



GEORGIA

VERMONT

In re: Michael Tourville, Applicants
Permit Application No.: SA-003-25

Decision and Findings of Fact for Site Plan Amendment to Increase Building Envelope from Prior Decision (PC Hearing October 10, 2006)

Dear Applicant,

After a duly warned hearing of the Development Review Board (DRB) on October 7, 2025, the following action was taken with regard to your request:

GRANTED

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 October 7, 2025, 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 additional basis for the Board's decision.

Background:

This matter came before the Town of Georgia DRB on the application of Michael Tourville, hereinafter referred to as Applicant, requesting a Site Plan Amendment to increase the building envelope on his residential property from an approved Planning Commission hearing on October 10, 2006. A Notice of Public Hearing was duly published in the St. Albans Messenger on September 19, 2025, and all abutting property owners were notified.

The DRB conducted a public hearing on this application on October 7, 2025. Applicant was present at the hearing. Applicant submitted a Site Plan Amendment application and the Zoning Administrator presented a DRB report.

Finding of Facts:

1. Applicant is requesting a Site Plan Amendment for the original subdivision of property to enlarge the building envelope, which would allow Applicants to build a garage on their property.
2. The Site Plan Amendment will alter the size of the building envelope to make it larger for Applicant's full use and enjoyment of their property.

3. See also previously approved decisions, PC October 10, 2006.
4. The following members of the DRB were present for the Site Plan Amendment public hearing on October 7, 2025 constituting a quorum: Charles Cross, Gilles Rainville, Jr., James Powell, Lisa Faure, Glenn Sjoblom, Leigh Horton, Tony Gabel and Chris Caspers. See meeting minutes for a list of others present.
5. 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.

Conclusion:

The Board concludes as follows:

1. Applicant has submitted all relevant Site Plan information required by the Town of Georgia Development Regulations.
2. The approval of the Site Plan amendment is based on all plans and documents submitted and contained in the zoning file for this project.

Decision:

1. Based on the Findings of Fact and Conclusions set forth above, the Georgia DRB **APPROVES** the Site Plan Amendment to expand the building envelope from the original subdivision decision (PC October 10, 2006). The building envelope shall meet current setbacks and not encroach on the VELCO easement currently in place on the property. All other orders of the original decision shall remain in place.
2. Applicant will submit a new mylar to the Town Clerk's office for recording. The mylar shall include 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). The mylar shall be submitted within six (6) months of the date of this letter.
 - 6 (six) months from the date of this letter is **April 21, 2026**.

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 proceeding 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 Section 3.2(D) of the Town of Georgia Development Regulations, approval from the Development Review Board allowing a conditional use shall expire one year 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 two 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, Jr., Lisa Faure, Glenn Sjoblom, Leigh Horton, Tony Gabel and Chris Caspers

Members present and voting against approval:

Members abstaining:

Members absent from voting:

Date: 10/21/2025

Charles Cross
DRB Chair