgia Development Regulations.
2. This application was reviewed as a minor subdivision pursuant to the requirements and standards outlined in Article 4, Subdivision Approval; Article 2, Zoning Districts and Land Uses and Dimensional Standards; and Article 7, Planning and Design Standards, of the Town of Georgia Development Regulations. The application was deemed consistent with the above-mentioned standards and requirements.
3. The approval of the final plat is based on all final plat and sketch plan documents contained in the SK-002-24 and FP-003-24 folders in the DRB files.

ORDER

Based on the Findings of Fact and Conclusions set forth above, the Georgia DRB approves the Final Plat for the two lot minor subdivision subject to the conditions listed below:

1. The final plat plan shall be accompanied by a vicinity map drawn at the scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area.
2. The Mylar shall include:
 - a. Clear and legible data and information;
 - b. 18.0 inches by 24.0 inches in size;
 - c. Stamp and signature of licensed Land Surveyor;
 - d. Margin of 2.0 inches outside of the borderlines on the left side for binding and a 1.0-inch margin outside the border along the remaining sides;
 - e. Inset location map clearly indicating the location of the land depicted and a legend of symbols used;
 - f. Plat scale ratios sufficient to allow all pertinent survey data to be shown, and graphic scale graduated in units of measure used in the body of the plat;

- g. Town Clerk and DRB Chairperson signature blocks, a new version of this signature block is available on the Town of Georgia website (under Zoning Resources).
- 3. The Final Plat submitted on Mylar measuring 18” by 24” with signature, shall be filed by the subdivider with the Town Clerk within 180 days of the DRB’s signed written decision. Final approval shall expire if the Final Plat is not filed by the subdivider within the 180-day period. One ninety (90) day extension may be granted pursuant to Title 24 Ch. 117, Section 4463(b)(1), Vermont Statutes Annotated.
 - a. Approval expires April 15, 2025
- 4. Draft deed documents for the new lot shall be submitted to the Zoning office and must address all right of way easements and restrictions.
- 5. 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.
- 6. No changes, erasures, modifications, or revisions other than those required by this decision shall be made on the subdivision plat after Final Plat approval, unless said plat is first resubmitted to and approved by the DRB. In the event the subdivision plat is recorded without complying with this requirement, the plat shall be considered null and void.
- 7. 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 15th day of October, 2024.

By _____
Suzanna Brown
Georgia DRB Chair

DRB members participating in this decision: Suzanna Brown, Greg Drew, Gilles Rainville, Jr., Charles Cross, Lisa Faure, Jared Waite and Glenn Sjoblom.

Vote to approve: In favor - 7, Opposed - 0, Abstain – 0, Absent 2 (James Powell, Chris Caspers).

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.