



GEORGIA VERMONT

DRB MEETING Tuesday, June 16, 2026 at 7:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/7852587431?pwd=PBv40gFdGVnMmCTlaw2gLkbXfbpeH4.1&omn=87114687124>

Meeting ID: 785 258 7431 | **Passcode:** 5243524

Dial by your Location: 1 929 205 6099 (New York)

1. CALL TO ORDER - 7:04 PM

DRB PRESENT

Chair Charles Cross, Vice Chair James Powell, Leigh Horton, Gilles Rainville, Jared Waite, Alternate Glenn Sjoblom

DRB ABSENT 7:04PM

Lisa Faure, Tony Gabel, Alternate Chris Caspers

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PRESENT FOR SUB-014-26

Kevin Camisa, 17 Black Walnut LLC; Justin Holmes, Pinnacle Engineering; Dave and Cindy Lang

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

- D. Bergstrom requested the addition of an announcement- the LURB board approved the Northwest Regional Planning Commission's Regional Plan, which includes Village Designation status for Georgia's Village Core (South Village area) and the area around the Town offices and Fire Station (Business Hamlet area). These designations will allow the Town of Georgia to apply for infrastructure grants and changes the Act 250 requirements for developers.

3. PUBLIC HEARINGS

A. SUB-014-26, 17 Black Walnut LLC, Major Subdivision Continued from 6/2/26

- The DRB board made their introductions. Chair Cross recused himself.

- Vice Chair Powell reconvened the hearing continued from June 2, 2026.
- J. Holmes recapped the Selectboard meeting from 6/8/26. The Selectboard wanted the following to be discussed at the DRB meeting:
 - The recreation area will include a playground, potential for a basketball court, and no pickleball at this time.
 - Bike Racks- can be added
 - Benches- can be added
 - Trash receptacles- can be added
 - Sidewalks- a paved, 8-foot-wide multi-use path is preferred over sidewalks.
 - Lighting- This will be up to the DRB, applicants do not have a preference.
 - Fencing- will be installed along the street for balls and child safety, and the same around the playground area. They are not sure if the recreation area will be fenced all the way around.
 - Automatic gate- The proposed recreation area will likely be open dawn to dusk; signage is requested instead of a gate to dissuade individuals from using it during the hours outside the posted times.
 - Community input was recommended by the Selectboard between Preliminary and Final plat, so there is community consensus on the park.
 - Security Cameras, some type of cameras similar to the Town Beach can be installed.
 - Crossing sections/crosswalks on Ballard Road. Cross Ballard by Manor Drive, push button with flashing lights to stop traffic to cross.
 - Potential for a future maintenance fund if the recreation area does not meet the financial threshold presented to offset the commercial space.
- The land value and recreation costs for the residential offset is estimated to be between \$1.35-\$3 million dollars. This would increase the cost of the planned 18 houses.
- Applicants and the DRB discussed CHIP funding, the recreation space is not eligible for this type of funding.
- The DRB and the Applicants discussed recreation space versus a commercial building.
- J. Holmes and K. Camisa presented an alternative to the recreation space, converting the 26 Ballard Road building (3,000+ sq ft commercial building) and then a smaller park to meet the Town's requirements.
- Applicants and DRB had discussion on keeping the cost of the planned 18 houses low for first time homeowners, which he can't do if the commercial offset is too expensive to execute. K. Camisa said he needed to run the numbers and decide what makes the most sense.

Motion to continue the meeting to August 4, 2026

Motion made at 8:26PM

Motion made by G. Rainville, Seconded by L. Horton.

Voting Yea: Vice Chair Powell, L. Horton, G. Rainville, J. Waite, G. Sjoblom

Voting Abstaining: Chair Cross

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes May 19, 2026

Motion to approve minutes with the addition of the state statutes requested by Ken Minck.

Motion made by G. Sjoblom, Seconded by L. Horton

Voting Yea: Chair Cross, Vice Chair Powell, L. Horton, G. Rainville, J. Waite, G. Sjoblom

B. DRB Meeting Minutes June 2, 2026

- The minutes presented in the packet were not the same minutes posted on the Town of Georgia website. The approval of the June 2nd meeting minutes is tabled until the next regular DRB meeting.

5. OTHER BUSINESS

6. PLAN NEXT MEETING AGENDA

A. July 7, 2026

7. DELIBERATIONS

Motion to enter in deliberative session at 8:34PM

Motion made by G. Rainville, Seconded by J. Waite

Voting Yea: Chair Cross, Vice Chair Powell, L. Horton, G. Rainville, J. Waite, G. Sjoblom

Motion to exit deliberative session at 8:57PM

Motion Made by G. Rainville, Seconded by Vice Chair Powell

Voting Yea: Chair Cross, Vice Chair Powell, L. Horton, G. Rainville, J. Waite, G. Sjoblom

A. SUB-013-26, RenoVermont LLC Conditional Use/Site Plan Decision Letter

- Approved and signed by the DRB.

B. DRB-007-26, Newton/Dixon Final Plat Decision Letter

- Approved and signed by the DRB.

8. ADJOURN

Motion to adjourn at 8:58PM

Motion made by L. Horton, Seconded by G. Rainville.

Voting Yea: Chair Cross, Vice Chair Powell, L. Horton, G. Rainville, J. Waite, G. Sjoblom

Agendas are posted to the Town website, four designated places within the Town of Georgia (Town Clerk's Office, Georgia Public Library, Maplefields & Georgia Market), and e-mailed to the local media. Minutes and videos of the meetings are posted on the Town of Georgia website.

Signed: Kollene Caspers, Zoning Clerk, DRB Clerk

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