



GEORGIA VERMONT

DRB MEETING Tuesday, April 21, 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

Chair Charles Cross, Vice Chair James Powell, Lisa Faure, Tony Gabel, Leigh Horton, Gilles Rainville, Jared Waite, Alternate Chris Caspers

DRB ABSENT

Alternate Glenn Sjoblom

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PRESENT FOR DRB-009-26

Peter Mazurak, Jeff Blanchard (via Zoom), Bob Baker (via Zoom)

PUBLIC PRESENT

Forrest Newton (via Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

- D. Bergstrom requested the addition of Administrative Subdivision DRB-010-26 discussion, for information only.

3. PUBLIC HEARINGS

A. DRB-009-26, RenoVermont LLC - Sketch Plan Review for 3 Lot Subdivision

- Chair Cross introduced the hearing.

- Engineer Peter Mazurak was present for the Applicant and explained the project to the DRB, including access, road and driveway, subdivision of lots and permits.
- Lots 1 and 2 as footprint lots, where homeowners would own the land directly under the dwellings while the rest of the property will be common land. The proposed housing will be detached separate units for purchase, not for rent. The proposed houses will be small, 2 bedrooms and maybe 1 or 1 and 1/2 stories tall.
- Lot 3 is set aside for future development, anticipated commercial space for 8-10,000 sq ft building or split into sections.
- The DRB questioned why the developer is choosing condo units and why two lots for this purpose.
- P. Mazurak explained the whole lot will be common land. The driveway will be serviced by owners associations, one for residential and one for commercial. The owners of the property will retain ownership of the common land.
- Jeff Blanchard, father of abutting landowners to the North of the proposed subdivision expressed concerns with lot numbers, wanted clarification on lot numbers and wastewater plans. The engineer will change the plans to be clearer at Final Plan Approval, using wastewater permit numbers to be more specific.

Motion to close the hearing at 7:26 pm

Motion made by G. Rainville, Seconded by T. Gabel

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: April 7, 2026

Motion to approve minutes as written.

Motion made by T. Gabel, Seconded by L. Horton

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite

5. OTHER BUSINESS

- Two-lot administrative subdivision DRB-010-26 for Cadieux Farm. This subdivision is located off Rt 7, Cadieux Road and Carpenter Hill Road, and is for property that is not part of the land-trust map. This is a 24-acre lot, no proposed building at this time, the remaining 295 acres will remain in land trust. This is an administrative subdivision, which will be approved after May 15th if there is no appeal for a public meeting for DRB decision. Informational only, no action needed.
- D. Bergstrom announced he is serving as the interim Town Administrator as the position is advertised, with K. Caspers taking on more duties in the Zoning office.

6. PLAN NEXT MEETING AGENDA

A. May 19, 2026

- The May 5th meeting is cancelled due to no hearing applications.

7. DELIBERATIONS

Motion to go into Deliberative Session at 7:35pm

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

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite

Motion to exit from Deliberative session at 8:12PM

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

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite

Motion to approve DRB-009-26 application with conditions.

Motion made by L. Horton, Seconded by Vice Chair Powell

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite

A. DRB-006-26, Trudell Decision Letter
Decision letter signed by Chair Cross

B. DRB-007-26, Newton/Dixon Decision Letter
Decision letter signed by Chair Cross

8. ADJOURN

Motion to adjourn at 8:12PM

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

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite

Agendas are 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.

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

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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