



# GEORGIA

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## VERMONT

DATE: 9/19/25 PERMIT NUMBER: BLA - 002 - 25

### BOUNDARY LINE ADJUSTMENT APPLICATION

The undersigned owners/applicants hereby make application to undertake land development as defined in the Town of Georgia Development Regulations. The owners/applicants hereby swear and affirm that all of the information and representations made are true and accurate. Permit is issued based on accuracy of information provided; if false or inaccurate, permit may be revoked.

*Pursuant to 24 VSA Chapter 117, Section 4463, "Before any plat is approved, a public hearing on the plat shall be held by the appropriate municipal panel after public notice." Plat will be heard by the Development Review Board (DRB) prior to recording of BLA plat.*

**Submission requirements:** An application for Boundary Line Adjustment will consist of one full to scale paper survey, two 11"x17" copies, and supporting data which will include those items listed on this application form and the attached sheet. The application will not be deemed complete until all the applicable materials have been submitted. Failure to submit a complete application as defined shall be grounds for denial of the application by the Zoning Administrator.

**Owner(s) of Parcel #1:**

Dan & Tina Coolbeth  
PO Box 422  
Milton, VT 05468

**Telephone:** (802) 598-6066

**Owner(s) of Parcel #2:**

Dan & Tina Coolbeth  
PO Box 422  
Milton, VT 05468

**Telephone:** (802) 598-6066

**Location of Property #1:** 211 Mills Road

Parcel ID No.: 105160010

Zoning District: L-1 & L-2

Deed Reference: Volume 345 Page 145

**Size of parcel prior to adjustment:** 23.1 +/- acres

**Size of parcel after adjustment:** 9.0 +/- acres

**Frontage of parcel prior to adjustment:** 3106.46'

**Frontage of parcel after adjustment:** 695.36'

47 Town Common Road North. • St. Albans, VT 05478

• Phone: 802-524-3524 • Fax: 802-524-3543 • website: townofgeorgia.com

**Location of Property #2:** 211 Mills Road  
Parcel ID No.: 105160010  
Zoning District: L-1 & L-2  
Deed Reference: Volume 345 Page 145

**Size of parcel prior to adjustment:** 1.9+/- acres  
**Size of parcel after adjustment:** 16.0 +/- acres  
**Frontage of parcel prior to adjustment:** 193.81'  
**Frontage of parcel after adjustment:** 2613.6'

**Previous subdivision of parcel(s) (if applicable):**  
**Permittee name:** Dan Coolbeth  
**Date:** 05/02/2023 **Map #**

**Previous Site Plan Approval(s) (if applicable):**  
**Permittee name:**   
**Date:**  **Map #**

**List of plans, sketches, or other information submitted with this application:**  
S1-04 Boundary Line Adjustment Plat

**Description of proposed project:** This project proposes a boundary lot adjustment of lot numbers 1 and 7 along Mills Road.

**Existing and/or proposed means of access to each lot:** Access to each lot is existing via Mills Road and Georgia Shore Road.

**Existing and/or proposed easements and rights-of-way for each lot:** There are numerous easements benefiting lots #1 and 7, as well as existing lots 2, 3, 4, 5, and 6.

**Location of existing infrastructure (i.e. wells, primary & replacement waste water disposal, etc.) for each lot:** There is an existing cottage on Lot 7. There is a WW easement on Lot 1 benefiting lots 3, 4, 6 and 7.

**List of abutting properties to the two parcels and stamped envelopes addressed to the listed abutters. Please leave the return address area blank as it will be stamped with the Town Office address in the event of a returned notice.**

**State permits required and/or obtained for this project** (Applicants are responsible for obtaining all necessary State permits. Applicants should contact the Permit Specialist at the District 6 office of the Department of Environmental Conservation at 802-879-5676 to determine if a Wastewater and Potable Water Supply Permit is required in accordance with 10 VSA Chapter 64 and the Wastewater System and Potable Water Supply Rules. If, according to the DEC, a Wastewater System and Potable Water Supply Permit is NOT required, applicants shall provide written proof from the DEC of such to the Zoning Administrator. If a Wastewater System and Potable Water Supply permit IS required, applicants shall provide a copy of same):

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**The undersigned hereby certify and affirm that the information submitted in this application is true, accurate and complete.**

**Date:** 9/19/2025 *Dan Coolbeth*  
Dan Coolbeth

**Owner(s) of Parcel #1**

**Date:** 9/19/2025 *Dan Coolbeth*  
Dan Coolbeth

**Owner(s) of Parcel #2**

**NOTE:** Upon approval of this application, a Mylar of the survey must be signed by the DRB Chair and recorded in the land records. Mylar must include those applicable items listed on the following page and two signature blocks as follows:

TOWN OF GEORGIA, VT  
RECEIVED FOR RECORD

Received for record \_\_\_\_\_ A.D. 20 \_\_\_\_  
At \_\_\_\_\_ O'clock \_\_\_\_ M and recorded on  
Slide # \_\_\_\_\_ Map # \_\_\_\_\_  
Attest: \_\_\_\_\_

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This Subdivision Plat has been approved by resolution of the  
Development Review Board of the Town of Georgia, VT  
This \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_

Subject to the requirements and conditions of said resolution.  
DRB Application # \_\_\_\_\_

Signed this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_  
By \_\_\_\_\_, DRB Chair

**NOTE: Permit may be appealed within 15 days of issuance pursuant to 24 VSA Chapter 117, Section 4465. This permit expires one year from date of issuance if Mylar is not properly recorded.**

**FOR TOWN USE ONLY**

Date Received	9/19/25	Complete/Incomplete	
Permit Number	BLA-002-25	Approved/Denied	
Fee Paid	\$50	Permit Valid	
Check #	3549	Recording Fee Paid	
Hearing Date	10/21/25		

**Boundary Line Adjustment Review Checklist**

**This checklist is intended to be used as an aid in developing a complete application for a Boundary Line Adjustment Permit. An application for a Boundary Line Adjustment shall consist of one (1) full to scale paper survey, two (2) 11"x17" copies, and supporting data which will include the following information. The Zoning Administrator may require additional information as necessary to determine compliance with the regulations.**

1. Address of the subject properties.
2. Name and address of the owners of record of the subject properties.
3. Name and address of the owners of record of adjoining lands.
4. Stamped and addressed envelopes for mailing of Notice of Public Hearing
  - a. Please leave return address section blank.
5. A survey created by a registered land surveyor, drawn to scale, showing structures, roads, easements, rights of way, deed restrictions, name and address of person or firm preparing the map, scale of map, north point, date of map/revisions, and legend, current lot lines (labeled as such), proposed lot lines (labeled as such), current acreage of each lot, proposed acreage of each lot, means of accessing each lot, existing sewage disposal area for each lot, and existing water source for each lot.
6. A site location map showing the location of the project in relation to nearby town/state highways and developed areas at scale of one-inch equals one thousand feet.

**Decisions:**

The Zoning Administrator shall act to approve or disapprove Boundary Line Adjustment applications for review by the DRB within thirty (30) days after receipt of a complete application. Failure to act within the 30-day period shall constitute deemed approval on the 31st day.