



GEORGIA VERMONT

DRB MEETING Tuesday, October 20, 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 - 7:00 PM

DRB PRESENT

Lisa Faure, Leigh Horton, Gilles Rainville, Jared Waite, Alternate Glenn Sjoblom

DRB ABSENT

Chair Charles Cross, Vice Chair James Powell, Tony Gabel, Alternate Chris Caspers

STAFF PRESENT

Kollene Caspers, Curtis Comfort

PRESENT FOR SUB-014-26

Kevin Camisa, Justin Holmes, Cindy & Dave Lang, Laurie Fairbanks (via Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

- G. Rainville opened the public hearings as acting Chair, the DRB introduced themselves.
- A. Reconsideration Hearing for SUB-014-26, 17 Black Walnut, LLC
 - Motion to reconsider the decision issued for SUB-014-26 for 17 Black Walnut, LLC.
 - Motion made by J. Waite, Seconded by L. Horton
 - Voting Yea: L. Faure, L. Horton, G. Rainville, J. Waite, G. Sjoblom
- C. Comfort introduced the request for reconsideration for the Preliminary Plat Decision, signed by the DRB on August 18, 2026, for SUB-014-26, 17 Black Walnut, LLC.
- The request for modification focused on items #11 and #12 in the decision letter. Item #11, the area of 26 Ballard Road, proposed correction is to include 768 square feet of garage

space as part of the commercial space, which changes the calculation of the commercial offset and subsequently the amount of money to provide for a potential recreation area.

- Item #12 addressed the future commercial use of 26 Ballard Road, requesting a change to the commercial-only restriction to allow for future development, should it increase, while still maintaining the commercial offset as required for the current project.
- Item #8 mandated a traffic study, which had already been completed and was deemed acceptable for the current project.
- J. Holmes, engineer for the applicant, and K. Camisa, applicant, were present to discuss the request for reconsideration, the reason for the request and whether the DRB would determine these changes to be substantial enough to return the project to Sketch.
- The proposed addition of the 768 square feet garage space for commercial offset financial calculation changes the minimal investment necessary for the proposed community recreation area.
- J. Holmes provided a handout for the DRB with suggested language to change numbers 11 and 12 of the SUB-014-26 Preliminary Plat decision letter.
- A total investment of \$149,250 for the recreation area was calculated using the new commercial offset calculations with the \$250 per square foot calculation and land credit amount from the Preliminary Plat decision letter.
- The DRB and applicant/engineer discussed the added square footage, calculations towards the proposed recreational space, and future development of 26 Ballard Road.
- There were no questions from interested parties in attendance.

Motion to close the hearing at 7:31 PM

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

Voting Yea: L. Faure, L. Horton, G. Rainville, J. Waite, G. Sjoblom

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes October 6, 2026

Motion to accept the minutes as written.

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

Voting Yea: L. Faure, L. Horton, G. Rainville, J. Waite, G. Sjoblom

5. OTHER BUSINESS

A. SUB-020-26, Hardy, Administrative Two-Lot Subdivision

- K. Caspers explained the two lot administrative subdivision. Interested parties can request a hearing in front of the DRB by close of business on October 28, 2026.

6. PLAN NEXT MEETING AGENDA

A. November 3, 2026

7. DELIBERATIONS

Motion to enter into deliberative session at 7:35 PM

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

Voting Yea: L. Faure, L. Horton, G. Rainville, J. Waite, G. Sjoblom

Motion to exit from deliberative session at 8:19 PM

Motion made by J. Waite, Seconded by L. Horton

Voting Yea: L. Faure, L. Horton, G. Rainville, J. Waite, G. Sjoblom

8. ADJOURN

Motion to adjourn at 8:20 PM

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

Voting Yea: L. Faure, L. Horton, G. Rainville, J. Waite, G. Sjoblom

Minutes and videos of the meetings are posted on the Town of Georgia website.

Signed: Curtis Comfort, Zoning Administrator, DRB Coordinator

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