



DRB MEETING

Tuesday, October 03, 2023 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
Charles Cross
Greg Drew
Gilles Rainville
Glenn Sjoblom
Lisa Faure

BOARD ABSENT

Vice Chair James Powell

STAFF PRESENT

Kollene Caspers, Zoning Clerk
Doug Bergstrom, Zoning Administrator

INTERESTED PARTIES PRESENT

Park Newton

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. Variance Application - VAR-002-23 Newton

-Park Newton, Applicant, explained the pie-shaped lot, and how there is only one place he can reasonably build a home without a costly nuisance. Applicant requested abutter land purchase, Vallee Land Use. Abutter is unable to provide additional land to Applicant but is amenable to Applicant building the house closer to the road, contrary to the current setbacks.

-The pie-shaped lot, casually labeled 0 Conger Road, is not far from 795 Conger Road, Applicant's current residence. The applicant is asking for a Variance for current setbacks because of hardship for building on the other parts of the property because of wetlands and other property obstacles.

- Home design is similar to the Senior Housing community off Dewey Drive in Georgia, Vermont.

Applicant moved the house position around to position it for best purpose of the lot. Front setbacks are most important for the Variance request.

- There are 5 Criteria of Variance allowance according to the Town of Georgia Development Regulations (02/27/2023).

1. *There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions, and not the circumstances or conditions generally created by the provisions of the bylaw in the neighborhood or district in which the property is located.*

2. *Because of these physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the bylaw, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*

3. *The unnecessary hardship has not been created by the applicant.*

4. *The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare.*

5. *The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the bylaw and from the plan.*

Motion to close the hearing at 7:15 p.m.

Motion made by Rainville, Seconded by Drew.

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

Motion to accept the Variance with conditions.

Motion made by Rainville, Seconded by Sjoblom.

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

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes September 19, 2023

Motion to approve with minor changes.

Motion made by Drew, Seconded by Rainville.

Voting Yea: Chair Brown, Cross, Drew, Rainville, Faure

Voting Abstaining: Sjoblom

5. OTHER BUSINESS

Minor changes and clarifying additions made to CU-003-23, SA-001-23 and FP-004-23 Decision Letters.

Motion to accept all three (3) to Decision Letters.

Motion made by Rainville, Seconded by Cross.

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

A. Decision Letter - CU-003-23 Moose Mountain

- S. Brown questioned parcel size and lot b, where is the 3000 sq ft located for shed display?

- Zoning Administrator referred to a plate map to differentiate the lot. Visitors will turn around in the existing lot. Crushed stone will be placed where the sheds will sit for stabilization and so the Applicant can back up the goose-neck trailers to load the sheds.

- Decision letter expanded the explanation of sidewalks and signage requirements available to Applicant.

B. Decision Letter SA-001-23 Black Walnut

- Clarifying questions regarding Condition 9, as explained in SP-001-21, SP-002-21 and SP-03-21. Clarification was given to number 3 of Decision section of the decision letter for SA-001-23 Black Walnut 17.

C. Decision Letter FP-004-23 St Pierre

- Minor grammatical changes were made. As well as language regarding the 20 ft easement between Lots 5 and Lot 7.

- Also, addition to the HOA (homeowners association) language for the PUD (Planned Unit Development), including language referring to the maintenance of the open space, restrictions on mowing wetlands and cutting trees outside the building envelope on Lot 6.

6. PLAN NEXT MEETING AGENDA

A. October 17th Meeting Cancelled

- October 17, 2023, meeting is cancelled for lack of Public Hearing agenda items. All Agenda items for November 7, 2023, DRB meeting will be moved to November 21, 2023, based on the

Town of Georgia Special Town Meeting being held at 7 p.m. at the Georgia Elementary and Middle School.

7. DELIBERATIONS

Motion to move into Deliberations at 8:15 p.m.

Motion made by Drew, Seconded by Sjoblom.

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

Motion to exit Deliberations at 9:00 p.m.

Motion made by Drew, Seconded by Cross.

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

8. ADJOURN

Motion to Adjourn the meeting at 9:15 p.m.

Motion made by Sjoblom, Seconded by Cross.

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

Minutes are posted to the Town of Georgia website and Town Clerk's Office media board.

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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