



# GEORGIA VERMONT

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## Planning Commission Meeting Tuesday, March 12, 2024 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

#### BOARD PRESENT

Suzanna Brown  
Charles Cross  
Heather Dunsmore  
Jared Waite

#### BOARD ABSENT

Tony Heinlein

#### STAFF PRESENT

Doug Bergstrom, Zoning Administrator  
Kollene Caspers, Zoning Clerk

#### GUESTS PRESENT

Fred Grimm  
Emily Johnson  
Greg Drew (Zoom)  
Noah Lavallee (Zoom)

### A. Reorganization

S. Brown was nominated for Planning Commission Chair.

Motion made by Cross, Seconded by Waite.

Voting Yea: Chair Brown, Dunsmore

J. Waite was nominated Planning Commission Vice Chair.

Motion made by Chair Brown, Seconded by Cross.

Voting Yea: Waite, Dunsmore

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

Emily Johnson asked to speak with the Planning Commission.

- E. Johnson asked for new members to introduce themselves:
- C. Cross introduced himself and shared he has been on the DRB and was interested in assisting with town planning as well.
- H. Dunsmore introduced herself and shared her experience with land planning, willingness to learn more about town planning and expressed a desire to help with research.

Noah Lavalley asked to speak with the Planning Commission:

- N. Lavalley introduced a problem with Bovat Road and the "private" or "class 4" road issues where 15 individuals and a cell tower resides (1.3 miles total.) All residents have contributed funds (\$1200/household) as well as sweat equity into the road prior to plowing expenses. Some residents are refusing to continue to contribute to keeping the road in working condition. The Town of Georgia is being asked for funds/maintenance of Bovat Road given the town receives portion proceeds for the cell tower.
- Rock Maple residents (5 households) are maintaining their own road as well as Bovat Road.
- Bovat Road is not being maintained as a "Class 4 Road". Washouts/flooding a big issue. Seeking help from both the Selectboard and the Planning Commission. No HOA is involved.
- S. Brown told N. Lavalley that the Planning Commission can look into the situation. The revenue from the cell tower is not a lot on money; and living out in rural areas it is not uncommon for long driveways and roads to be hard/costly to maintain.
- Review of the Development Regulations, 5010 #4- when a development installed, private road should be developed to the same standards as a Class 4 road; 7.11 Public & Private roads
- The Cell Tower was constructed prior to the homes, Verizon installed the infrastructure. Research would need to be completed on what Town of Georgia Development Regulations were at that time to determine what road regulations were and the responsibilities of maintenance. Current Development Regulation language may not have been in effect at the time the cell tower or any of the houses were constructed.
- Because Bovat Road is a private road, this is a private matter. Though there is an easement for Verizon to use Bovat Road to access the cell tower. The Selectboard could be asked for a decision, but anyone is welcome to come into the town to access the records to research.
- Residents communicated a cease to maintenance of Bovat Road without assistance from the town.

## **3. DISCUSSION**

### **A. Town Plan Update Overview**

- Overview of Town Plan Update, working with ReGrowth, Town Plan Meeting, Survey and survey results were discussed.

- F. Grimm brought up the Town Plan Survey question/results regarding the desired growth; Michael Allen from ReGrowth was reading the data differently than his interpretation.
- A balance of commercial and residential is needed for Georgia to thrive.
- D. Bergstrom explained the Town Plan website through ReGrowth and the resources available to understand the process and what the Town has gathered for of the Town Plan update.

## **B. Development Regulations Overview**

Definitions:

**Home Business/ Home Industry/ Home Occupation**- definition should be revised to include the process to change permitted use as business grows.

**Homes**

**Households**

**Individual Fueling Stations**- should encompass any type of fuel.

**Industrial/ Light Industrial**

**Junk**- same definitions as in ToG's Junk Ordinance

**Kenel**- definition should be examined for references to fostering dogs, dog rescue, etc.

**Lodging**- New definition should remove the Historic Inn language but leave in Short Term Rentals.

**Manufactured Homes**- should add language to not include tiny homes on chassis or RVs.

**Manufacturing/ Light Manufacturing**- research and revisit light manufacturing definitions.

**Mobile Home**- new definition will also be synonymous with Manufactured Home above. Modular home does not have a chassis. Container homes are also considered modular homes. (size and date matters, 1976)

**Mobile Home Park**

**Motor Vehicle**- Questions about trailer sales & repair.

**Multi-tenant**- Senior Housing. Limit number of bedrooms. (use new definition)

**Museum**

**Main Streams**- Check with Conservation Commission for complete list.

**Main Structure**- should include "not limited to" language

**Maintenance and Repair**

**Nurseries**- change definition to take out the "raised"

**Nursing Home**- reference the state definition

**Office**- new definition

Will begin definitions review on **Parking** at next meeting.

**4. APPROVAL OF MINUTES**

**A. Planning Meeting Minutes 2/13/2024**

Motion to approve with no changes.

Motion made by Waite, Seconded by Cross.

Voting Yea: Chair Brown, Cross, Dunsmore, Waite

**B. Planning Meeting Minutes 2/27/2024**

Motion to approve with no changes.

Motion made by Waite, Seconded by Cross.

Voting Yea: Chair Brown, Cross, Dunsmore, Waite

**5. PLAN NEXT MEETING AGENDA**

**A. Planning Meeting 3/26/2024**

Regulation Topics from December:

**Communal Living, Yurts, Tiny Homes**

**Daycares/ Senior care facilities/ Senior Centers** Need definitions. (H. Dunsmore)

**Short term rentals and footprint lots**

**Pre-existing nonconforming structures**

**Certificates of Occupancy**

**Temporary structures** (storage, garage, etc.) (S. Brown)

**Zoning acres versus acre lot sizes.** Georgia's minimum acres per zones are very large. Would be able to change our lot sizes with new town plan/development regulations to allow for more building/ subdividing (H. Dunsmore)

**L-1 lot zoning regulations**

**Act 47** (J. Waite)

**Sidewalks** (C. Cross)

**6. OTHER BUSINESS**

**7. DELIBERATIONS**

**8. ADJOURN**

Motion to adjourn at 9:30pm

Motion made by Waite, Seconded by Cross.

Voting Yea: Chair Brown, Cross, Dunsmore, Waite

Posted to the Town website

Signed: Douglas Bergstrom, Zoning Administrator, Planning Coordinator

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APPROVED