



GEORGIA VERMONT

Planning Commission Meeting Tuesday, November 12, 2024 at 6:30 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWZVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

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

1. CALL TO ORDER - 6:30 PM

BOARD PRESENT

Chair Jared Waite

Vice Chair Heather Dunsmore

Tony Heinlein

Suzanna Brown

BOARD ABSENT

Charles Cross

STAFF PRESENT

Doug Bergstrom, Zoning Administrator

Kollene Caspers, Zoning Clerk

GUESTS PRESENT

Michael Allen, ReGrowth

Chris Caspers

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

- Add discussion on Ethics Policy to Other Business.

3. DISCUSSION

A. Update on Town Plan Draft

- M. Allen was present to discuss any changes or additions to the Town Plan draft in preparation for the Selectboard hearing on November 25, 2024.

- D. Bergstrom addressed the Northwest Regional Planning Commission (NRPC) edits to Georgia's Town Plan.
 1. NRPC questioned the cap for number of houses per year/per developer was questioned given the housing crisis faced by the State of Vermont. The legal basis for such a regulation was questioned and school enrollment was listed as one of the issues.
 2. It was questioned if caps could be a Fair Housing Act issue that may need a discussion with the Town attorney. The cap has been in the Georgia regulations for at least 7-11 years.
 3. NRPC questioned multi-tenant housing, considering Commercial and Multi-Unit Housing standards should not be more restrictive to prohibit future development (Act 60).
 4. Changes to the Village Center or New Town Designation procedures will be implanted starting October 2025. It was recommended we change the verbiage in our Town Plan to indicate the State changing systems for approving Town Designation.
- D. Bergstrom introduced the changes the Selectboard requested from the drafts they were given in preparation for the public hearing.
 1. Page 7, "Auditors" should be removed, given the Town does not have auditors.
 2. Page 8, "Old Highway Garage" asked to remove any mention of Zamboni as it is no longer housed there.
 3. Page 10, update the name of the airport, it is now the "Patrick Leahy International Airport" and not "Burlington International Airport."
 4. Pg 12, 5 Firetrucks, please list in order of year.
 5. Pg 23, income total for Georgia is higher, however, Georgia doesn't really have any low-income housing. So that will change the income in total.
 6. Page 60, asked to remove any discussion on problems between Georgia and Sheriff office.
- These are initial suggestions from one Selectboard member, additional input is anticipated at the November 25th public hearing meeting.
- An additional comment was read by M. Allen regarding the Business district, sprawl and open land. This topic was addressed at the last Public Hearing on October 22.

B. Development Regulations Review

- M. Allen opened the discussion on Zoning regulations, D. Bergstrom will work with M. Allen on the initial document layout and add in additional zoning details before presentation to the Planning Commission. Such additions include:
 - Cottage courts will be added into the regulations.
 - Demolition permits/regulations may be added, to make the Lister aware of building demolitions or to be aware of any potential historical structures.
 - There are no regulations for excavating in our current regs.
 - "Grandfathering" of lots or zoning issues should be outlined in the current regulations.
 - Two-Lot subdivisions should be something the ZA approves instead of going to the DRB.
- Regulations for Food Trucks and Trailers should be added, D. Bergstrom will investigate verbiage from old regulation documents.
- Other areas up for consideration for regulating include retaining walls, ponds, and ADU's (regulations, owner occupancy and standards.)

- Manufactured homes, not trailers but small/tiny homes (prefab homes that can be ordered and set up), the square-footage minimums are 1100 sq ft. The Planning Commission approved max 1200 sq ft. homes for the development regulations.
- Short Term Rentals (STR) should be included in the regulations as well. The Town could create a Registry at a minimum, to keep track of the number and location of each. This is also a way to regulate septic capacity, which is hard to mandate but will put STR property owners on notice for any future enforcement. HOA regulations can restrict STRs. Other regulations include times a STR can be used, can't be used as an event center, etc.
- Small Scale Commerce needs a non-vague definition.
- Elderly housing has changed since the development regulations have last been updated. Multi-tenant elderly housing, also known as "Multi-Tenant Housing for Older Persons," needs to be revisited to clarify the information.
- The new regulations should include language that building envelopes are necessary in project site plans.
- The regulations will need to address the "zoning acres" change to "acres" in terms of subdivision of property.
- L1-L2 Zones should have the issues of acreage setbacks and nonconforming small acreage lots addressed. Maximum height rules will remain in place to protect the view shed. Shoreland protection permits should be mentioned in the new regulations.
- Driveway/ROW permits need to be streamlined in the new regulations. Public Works and Zoning departments can work together to conform to standards.
- Event Venues should be included in definitions and the uses regulated.
- Definitions: D. Bergstrom will ensure M. Allen has the most up-to-date definitions from the Planning Commission to be added to the new regulations.
- A change to the Application regulations for developers/engineers will also be necessary to promote digital copies and less paper maps and envelopes for abutters.

4. APPROVAL OF MINUTES

- A. Planning Meeting Minutes: October 22, 2024
Motion to approve minutes with minor changes.

Motion made by Waite, Seconded by Heinlein.
Voting Yea: Brown, Waite, Dunsmore, Heinlein

5. PLAN NEXT MEETING AGENDA

- A. November 26, 2024
- Review changes made to the Town Plan from the Selectboard Public Hearing on November 25, 2024
 - Continue the review of new Development Regulations Draft.

6. OTHER BUSINESS

- Ethics Policy- Selectboard approved the Ethics Policy during the 11.11.2024 meeting. This policy outlines the ethics of current boards, including the DRB and Planning Commission boards.

- This policy mandates no person serves on both above mentioned boards. The current board members who span both DRB and Planning Commission are grandfathered into finishing their terms but will not be allowed to serve on both boards once terms are completed.
- S. Brown will step down as Chair of the Planning Commission. J. Waite agreed to hold the Chair position. H. Dunsmore agreed to hold the Vice Chair position.

Motion to approve J. Waite for Chair and H. Dunsmore for Vice Chair made by Heinlein, Seconded by Brown.

Voting Yea: Brown, Chair Waite, Vice Chair Dunsmore, Heinlein

7. DELIBERATIONS

8. ADJOURN

Motion to adjourn at 8:45pm

Motion made by Brown, Seconded by Heinlein.

Voting Yea: Brown, Chair Waite, Vice Chair Dunsmore, Heinlein

Posted to the Town website.

Signed: Kollene Caspers, Zoning Clerk, Planning Clerk

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