



# GEORGIA VERMONT

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## Planning Commission Meeting Tuesday, November 28, 2023 Chris Letourneau Meeting Room and via Zoom Minutes

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### 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 - 6:30 PM

Call to Order at 6:30 pm

#### COMMISSION PRESENT

Chair Suzanna Brown

Emily Johnson

Greg Drew

Jared Waite

Tony Heinlein

#### STAFF PRESENT

Doug Bergstrom, Zoning Administrator

Kollene Caspers, Zoning Clerk

#### GUEST PRESENT

Michael Allen, ReGrowth (via Zoom)

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

### 3. DISCUSSION

A. Review of Town Plan Survey

- Questions from the Planning Commission:
- Planning Commission wants to make sure the community understands the wording of the survey, what can be further explained?
- Town of Georgia "growth," explaining how much growth the community wants to see overall and in certain areas of town. (example: builder limit on number of houses, how much growth at once, etc.) Perhaps priority ranking can be answered at the end, after recapping the rest of the survey.
- High Density Growth Area (survey, page 5) Concern with community understanding what "High Density Growth" means and where that might be located, as well as dense residential mixed with commercial properties. Should include a definition, as well as where that high density area should be located.
- Definition for High Density Growth Center can be explained as "compact, pedestrian friendly mixed-use commercial/residential area."
- Road Maintenance questions, can we ask these questions about State Roads when the Town of Georgia doesn't have anything to do with this? Keeping the State Road questions in the survey will give the community direction as to what the residents would like to see in the future.
- Cell phone/Wi-Fi services- Town of Georgia does not have much influence over those providers in our area, but this might open the door to leverage with companies if included in town plan, as well as potential grants. This also includes the community members who voiced these concerns at the Town Plan Meeting in October.
- Explaining the "Accommodating Businesses" in the Town of Georgia survey question (page 1) for the community to understand. Maybe change the wording to "attract" or "incentivize" instead of "accommodate."
- "Vacant, abandoned and unsightly" properties instead of "vacant and under-utilized," as that better explains what the Planning Commission is interested in maintaining, keeping in mind enforcement of any future adopted Junk Ordinance.
- Question about protecting views in the Town of Georgia. Flip the questions, so first the community can talk about the views they want protected; and then move on to protecting the views along the lake. "The view of \_\_\_\_\_, from \_\_\_\_\_" to describe what views members of the community would like to protect.
- Page 3, more "accommodating" questions, change these to "attracting" as well. Keep mindful of tenses, keep consistent throughout the survey document.
- Public water and sewer question- to support growth of services and businesses in the community, which can lead to community growth; regardless of whether you personally would benefit from the public water and sewer (survey page 4.) Installation and maintenance costs, off-set by the potential for grant money to help alleviate costs to residents. These questions again may be suited toward the end, after survey takers have had an opportunity to review the other questions.
- Michael Allen, ReGrowth, Questions to the Board-
- Types of housing needed (survey, page 2) Should additional questions be reiterated on page 3? Some wording used intentionally to explain what type of housing is being asked about.

- Survey Map, is it large enough and/or readable? Perhaps make it larger with hamlet areas more readable. Shrink the colored map size areas down to more specific spaces, West Georgia and North Georgia. Perhaps have one larger map and lay out the two questions that make use of the map together.
- Questions should be laid out so they are not easily overlooked, grouping some together while other questions are stand-alone. We should not split up some housing questions, as it will make them more confusing. "**Affordable** housing" vs. "**available** housing" and "**needed** housing types." Rental units are included in "affordable housing."
- Include question about relocating Town of Georgia offices and library to the South Village.
- Last question regarding length of time residents have lived in the Town of Georgia. Time windows are good, will let the Town of Georgia residents know percentages of how many people are new to town versus long-time residents.
- "If you reside in Georgia..." Place of Residence, add "other" as an option, in addition to "own" or "rent" for those who may live with others; and differentiate those who live in Georgia versus those who may work in Georgia or own a business or property in Georgia.
- Add a question to the survey asking if a "Travel Services" zoning district should be added to the Town Plan to allow for drive-throughs, how do we differentiate this from the South Village?
- Surveys can be mailed or dropped off to the Town of Georgia. Scan and email hard copies to ReGrowth or send by snail mail.
- Due date to complete the finalized survey, how long should we allow the community to complete and submit the town survey? Mid-January to give some time after the holidays?
- The Commission will approve edits to the survey prior to the next Planning Commission meeting. This survey will be distributed via website (Town of Georgia and ReGrowth) and can be advertised by Front Porch Forum, Facebook, etc. Paper copies will be available at the Town Offices, Library, School, etc.
- Monthly newsletter at school can include information on Town Plan Survey. Reach out to other Georgia groups and businesses as well.
- Michael will follow up with updates and link to online survey, will be able to launch by next week.

#### B. Development Regulation Discussion

- Development Regulation section review as divided per Planning Commission member (research, find common themes in other towns, etc.):
- Grandfathered (nonconforming) structures versus tear-down structures- J. Waite and T. Heinlein.
- Tiny Homes- S. Brown
- Communal Living- S. Brown
- Sidewalks. S. Brown- T. Heinlein
- Different types of Certificates of Occupancy- E. Johnson

- Temporary Structures- S. Brown, J. Waite
- Daycares, Childcare, home-based care, etc. (Act 76)- G. Drew
- Senior Centers- G. Drew
- Short-term rentals- E. Johnson
- Footprint Lots- (unassigned)
- Act 47 and how this affects our Development Regulations- J. Waite
- Zoning acres (40,000 sq ft) versus actual acres as measurement standards. - S. Brown and J. Waite
- Timing requirements, especially in terms of permits and getting work completed- (unassigned)

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

##### **A. Planning Meeting Minutes 11/14/2023**

Motion to approve minutes with changes made to Impact Fee payments and receipts.

Motion made by Drew, Seconded by Waite.

Voting Yea: Chair Brown, Johnson, Drew, Waite, Heinlein

#### **5. PLAN NEXT MEETING AGENDA**

##### **A. Meeting 12/12/2023**

Planning Commission Meeting 12/12/2023

- Any additional thoughts or recommendations of completed survey questions.
- By mid-December we should hear if the Town of Georgia was approved for Town Plan Grant (up to \$30,000) as well as the Development Regulation Grant (up to \$25,000).
- Development Regulation section review/research as divided per Planning Commission member, submit any documentation to ZA by December 8th to be included in the December meeting packet.

#### **6. OTHER BUSINESS**

#### **7. DELIBERATIONS**

#### **8. ADJOURN**

Motion to adjourn at 9:10 p.m.

Motion made by Drew, Seconded by Waite.

Voting Yea: Chair Brown, Johnson, Drew, Waite, Heinlein

**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.**

**Signed: Douglas Bergstrom, Zoning Administrator, Planning Coordinator**

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

APPROVED