

DOUG BERGSTROM, ZONING ADMINISTRATOR
TOWN OF GEORGIA, VERMONT
47 TOWN COMMON RD. NORTH
ST. ALBANS, VT. 05478.

MR. BERGSTROM.

I AM WRITING TO NOTIFY YOU OF MY INTENT TO CHALLENGE THE IMPOSITION OF AN IMPACT FEE ON THE RECONSTRUCTION OF MY EXISTING HOME AT 2964 GEORGIA SHORE RD. IN GEORGIA VERMONT. THERE ARE SEVERAL REASONS WHY I BELIEVE AN IMPACT FEE ON THIS PROJECT DOES NOT AGREE WITH THE INTENT OF THE TOWN OF GEORGIA IMPACT FEE ORDINANCE AS APPROVED BY THE SELECTMEN. OUR PROJECT INCLUDES THE VOLUNTARY DEMOLITION OF OUR APPROXIMATELY 1600 S.F. 3-BEDROOM HOME AND CONSTRUCTION OF A NEW 2400 S.F. 3-BEDROOM 2-STORY HOUSE WITH A SMALLER FOOTPRINT THAN THE EXISTING. THE EXISTING HOME HAS BEEN THERE FOR APPROXIMATELY 60 YEARS OF WHICH MY WIFE AND I HAVE OWNED IT FOR THE PAST 27 YEARS. THIS PROJECT IN NO WAY IS A NEW DEVELOPEMENT OR IN ANY WAY WOULD IT INCREASE THE DEMAND FOR PUBLIC SERVICES. THROUGHOUT THE ORDINANCE THE INTENT, THE IMPOSITION AND THE CALCULATION OF IMPACT FEES ARE ALL BASED ON EITHER NEW DEVELOPEMENT OR INCREASE IN DEMAND. SECTION 3.1.2, SECTION 5.1.1 AND SECTION 6.2.5 ARE ALL CLEAR IN THEIR LANGUAGE.

THE OTHER PART OF THE ORDINANCE THAT I WOULD QUESTION IS SQUARE FOOTAGE. THE ORDINANCE DOES NOT SPECIFY BEING REQUIRED TO PAY A DIFFERENT FEE BASED ON SQUARE FOOTAGE. FOR EXAMPLE A 1-BEDROOM 1000 S.F. HOME WOULD PAY THE SAME FEE AS A 5-BEDROOM 5000 S.F. HOME. BY THIS SAME LOGIC HOW COULD A 3-BEDROOM 1600 S.F. HOME AND A 3-BEDROOM 2400 S.F. HOME BE CONSIDERED DIFFERENT IN THE VIEW OF THIS ORDINANCE.

IN ADDITION SECTION 11.1.1.1 AND 11.1.1.2 ALLOW FOR EXEMPTIONS FOR AN EXPANSION OF AN EXISTING BUILDING AND REPLACEMENT OF A DESTROYED BUILDING. ALTHOUGH SECTION 11.1.1.2 STATES "THE REPLACEMENT OF A DESTROYED BUILDING...., AS DEFINED BY THIS ORDINANCE, WITH A NEW BUILDING OR STRUCTURE OF THE SAME SIZE, AND SAME FOOTPRINT OF EXISTING STRUCTURE AND USE," IT DOES NOT SPECIFY SQUARE FOOTAGE AND GIVEN THAT OUR EXISTING HOUSE IS 3-BEDROOM AND OUR NEW HOUSE WILL BE 3-BEDROOM AND THE FOOTPRINT WILL ACTUALLY BE REDUCED THEREFORE I BELIEVE WE SHOULD BE EXEMPT FROM THIS FEE.

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THANK YOU FOR YOUR ATTENTION TO THIS MATTER AND PLEASE
LET ME KNOW WHAT THE NEXT STEP IN THE PROCESS WOULD BE
I CAN BE REACHED BY E-MAIL AT danisinc@aol.com
AND BY PHONE AT 603-234-9275.



MICHAEL DANIS
2964 GEORGIA SHORE RD.
GEORGIA, VT. 05478

Georgia, VT - Property Database - Detail Result

Last Updated: March 27, 2025 | Official copies of data must be obtained at the Georgia Town Office.

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Owner Information				Parcel Value Information			
Parcel	106060000			Land Value	113,200	Homestead	212,500
Owner	DANIS MICHAEL C & BARBARA A 109 OLD TENNEY RD NEW IPSWICH, NH 03071-3418			Dwelling Value	85,400	Housesite	212,500
Location	2964 GEORGIA SHORE RD			Site Imprvmt	10,000		
Sec/TWP/Range	0.80A-MOBILE HOME SGL-BARN- DSA(2)-LF			Outbuildings	3,900		
Descr				Total	212,500		
				Photo not available.			
Parcel Information							
NBHD	1	SPAN	237-076- 10495				
Acres	0.8	Status	A - Active				
Sales Information							
Book	00116	Sale Date	1998-10-06				
Page	00159.	Sale Price					
BUILDING							
Total Rooms	5	Year Built	1961	Building SF	1208.00	Energy Adj	Average
Bedrooms	3	Effect Age	45	Quality	2.00	Bsmt Wall	No Data
Full Baths	1	Condition	Fair/Avg	Style	1 Story	Bsmt SF	
Half Baths	1	Phys Depr	24	Design	MobileHome	Bsmt Fin	
Kitchens	1	Funct Depr		Bldg Type	Single	Bsmt Fin SF	
		Econ Depr					
Notes							
LAND							
Land	1	Area	0.80	Grade	1.54	Frontage	Depth

Sketch

