

September 18, 2025

Douglas Bergstrom
Zoning Administrator
47 Town Common Road
St. Albans, Vermont

Dear Douglas,

Bowman is submitting a boundary line adjustment application on behalf of Dan & Tina Coolbeth for a property located at 211 Mills Road in Georgia, Vermont. The parcels subject to the boundary line adjustment include number 1 and number 7. The parcel ID is 105160010. Parcel number 1 is currently 23.1 +/- acres and will become 9.0 +/- acres after the adjustment. Parcel number 7 is currently 1.9 +/- acres and will become 16 +/- acres after the adjustment.

Access to parcel 1 is existing via a gravel drive off Mills Road, but the parcel also has frontage on Georgia Shore Road. After the adjustment, access and frontage roads will remain the same. Access to parcel 7 is existing via Mills Road and not subject to change; however, after the adjustment the parcel will also have frontage on Georgia Shore Road.

There are numerous existing access and utility easements throughout the subject parcels that benefit lots 2 through 7. See attached plat for specific locations and details.

This project meets the requirements for permit exemption from the Wastewater System and Potable Water Supply Regulations.

If you have any questions or comments, please do not hesitate to contact me by email at colen.johnson@bowman.com or by phone at (802) 879-6331.

Sincerely,

Colen Johnson
Civil Engineer, Project Manager
Bowman