



Town of Georgia

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

NOTICE OF DECISION FA-001-25

Owner & Applicant: Steven Hibbard **Final Plat Amendment to Remove or Alter the Conservation/Agricultural Easement**

This matter came before the Georgia Development Review Board (DRB) on the application of Steven Hibbard, hereafter referred to as Applicant, for a Final Plat Amendment from a previous property decision (PC-016-99) to remove or alter the Conservation and Agricultural Easement and Restrictions imposed on the property located at the North end of Oakland Station Road (Parcel ID#110930100) in the AR zoning district. Notices of Public Hearing were duly published on September 19, 2025 and October 31, 2025, in the St. Albans Messenger, and all adjoining property owners were notified.

The DRB held a public hearing on October 7, 2025. The engineer for applicant was present to present the project. See meeting notes for a list of others in attendance. The hearing was continued until November 18, 2025, after meetings with both the Georgia Conservation Commission and the Planning Commission.

Applicant has submitted Mapp #500, Slide #42 received at the Town of Georgia for recording on August 5, 1999.

Based on the above-mentioned public hearings, plans submitted, and additional documents contained in the Development Review Board 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 DRB, and the minutes of the hearings conducted by the Town of Georgia DRB on October 7, 2025 and November 18,

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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 an additional basis for the DRB's decision.

1. Applicant is requesting a Final Plat Amendment from a previous property decision (PC-016-99) to remove or alter the Conservation and Agricultural Easement and Restrictions imposed on Lot 1 as part of the 1999 subdivision approval to allow construction of a single-family residence.
2. The Final Plat Amendment is limited to removing or altering the Conservation and Agricultural Easement and Restrictions imposed on Lot 1 as part of the 1999 subdivision approval to allow construction of a single-family residence. No other site plan changes are requested.
3. Previous approval for Applicant's project (PC-016-99) was issued in 1999. This decision was part of a Planned Unit Development (PUD) which included Lot 1, six residential lots and ±12.16 acres of Open Space, now known as COM004.
4. The Planning Commission granted final subdivision approval to Applicant with conditions, including the condition that an "Agricultural Agreement" be put in place for Lot 1.
5. A "Conservation and Agricultural Easement and Restrictions" agreement between the Applicant and the Town of Georgia, acting by and through the Selectboard and Conservation Commission, explains Lot 1 was intended to be used exclusively for agricultural purposes. The document was written to be amended in the future.
6. The Georgia Conservation Commission met with Applicant's engineer on October 20, 2025 as an advisory organization to the DRB. Ken Minck moved to leave the Hibbard conservation and agricultural easement in place given that the easement was granted as a condition of the original subdivision and was intended to maintain the integrity of the natural resources. Tom Hargy seconded the motion. Voting yey: Alysia Catalfamo, Jen Kale, Suz Brown, Tom Hargy, Ken Minck, Peter Mazurak, Connor O'Driscoll and Fred Grimm.
7. The Georgia Planning Commission met with Applicant's engineer on October 28, 2025 as an advisory organization to the DRB. The Planning Commission agreed to the following recommendations:
 - i. The Agricultural and Conservation Agreement can be modified to allow for a one-acre building envelope, with the rest of the property remaining in the agricultural easement.
 - ii. The agreement is updated to ensure no additional land is removed.
 - iii. There is a 20-foot right-of-way easement to the cemetery.
 - iv. A maximum 100-foot driveway off Oakland Station Road.

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8. The following members of the DRB were present for the Final Plat Amendment public hearing on November 18, 2025, constituting a quorum: Charles Cross, Lisa Faure, Gilles Rainville Jr, Glenn Sjoblom and Jared Waite.
9. 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.

CONCLUSIONS

1. The applicant has submitted all relevant Final Plat information required by the Town of Georgia Development Regulations.
2. The approval of the Final Plat amendment is based on the information provided in the Applicant's Final Plat amendment application, located in their Final Plat amendment planning file, as well as the original subdivision files, PC-016-99.

ORDER

Based on the Findings of Fact and Conclusions set forth above, the Georgia DRB approves the Final Plat amendment to alter the Conservation and Agricultural Easement and Restrictions imposed on Lot 1 as part of the 1999 subdivision approval to allow construction of a single-family residence subject to the conditions listed below:


1. The DRB agrees to release the Conservation and Agricultural Easement and Restrictions Agreement from the 22.87-acre parcel owned by Steven Hibbard, listed as parcel number 110930100, under the following conditions:
 - a. The building lot will not exceed 15.58 acres
 - b. There is a restriction for all future construction on the parcel to a single-family or duplex residential dwelling, and all accessory structures are limited to a two (2) acre building envelope on the 15.58-acre lot.
 - c. The remaining 7.29 acres will be added to the common land created as part of the decision PC-016-99
 - d. A 20-foot-wide right-of-way easement to the Town of Georgia, granting access to the Kingsbury Cemetery.
2. In accordance with the current Conservation and Agricultural Easement and Restrictions Agreement in place, the decision by the DRB is subject to Selectboard approval.
3. The Final Plat plan shall be accompanied by a vicinity map drawn at a 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. One Mylar and one scaled paper

copy of the final amended plat shall be submitted to the Zoning Administrator for the chair of the DRB to sign and for filing with the Town Clerk within 180 days of this decision. The Zoning Administrator may grant one 90-day extension.

A. 180 days from the date of this decision is **Monday, June 2, 2026.**

4. The Final amended Plat Mylar shall be completed by a licensed land surveyor and submitted to the Zoning Administrator. The survey should indicate the following:
 - a. Boundary lines name or identifying title, the name of the municipality, the name and address of the record owner, the name, license number, and seal of the licensed land surveyor, and the general location of the parcels in relation to existing street, scale, date, and true north point.
 - b. Building envelope.
 - c. Rights of way with metes and bounds calculated along said rights of way.
 - d. The zoning district designation.
 - e. The length of all straight lines, the deflection angles, radii, length of curves, and central angles of all curves, tangent distance, and tangent bearings for each street.
 - f. Deed reference, tax map reference.
 - g. Names and deed references of all abutting landowners.
 - h. a two (2) acre building envelope for one single-family home or duplex, and all accessory structures
 - i. 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).
5. Draft deed documents for the new lot shall be submitted to the Zoning office and must address all right-of-way easements and restrictions. Applicant shall submit \$500 for legal escrow before or with the Mylar to cover the legal review of the deeds and any other required legal instruments by the attorney for the Town of Georgia. Any requested revisions must be complete before the Plat may be recorded. Any funds not expended on the legal review will be refunded to the Applicant.
6. 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.
7. No changes, erasures, modifications, or revisions other than those required by this decision shall be made on the plat after Final Plat amendment approval, unless said plat is first resubmitted to and approved by the DRB. In the event the plat is recorded without complying with this requirement, the plat shall be considered null and void.
8. 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 the permit and be subject to enforcement action by the Town.

Dated at Georgia, Vermont, this 2nd day of December : 2025.

By 
Charles Cross
Georgia DRB Chair

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

Vote to approve: In favor - 5, Charles Cross, Lisa Faure, Gilles Rainville Jr, Glenn Sjoblom and Jared Waite.

Opposed - 0

Abstain – 4, C. Caspers, G. Sjoblom, L. Horton, T. Gabel

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.

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