



# GEORGIA VERMONT

## DRB MEETING

Tuesday, October 01, 2024 at 7:00 PM  
Chris Letourneau Meeting Room and via Zoom  
Minutes

### Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWLzVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

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

### 1. CALL TO ORDER - 7:00 PM

#### BOARD PRESENT

Chair Suzanna Brown  
Vice Chair Charles Cross  
Greg Drew  
Jared Waite  
Gilles Rainville  
Glenn Sjoblom  
Lisa Faure

#### BOARD ABSENT

James Powell  
Chris Caspers

#### STAFF PRESENT

Doug Bergstrom, Zoning Administrator  
Kollene Caspers, Zoning Clerk

#### GUESTS PRESENT

Larry and Marie Paradis  
Chad Heath

### 2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

Development Regulation Review for Revision- Other Business

### 3. PUBLIC HEARINGS

A. Paradis (FP-003-24) Final Plat for 2 Lot Minor Subdivision

- Larry and Marie Paradis and Chad Heath were present for the Final Plat Review.
- S. Brown introduced the Final Plat Review for 2 lot minor subdivision on Bronson Road.
- Waiver for the road frontage, 150 feet reduced to 75 feet.
- Stream crosses through proposed driveway, a culvert will be installed to access the parcel.
- Green Mountain Power has consulted with Applicants, recommended one pole, buried lines, and electrical box on the Lot 2 property. Also discussed solar options.
- ANR marked wetlands buffers, 100 ft from stream and around it. Also recommended the Applicants dispose of some brush that may be a fire hazard.

Motion to close the hearing at 7:10pm

Motion made by Rainville, Seconded by Drew.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Waite, Rainville, Sjoblom, Faure

#### **4. APPROVAL OF MINUTES**

##### **A. DRB Meeting Minutes: September 3, 2024**

Minutes approved with no edits.

Motion made by Rainville, Seconded by Waite.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Waite, Rainville, Sjoblom, Faure

#### **5. OTHER BUSINESS**

##### **A. Development Regulation Review for Revision**

- S. Brown explained that Michael Allen with ReGrowth Planning will be revising the Town of Georgia Development Regulations. ReGrowth will work with the Planning Commission to revise the regulations, following the changes made in the updated Town Plan.
- As the new Town Plan is going through the approval process, the Planning Commission and the Town of Georgia Zoning office will be updating the regulations.
- S. Brown asked the DRB to submit ideas for any changes, updates, edits or inclusions they would like to see in the Development Regulations.
- Procedures for Development Regulation revision and approval were explained, the Planning Commission will revise the Development Regulations together with ReGrowth and with input from the DRB. Once drafted, a Public Hearing will be held for the Draft Development Regulations to be reviewed by the public. The Draft will be reviewed and revised before the Selectboard adopts them. This is much like the process for approving the new Town Plan.
- D. Bergstrom navigated the Town of Georgia website to show the DRB the current Development Regulations.
- S. Brown explained the incentives in our current regulations, such as bonus lots, etc. for developers or new homeowners to include solar or other alternative energy sources.
- G. Rainville suggested highlighting the incentives and the most recent Zoning changes in the beginning of the new Development Regulations.
- S. Brown suggested posting any new changes to Zoning laws on the Town website to make the information available to residents.
- “3-Acre Rule” explained, there was a meeting September 30, 2024 in Saint Albans. D. Bergstrom recapped the meeting and the necessary HOA changes for certain identified

subdivisions to have a stormwater run-off, pools or any plans in place for stormwater run-off. Some of these neighborhoods do not have HOAs or any organization to make the changes.

**6. PLAN NEXT MEETING AGENDA**

A. October 15, 2024

The October 15th meeting shall reference the following:

- Site Plan Amendment (SA-002-24) for Northwest Solid Waste Management to amend a prior Site Plan (SP-002-24) at 158 Morse Drive, Parcel ID#108290600 in the Industrial Zoning district.
- Sketch Plan Review (SK-003-24) for Robert Rooney and Terry Rooney for a two-lot subdivision at 4451 Ethan Allen Highway, Parcel ID#116080000 in the AR-1 & AR-2 Zoning districts.
- Final Plat Review (FP-004-24) for Cline Road, LLC for a 16 Lot, 14 Unit Planned Unit Development (PUD) at Cline Road and Horseshoe Barn Road, Parcel ID# 102130000, in the AR-1 Zoning district.

**7. DELIBERATIONS**

Motion to enter deliberative session at 7:30pm

Motion made by Waite, Seconded by Drew.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Waite, Rainville, Sjoblom, Faure

Motion to exit deliberative session at 8:12pm

Motion made by Sjoblom, Seconded by Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Waite, Rainville, Sjoblom, Faure

**8. ADJOURN**

Motion to adjourn the meeting at 8:13pm

Motion made by Rainville, Seconded by Drew.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Waite, Rainville, Sjoblom, Faure

**Posted to the Town website.**

**Signed: Kollene Caspers, Zoning Clerk, DRB Clerk**

**Phone: 802-524-3524 | Fax: 802-524-3543 | Website: [townofgeorgia.com](http://townofgeorgia.com)**