

**Boundary Line Adjustment
BLA-002-25**

Owner Parcel #1 & Parcel 2: Dan & Tina Coolbeth P.O. Box 422 Milton, VT 05468 PH: 802-598-6066 danrcoolbeth@gmail.com	Surveyor/Engineer: Colen Johnson, Civil Engineer/Project Manager TCE/Bowman 478 Blair Park Road Williston, VT 05495 www.tcevt.com
Property Tax Parcel & Location #1: Lot 1: 32 Mills Road and property to the South along Georgia Shore Parcel ID# 105160010,a	Property Tax Parcel & Location #2: Lot 7: Lakefront property between 190 Mills Road and 108 Mills Road, including a cottage Parcel ID# 105160070

BACKGROUND

Boundary Line Adjustment for Dan and Tina Coolbeth, with Lot 1 located at 32 Mills Road (Parcel ID #105160010,a) sized at ± 23.1 acres prior to adjustment and will be ± 9 acres once adjusted. Lot 7 is identified as lakefront property between 190 Mills Road and 108 Mills Road (Parcel ID 105160070) including a cottage. Lot 7 is sized at ± 1.9 acres prior to adjustment and will be ± 16 acres once adjusted.

The original subdivision hearing (PC-009-21) included subdividing the ± 34 acres to the west of Georgia Shore Road (Parcel #(105160010,a) into 3 new lots/4 total lots. The ± 31.2 acres to the east of Georgia Shore Road (Parcel #105160010,b) was not included in the decision. The subsequent subdivision plans (FP-002-23) included subdividing the ± 34 acres to the west of Georgia Shore Road (Parcel #(105160010,a) into 4 lots, also not including the ± 31.2 acres to the east of Georgia Shore Road (Parcel #105160010,b).

The ± 31.2 acres to the east of Georgia Shore Road (Parcel #105160010,b) was excluded from prior subdivision hearings based on Georgia Shore Road serving as a natural subdivision of lands, (See Town of Georgia Development Regulations, 2025: Section 7.5: Natural Subdivision.)

COMMENTS

1. Legal Description of adjusted area and boundary line adjustment plat.

See *Boundary Line Adjustment Plat, Dan & Tina Coolbeth*, prepared by Bowman on May 13, 2025.

See also FP-002-23, *Coolbeth Subdivision Lot 3, 211 Mills Road, Georgia, VT* prepared by TCE Engineering & Survey dated 5/11/2022.

2. **Means of Access-** Existing access is unchanged. Access to each lot is existing via Mills Road and Georgia Shore Road.
3. **Existing or proposed easements or rights-of-way for each lot.** There are numerous existing easements benefitting lots 1 and 7, as well as subdivided lots 2 – 6.
4. **Location of existing infrastructure for each lot.** Lot 1 has a home and garage, as well as a wastewater easement on Lot 1 benefitting lots 3, 4, 6 and 7. There is an existing cottage on Lot 7.

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator