



GEORGIA VERMONT

DRB MEETING

Tuesday, January 07, 2025 at 7:00 PM
Chris Letourneau Meeting Room and via Zoom
Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

Dial by your Location: 1 929 205 6099 (New York)

1. CALL TO ORDER - 7:00 PM

DRB BOARD PRESENT

Chair Suzanna Brown, Vice Chair Charles Cross, Greg Drew, Gilles Rainville, Lisa Faure
Jared Waite

DRB BOARD ABSENT

James Powell, Glenn Sjoblom, Chris Caspers

STAFF PRESENT

Doug Bergstrom, Zoning Administrator, Kollene Caspers, Zoning Clerk

PARTIES FOR BLA

Michael Johnston, Barnard & Gervais
Liz Charron (via Zoom)
Catherine Dingle, Attorney for Willmuth (via Zoom)

PARTIES FOR SA-03-24

Paul Janson, Town of Georgia Selectboard
Brian Dunsmore, Town of Georgia Selectboard

PARTIES FOR SP-006-24/CU-004-24

Brad Ruderman, Ruderman & Assoc.
Tim Reed, 7 North Real Estate Holdings
Jeff Blanchard (via Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

- A. Continuance of Boundary Line Adjustment (BLA-002-24) Willmuth, Drinkwater & Frangipane
- Michael Johnston, Barnard & Gervais, was present to answer questions on the project.
 - M. Johnston passed out an updated site plan for the project, addressing the property lines and easement questions from the 12/17/2024 hearing.
 - Updated deeds were given to D. Bergstrom.
 - D. Bergstrom will email the engineer the new stamp for the mylars.
 - Liz Charron & Catherine Dingle, Attorney for Willmuth, were present via Zoom and did not have any questions.

Motion to close the hearing at 7:13pm

Motion made by Drew, Seconded by Rainville.

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

- B. Site Plan Amendment (SA-003-24) for the Town of Georgia, Town Garage
- P. Jansen, Selectboard member, was present for the hearing on behalf of the Town of Georgia.
 - P. Jansen explained Order #9 in the prior Site Plan decision creates a problem regarding public access at the Town Garage. With Town vehicles and hazardous materials, there is no place to safely park or entertain visitors.
 - S. Brown spoke on behalf of the Conservation Commission, advocating for the education space and suggesting alternatives for the area.

Motion to close the hearing 7:34pm

Motion made by Rainville, Seconded by Vice Chair Cross.

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

- C. Site Plan (SP-006-24) and Conditional Use (CU-004-24) for 7 Real Estate Holdings, LLC, Mini-Storage Complex
- Brad Ruderman, Engineer; and Applicant Tim Reed, 7 North Real Estate Holdings LLC were both present for the hearing.
 - There will be 23 Buildings in the mini-storage complex total, with a single access off Rt 7. Paving will be around the buildings and the road. The road will be paved to A-76 standards, roughly 1250 ft from the top of the road to the turnaround.
 - Permits have been received from VTrans, State Wetlands and US Army Corps of Engineers.
 - A gate and Knox box access are planned. There will also be an office with a wastewater mound system. The oversized wastewater system is for potential future development.
 - Changes were made to the location of the gate, on advice from the Fire Chief in the Ability to Serve Letter.
 - S. Brown requested a variety of trees for landscaping to safeguard the longevity of the trees.
 - Vernal pool location pointed out.
 - Storage Units and use question, will the storage unit be prevented from running a business. T. Reed will investigate this. No power to the units for now, T. Reed will gauge interest from customers.
 - The wetlands permit orders are written out and will be included in the SP/CU decision letter.

- Jeff Blanchard, party present for the hearing, had no questions.

Motion to close the hearing at 8:02pm
Motion made by Rainville, Seconded by Drew.
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Faure, Waite

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: December 17, 2024
Motion to approve minutes with changes to explanation of water run off (SK-005-24).

Motion made by Drew, Seconded by Vice Chair Cross.
Voting Yea: Chair Brown, Drew, Rainville, Faure, Waite

5. OTHER BUSINESS

6. PLAN NEXT MEETING AGENDA

A. January 21, 2025: meeting cancelled
B. February 4, 2025 meeting will have 4 hearings.

7. DELIBERATIONS

Motion to enter into deliberative session at 8:13pm
Motion made by Vice Chair Cross, Seconded by Rainville.
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Faure, Waite

Motion to exit from Deliberative session at 9:57
Motion made by Drew, Seconded by Vice Chair Cross,
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Faure, Waite

8. ACTION TAKEN AFTER DELIBERATION:

Signed Decision Letter BLA-002-24 (Willmuth, Drinkwater & Frangipane)
Signed Decision Letter SK-005-24 (Gamache)

Motion to approve the Site Plan Amendment (SA-003-24)
Motion made by Rainville, seconded by Cross.
YEA: Waite, Faure, Cross & Rainville
NAY: Drew & Brown
Abstained: 0
Signed Decision letter SA-003-24

9. ADJOURN

Motion to adjourn at 10:03pm
Motion made by Rainville, Seconded by Vice Chair Cross.
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Faure, Waite

Posted to the Town website.
Signed: Kollene Caspers, Zoning Clerk, DRB Clerk
Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com