



GEORGIA VERMONT

Application for Zoning Permit

Recording Information

- ⇒ For any change of use on State Highways (Route 7 & 104A) contact VTRANS
- ⇒ Post **Permit Poster** so it is visible to the road immediately as the Permit is appeal-able within 15 days of issuance.
- ⇒ Complete a Certificate of Occupancy application upon completion of project.
- ⇒ Provide a diagram showing the proposed project, well location, septic location and setbacks from the property line.
- ⇒ Property information & forms are available at townofgeorgia.com or using the Georgia VT Parcel Map.

Application Approval Date 3/4/24
Appeal Period Expires 3/19/24
Zoning District AR-3
Permit Number 2A-006-24

A

Parcel Number: 100020000
Property Address (E911): 56 Heritage Drive
Applicant Name: Catherine Campbell
Applicant Address: 56 Heritage Drive
Applicant Phone: [REDACTED] Applicant Email: [REDACTED]
Owners Name (if different): _____

Property Owner Authorization: *The undersigned property owner hereby certifies that the information submitted in this application regarding the property line is true, accurate, and complete. The Applicant has full authority to request approval for the proposed use of the property and any proposed structure.*

Date: 3 / 1 / 2024 Owner's Signature: _____

B

Proposed Construction
Dimensions: (1) L 24 x W 36 x H 15' (2) L _____ x W _____ x H _____ Total ft² 864
of floors: _____ # of Bedrooms 1 # of Bathrooms 3/4

C

Property Information
Lot Size .46 acres Lot road frontage + - 309'
Proposed Setbacks (in feet)
Center of Road 25' Right Side 33' Left Side 162' Rear 51'

D

Previous Permits / Subdivision Name / Driveway Permit / DRB Application

E

Septic Information: *Applicants should visit the Agency of Natural Resources Department of Environmental Conservation to determine if a wastewater and Potable Water Supply Permit is required in accordance with 10 V.S.A. Chapter 64.*
Website: <https://dec.vermont.gov/water/forms/ww-systems-permits>
☐ Changes are not proposed to the building or to the use which will increase the amount of wastewater disposal. (i.e. adding bedroom or change of use)
☒ Wastewater & Potable Supply Permit is required. State Permit # ww-6-4360

F

VT Building Energy Standards Certificate (RBES): *The Vermont Residential Building Energy Standard (RBES) - 30 V.S.A. § 51 affects all new homes built after July 1, 1998. It is the energy code for all residential buildings 3 stories or less above grade in Vermont. RBES Disclosure Statement must be filled out and recorded with the town prior to the issuance of a Certificate of Occupancy. Applicant must certify the following:*

☐ Structure which is subject of this application DOES NOT require an RBES Certificate
☒ Structure which is subject of this application DOES require an RBES Certificate

G

Check box(es) which describe proposed use or construction (circle choice in parenthesis)

N = New A = Addition R = Remodel

Residential:	N	A	R
Single Family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family (Duplex)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium / Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Manufactured Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Camp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ADU (accessory dwelling unit)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Inclusions or Additions:			
Garage <input type="checkbox"/> attached <input type="checkbox"/> detached Addition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch <input type="checkbox"/> enclosed <input type="checkbox"/> open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck / Patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool <input type="checkbox"/> in ground <input type="checkbox"/> above	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed / Play House / Coop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barn <input type="checkbox"/> residential <input type="checkbox"/> agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greenhouse <input type="checkbox"/> residential <input type="checkbox"/> agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fence (< 5' in height no permit required)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other: _____			
Non-Residential:			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sign	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: check if needed			
Change in Use	<input type="checkbox"/>		
Home Occupation	<input type="checkbox"/>		
Permit Renewal Appeal	<input type="checkbox"/>		
Variance / Waiver	<input type="checkbox"/>		

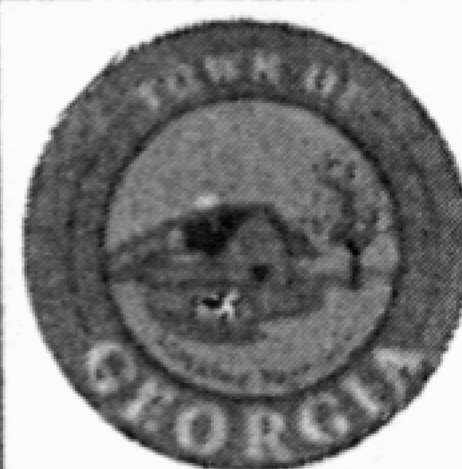
H

Please check the appropriate box for the following:

Additional Property Information	Yes	No
Is there a stream or wetland on property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property in a Special Flood Hazard Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property in an L1 zone on Lake Champlain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property in the South Village?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Project involve work in town right of way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Project involve a change in the # of bedrooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Project involve demolition / renovation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you attached a drawing of project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is this a primary residence?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an HOA (Home Owners Association)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property have a E911 sign at end of driveway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there an increase in impervious surface? (includes roof, deck, porch, pavement, patio etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes total square feet _____ ft ²		

Property Owner Acknowledgement: *The undersigned applicant hereby affirms that the information provided in this application is true, accurate, and complete. I understand if this application is approved, I must post the building poster provided on the property in public view and allow a 15 day appeal period before work begins. I understand Vermont law allows 30 days to find this application complete. I understand that my signature on this application constitutes permission for on-site inspection of the property described on this application form under Article 3 of the Georgia Development Regulations.*

Applicant Signature: [REDACTED] Date 3 / 1 / 2024 Co-Applicant Signature: [REDACTED] Date 3 / 4 / 2024



Town of Georgia
Application for Zoning Permit
& Building Permit

OFFICIAL USE ONLY — ZONING ADMINISTRATOR ACTION — OFFICIAL USE ONLY

Date Application Received: 3/4/24 Zoning District: AR-3

Project Description: ADU

Additional Action Needed:

Variance / Waiver: _____

Appeal: _____

Conditional Use Res: _____

Conditional Use Com: _____

Concept / Sketch Plan: _____

Site Plan: _____

BLA: _____

Amend / Renew: _____

Meeting date with DRB: ____/____/____

Meeting date with DRB: ____/____/____

Meeting date with DRB: ____/____/____

Meeting date with DRB: ____/____/____

Meeting date with DRB: ____/____/____

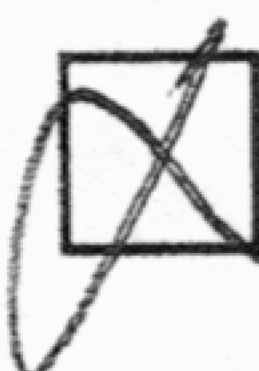
Meeting date with DRB: ____/____/____

Meeting date with DRB: ____/____/____

Meeting date with DRB: ____/____/____

Final Zoning Administrator Action

ZONING PERMIT



Approved

Date: 3/4/24

Zoning Administrator: _____

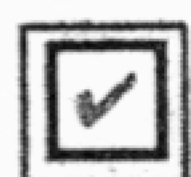
Permit EFFECTIVE date: 3/20/24

Permit EXPIRATION date: 3/4/24

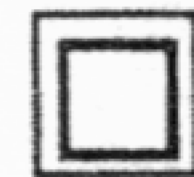
CONDITIONS of Approval:



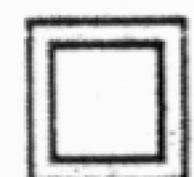
RBES Required



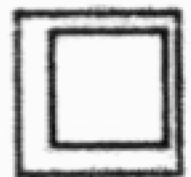
Certificate of Occupancy Required



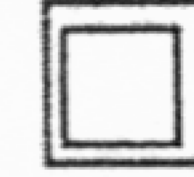
VTRANS Permit Required



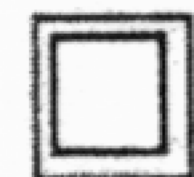
Driveway Permit



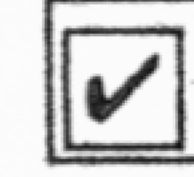
ROW Permit



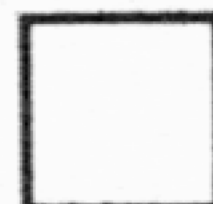
Class 4 Road Agreement



Other: _____



E911 Sign



Denied

Date: ____/____/____

Zoning Administrator: _____

Reason for Denial: _____

Fees

Permit Fee: \$ 300

Recording Fee: \$ 60

RBES Record: \$ 15

VTRANS Record: \$ _____

Driveway Permit: \$ _____

ROW Permit: \$ _____

Road Inspection: \$ _____

Cert. of Occupancy: \$ 150

Cert of Occ Record: \$ _____

Impact Town: \$ 1,100

Impact School: \$ _____

Other: \$ _____

Total Fees Zone: \$ 450

Total Record: \$ 75

Total Highway: \$ _____

Total Impact Town: \$ 1100

Total Permit Fees: \$ 1625

Notice of Appeal Rights: Any interested person may appeal this decision by filing a written Notice of Appeal with the Zoning Administrator or DRB Clerk within 15 days of the date of this decision. (Title 24 VSA ch. 117 Section 4465)

This permit does not authorize commencement of any development activity approved by the permit until the permit takes effect as set forth above.

Site modifications and improvements made prior to this permit becoming effective may be subject to removal and site restoration if a timely appeal is commenced.

Expiration: This permit expires one year from the date of issue or date listed at top of permit and may be extended one additional year upon application.

Conditions: Conditions imposed by the Zoning Administrator, Planning Commission, DRB, or Selectboard are hereby incorporated into this permit and are binding on the permittee.

Note: The applicant retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802) 477-2241 to speak with a regional Permit Specialist.

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT**LAWS/REGULATIONS INVOLVED**10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective November 6, 2023**Permittee(s): Catherine Campbell**
56 Heritage Dr.
Milton, VT 05468-9724**Permit Number: WW-6-4360****Michael Campbell**
56 Heritage Dr.
Milton, VT 05468-9724

This permit affects the following property/properties in the Town of Georgia, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	100020000.	237-076-11073	0.46	Book:303 Page(s):52-53

This application, consisting of the addition of a one-bedroom accessory dwelling unit to an existing garage on an existing 0.46-acre parcel with an existing three-bedroom single family residence to be converted to a two-bedroom single family residence utilizing an existing, shared on-site wastewater disposal system and an existing municipal water supply service connection located at 56 Heritage Drive in Georgia, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1. The permittee is responsible for recording this permit in the Town of Georgia Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2. The permittee is responsible for recording the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Town of Georgia Land Records.
- 1.3. Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4. The landowner is responsible for establishing any easement(s) shown on the approved plans. The land deeds that establish and transfer ownership of the approved lot(s) shall allow future owner(s) the right to construct, maintain, and repair the wastewater and/or potable water supply systems approved herein. If the permittee does not properly execute said easement(s), this permit becomes null and void for any subject lot conveyed without easement(s).
- 1.5. By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.6. The Drinking Water and Groundwater Protection Division relied upon the Vermont Licensed Designer's certification that the design-related information submitted is true and correct and complies with the Wastewater System and Potable Water Supply Rules. This permit may be revoked if it is



determined the design of the wastewater system or potable water supply does not comply with these rules.

- 1.7. This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.

2. CONSTRUCTION

- 2.1. Construction shall be completed as shown on the plans and/or documents prepared by Peter Mazurak, P.E. and David Tudhope, Licensed Designer with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
<i>Campbell Lot 1 ADU Septic & Water Plan</i>	1	07/31/2023	02/06/2024

- 2.2. Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.

3. INSPECTIONS

- 3.1. No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests."

or which satisfies the requirements of §1-311 of the referenced rules.

4. DESIGN FLOW

- 4.1. Lot use and design flows (gpd) shall correspond to the following.

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1	Existing	3-bedroom single family residence to be converted to a 2-bedroom single family residence	280	280
1	Proposed	1-bedroom accessory dwelling unit to be added to existing garage	140	140

5. WASTEWATER SYSTEM

- 5.1. Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2. Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3. This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

- 6.1. This project is approved for connection to the municipal water supply system as depicted on the plan(s) stamped by the Drinking Water and Groundwater Protection Division.

6.2. This permit is based, in part, on a determination by the municipality that sufficient capacity exists in the municipal public water system to accommodate the design flow approved by this permit. This permit does not imply that the municipality will grant allocation for the building.

Julia S. Moore, Secretary
Agency of Natural Resources

Dated February 26, 2024

By 

Allison Lowry, Environmental Analyst VI
Essex Junction Regional Office
Drinking Water and Groundwater Protection Division

cc: David Tudhope
Peter Mazurak, P.E.



Town of Georgia
47 Town Common Road North,
St. Albans, VT 05478
(802) 524-3524 or (802) 524-3323
email: roadforeman@townofgeorgia.com

Application for Town Road Access / Right of Way Permit

Application Information

Applicant: Catherine Campbell Owner: Catherine and Mike Campbell

Address: 526 Heritage Dr. Address: same

Georgia, VT. 05468

Phone: [REDACTED] Phone: same

911 address of property: _____ Tax Parcel ID: _____

The undersigned requests an Access/Right of Way Permit to construct an access or make other improvements within the Town Right-of-Way, in accordance with Town Highway Standards, to serve the above referenced property located on the right side of Town Highway No. _____, the local name of this road being Musket Circle.

The proposed access or changes to be located approximately 170 ft. (number of feet or miles) from the intersection of this road and Heritage Dr. (next closest road or landmark).

Description of Improvements: Driveway on the Musket Circle
side of the existing building.

Note: Use back page to sketch locations of improvements requested. See back page for requirements for driveways. Permit not valid until fee is paid and application is signed by Road Commissioner.

Signatures

The applicant/owner hereby certifies that the information provided herein is true and correct:

Signature of Applicant: [REDACTED] Date: 03.01.24

Signature of Owner: [REDACTED] Date: 03.01.24

NOTE: This permit is issued in accordance with Title 19, Section 1111, V.S.A., relative to all highways within the control and jurisdiction of the Town of Georgia. The issuance of this permit does not release the applicant from any requirements of statutes, ordinances, rules and regulations administered by other governmental agencies. The permit will be effective upon compliance with such of these requirements as are applicable and continue in effect for as long as the present land use continues. Changes of present land use may require new permits. This permit is issued subject to the directions, restrictions and conditions contained herein and on the reverse side of this form and any attachments hereto, and covers only the work described in this application, and then only when the work is performed as directed. Violations are subject to the penalties set forth in Title 19, Section 1111, V.S.A., of fines not less than \$100 or more than \$10,000 for each violation.

Directions, Restrictions, and Conditions

1. If possible, all utilities, pipes, cables, wires, etc., will be placed under the road by drill and bore method and placed within a sleeve and may require a damage deposit. Any of the above requiring digging up of the road shall require a damage deposit.
2. The Town assumes no responsibility for damage to structures placed in the right-of-way.
3. All culverts are to be metal.
4. The Road Commissioner, at his discretion, may request an independent site evaluation by a licensed engineer at the applicant's expense.

Road Commissioner Section

Fee Paid: \$150.00 Check #: _____

Approved On: 3/4/24 Denied On: _____ Returned On: _____

Road Commissioner Comments: _____

Road Commissioner Signature: _____ Date: 3/4/24

Driveway Standards

1. The driveway must be constructed so that no water run-off enters the roadway. Snow removed from the driveway must not be placed on the roadway.
2. The need for and size of culverts shall be determined by the Road Commissioner and/or the Road Foreman.
3. If needed, culverts shall be corrugated metal pipe, unless the Selectboard determines a cement box culvert is needed.

4. A minimum of 10" of gravel or crushed stone shall be placed over the top of the culvert.
5. All culverts, if needed, must be a minimum of 15" x 30' steel corrugated pipe. Larger culverts may be necessary in keeping with the size and use of the driveway.
6. The Town of Georgia assumes no responsibility for anything placed in the highway right-of-way, (i.e., mailboxes, signs, driveway markers, etc.).
7. Driveways must be designed and maintained for safe sight distances and traffic safety. If signage is required, signs shall be provided by the applicant. The Selectboard or their representative may consult with regional and state agencies to ensure safety or may require a traffic study.
8. All accesses to public roads must have a -3%-0% slope for approximately 20 feet. Any variation will require Selectboard approval.

Drawing of Location of Town Highway and Proposed Improvement

1. Indicate North with an arrow.
2. Indicate name of property owner and adjacent property owners.
3. Indicate name of highway and 911 address of the subject property.

