

# Utility & Property Information

**Address:** 300 Goodrich Hill Road, Georgia, VT . \*For GPS purposes only. 911 address to be assigned.

From I-89, take exit 18 and turn left onto Route 7. Bear right onto Oakland Station Road and follow until intersection with Conger Road. Turn right. Turn right onto Main Street/Route 104. Turn right onto Nichols Road after going under I-89. Nichols Road becomes Goodrich Hill Road at town line. Continue to real estate sign on your right.

**Taxes:** Town of Georgia — \$4,133.57 (2021 Non-Homestead Value). Property is NOT enrolled in Vermont’s tax reduction program (Use Value Appraisal) or commonly referred to as Current Use but is likely eligible. The UVA program allows for substantial property tax reduction in exchange for the practice of good silviculture and a commitment to non-development uses.

**Zoning:** R-1 Recreational District.

Per the zoning regulations, “a legally registers travel or camper trailer... manufactured for recreational camping uses may be stored or parked on an undeveloped lot and used for limited seasonal occupancy...” or “recreational camping purposes” provided it meets the specific requirements for each use detailed in Section 5.7 of the development regulations.

Access the [Georgia Zoning Development Regulations](#) for further information. The Georgia Zoning Administrator, Emily Johnson, may also be contacted at 802-524-3524 or [zoning@townofgeorgia.com](mailto:zoning@townofgeorgia.com) with any additional questions.

Minimal Dimensional Requirements (per district zoning):

**Lot Area:** 20 Acres      **Road Frontage:** 350’      **Front Setback:** 100’

**Power:** Vermont Electric Coop — utility pole #35/A/15C is located along Goodrich Hill Road approximately 1500’ away from the property boundary at the end of the 60’ right-of-way access. Per VEC, there will likely be a prorated cost sharing associated with extending from the existing utility line along Goodrich Hill Road. However, no formal estimate can be provided until power service application is submitted and a site visit has been conducted

with an engineer. For more information, please contact VEC at 802-635-2331.

**Parcel:** The property is composed of two parcels – one consisting of 4 +/- acres and the other consisting of 123 +/- acres. Please see the two deeds for the property included in Supporting Documents & Maps for reference.

**Septic/Water:** There is no formal septic system or water supply on the property. Per state regulations, purchasers will need to provide their own state approved Wastewater and Potable Water permit. Drilled artesian wells are typical for the area.

**60' ROW:** Per deed, the property conveys with the benefit of a 60' right-of-way off Goodrich Hill Road to the property boundary. Please see the deed and ROW survey included in *Supporting Documents & Maps* for reference.

Per the town zoning regulations, a permanent right-of-way at least 60' in width providing access to a public road may satisfy the town's road frontage requirement for development purposes with approval from the planning commission.

**Old Bus:** There is an old bus on the property that conveys in as is condition.

**Hunting Blinds:** There are several hunting blinds on the property that will convey in as is condition.

**Road:** Goodrich Hill Road — Gravel/Dirt, Class IV privately maintained and plowed town road. Per sellers, the neighbors with homes off Goodrich Hill Road have a shared road maintenance agreement to maintain the road from the Georgia/Fairfax town line to their driveways.

It is our understanding that the town of Fairfax maintains Nichols Road to the town line, where the road becomes Goodrich Hill Road in the town of Georgia.

**Services:** Consolidated Communications offers internet, TV & telephone services to homes located along Goodrich Hill Road.

Mansfield Community Fiber provides high-speed fiber internet to homes located along Nichols Road to its intersection with King Road in Fairfax

approximately 4900' from the end of the 60' ROW at the property boundary. For more information about process to extend Mansfield Community Fiber service lines to the property, please see [How to Get Connected: The MCFiber Process](#).

Additionally, Verizon Communication cable lines appear to have been installed on Goodrich Hill Road with tags located on the existing utility pole #35/A/15C.

***Disclaimer:***

*The information on this page is provided as a courtesy and is for general reference only. This information may not be relied on and was created from many sources that may or may not contain errors or otherwise be reliable. Some information, especially measurements and costs are only approximate. Taxes, utilities, zoning, state/local permits, construction costs, roads, associations, property condition, forestry plans, timber volumes/\$, boundaries, surveys and all other data found here may and does change. All buyers are encouraged to perform their own due diligence and not rely only on this information. Furthermore, no piece of vacant land should ever be considered guaranteed buildable, and none of the information contained herein should be interrupted or misconstrued to that effect. Purchasers are fully responsible for acquiring their own local and state permits or approvals that may be required in order to develop a piece of vacant land. No responsibility will be assumed for decisions and offers made from this information.*