



GEORGIA

VERMONT

October 21, 2025

Joseph and Jamie Gray
5659 Georgia Shore Road
Georgia, VT 05478

RE: SK-004-25
Sketch Plan Review

Dear Applicants,

On October 7, 2025, the Development Review Board (DRB) reviewed your Sketch Plan Application for the proposed 3-lot subdivision of your parcel located at 5659 Georgia Shore Road, Georgia, Vermont within the Lakeview (L-1/L-2) zoning district. The DRB has classified your proposal as a minor subdivision pursuant to the definition of *Subdivision, Minor* in Article 10 of the Town of Georgia Development Regulations (October 13, 2025). A minor subdivision will require a publicly warned Final Plat Review before the DRB. The application for Final Plat Review shall be submitted to the Zoning Administrator within six (6) months of the date of this letter pursuant to Section 7.3.4.

- 6 (six) months from the date of this letter is April 21, 2026.

In addition to those requirements delineated in Section 7.3.4 of the Georgia Development Regulations (October 13, 2025), the DRB requests the application and next set of site plan(s) include the following:

1. 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. Any landscaping and screening; and
 - h. 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).
2. The Final Plat 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.
3. In an effort to avoid lots without road frontage, Lots 1 and 2 are required to have the appropriate road frontage in accordance with the zoning district. In lieu of the road frontage, Applicants shall apply for a waiver to the DRB according to Section 6.8(B) *Lot Frontage Waiver* in the Development Regulations.
 - a. In the issuance of waivers, the DRB shall consider and may require design features, screening, or other features to mitigate anticipated impacts of any such waiver.
4. Applicants shall obtain a Right-Of-Way permit from the Director of Public Works for the driveway curb cut servicing Lots 1 and 2.
5. Applicants shall submit a Driveway Agreement for Lots 1 and 2.
6. Applicants shall submit the deeds for the new lots to the Town of Georgia at the time the mylar is recorded.
7. Applicant will submit draft deed language for Lot 1 and Lot 2 at the time the mylar is recorded. The deed for Lot 2 should indicate the Common Land acreage to the lake (COM34).
 - a. All documents will require legal review by the Town of Georgia. Applicant will submit \$500 with the Final Application to cover the legal review of the deeds and driveway agreement, as well as any other required legal instruments by the attorney for the Town of Georgia. Any funds not expended on the legal review will be refunded to the Applicant.
 - b. All requested revisions must be complete before the Plat can be recorded. Only instruments approved by the Town of Georgia may be recorded in the Town of Georgia Land Records. The attorney for the Town of Georgia must approve the subdivision plat prior to filing the final plat on mylar.
8. Applicants shall provide an “Ability to Serve” letter from the Town of Georgia Fire Chief indicating the ability to provide emergency services to the proposed subdivision.

9. If applicable, a stormwater plan should be submitted with the final application in accordance with Section 5.10 of the Development Regulations.
10. Beyond what is noted in this letter, the Applicant is responsible for securing any and all necessary permits to complete this project.
11. 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.
12. 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.
13. 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.

Please be in touch with our Zoning Administrator & DRB Coordinator, Douglas Bergstrom, at 524-3524 or zoning@townofgeorgia.com if you have any questions.

We look forward to receiving your next submittal.

Sincerely,

Charles Cross
Georgia DRB Chair

Cc: Interested Parties