

**CONDITIONAL USE
HOME OCCUPATION
CU-003-25**

Owner/Applicant: Michael Florucci 1093 Polly Hubbard Road Georgia, VT 05478 PH: 619-208-4393 Email: michaelfl80@gmail.com	Property Tax Parcel & Location: 1093 Polly Hubbard Road Parcel# 111380000 Zoning District: AR-1
Surveyor/Engineer: Barnard & Gervais, LLC PO Box 820, Enosburg Falls, VT 05450 #802-933-5168	

BACKGROUND

Michael Florucci, hereafter referred to as Applicant, is requesting Conditional Use approval for a Home Occupation on the property. The parcel is located at 1093 Polly Hubbard Road, within the AR-1 zoning district. The parcel is ± 10.2 acres in size, benefitted by ± 250 ft of frontage along Polly Hubbard Road.

After a duly warned hearing of the Town of Georgia Development Review Board (DRB) on February 18, 2025, Applicant received Variance approval (VAR-001-25) with the following conditions: (1) Build an accessory structure on the property in an identified Class II wetland or buffer; (2) Approval is subject to State of Vermont, Agency of Natural Resources (VWP File #2024-0107); and (3) Any home occupation use on the property is subject to DRB approval as Conditional Use.

COMMENTS

Home Occupation Guidelines

Per Town of Georgia Development Regulations dated May 2, 2022 Section 6.4B

This is a typical Home Occupation, but for the Variance Approval (VAR-001-25) conditions, mandating the Conditional Use application and hearing.

- 1. Use of Residence or Accessory Structure.** *The regulations for Home Occupation can use no more than 50% of the residence or accessory structure.* The applicant is looking for a conditional use to use the majority of the accessory structure to be built for the purpose of the home occupation.
- 2. Employees.** *The regulations allow for members of the household and no more than one non-household full-time equivalent employee.* The applicant has expressed only members of the household will be active in the business.

3. **Signage.** *The regulations allow for one unlit sign not exceeding six square feet per side. No permit for a sign was applied for at this time.*
4. **Traffic.** *The regulations are that no traffic shall be generated in a volume greater than an estimated average of 10 trips per day or alters the essential character of the neighborhood or substantially impairs the use of adjacent property. Applicant is proposing only delivery vehicles.*
5. **Noise.** *The regulation state the occupation shall not generate excessive noise, smoke, vibration, dust, glare, odors, electrical interference, or heat that is detectable at the boundaries. The applicant states in their application that the business will not generate anything that would be in violation of this regulation.*
6. **Parking.** *The regulation for parking is where new parking is proposed, it shall be provided off-street and shall be located inside or rear yards outside setback areas. However, pre-existing residential parking areas may be utilized. No additional parking is necessary.*
7. **Storage.** *The regulations for the exterior storage of materials used in the home occupation shall be limited to the smallest extent reasonably practicable, screened so as to not be visible from the street, road, or adjacent properties, and shall not be allowed in setback areas. No exterior storage.*
8. **Risk.** *There shall be no potential of risk to public health from the Home Occupation, including but not limited to toxic emissions or on-site disposal of hazardous wastes. No risk to public health.*
9. **Conformance with Town Plan & Bylaws.** *The current regulations allow for Home Occupation in the AR-1 zoning district. Proposed setbacks appear to be sufficient. All areas of Home Occupation appear to have been met except for the percentage of use of the accessory structure.*
10. **Water & air pollution.** N/A
11. **Compatibility with surroundings.** N/A
12. **Municipal services.** N/A.
13. **Vehicular traffic.** *The driveway is an existing driveway providing access to the new garage.*
14. **State Permits.** *Applicant shall submit any and all required State Permits, including wetlands permits.*

Conditional Use Guidelines

Per Town of Georgia Development Regulations dated February 27, 2023 Section 3.2

1. **Public facilities and services are reasonably available to serve the proposal or are planned and included in the Town Capital Budget and program to serve the proposal at the time anticipated for its completion:** Yes.

2. **The character of the neighborhood, area, or district affected will not be adversely impacted and that a nuisance or hazard will not be created to the detriment of the health, safety, or welfare of the intended users, neighbors, or citizens of the town:** No nuisances are anticipated.
3. **The proposed use or building and the relationship between the buildings and the land will be compatible with the purposes of the district and the character of the surrounding neighborhood and will not unduly detract from abutting residences or other properties:** Yes.
4. **Appropriate use or development of adjacent property will not be impeded, i.e., the scale of the proposed development in relation to the existing and proposed uses and buildings and the effect of the proposed use on the continued enjoyment of and access to existing and approved uses in the vicinity of the proposed use will not be adversely impacted:** Yes.
5. **Traffic generated or patterns of ingress or egress will not cause congestion, hazard or detriment to the neighborhood or nearby intersections (the DRB may require a traffic study to determine compliance with this standard.):** No traffic generated beyond delivery vehicles.
6. **The proposed use is consistent with the purpose of the district, the Town Plan, the Town of Georgia Development Regulations, and other bylaws and ordinances adopted by the Town of Georgia:** Yes.
7. **That the utilization of renewable energy resources will not be adversely affected.** Yes.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk