



GEORGIA VERMONT

DRB MEETING

Tuesday, October 07, 2025 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 - 7:06 PM

DRB PRESENT

Chair Charles Cross, Vice Chair James Powell, Lisa Faure, Leigh Horton, Gilles Rainville, Glenn Sjoblom, Tony Gabel, Chris Caspers (alternate)

GUESTS PRESENT

Justin Holmes, Joe Gray, Alysia Catalfamo, Michael Palmer, Kathleen Palmer, Kathy Considine, Sara Heth, Michael Tourville, Jeff Moulton

GUESTS PRESENT VIA ZOOM

Jaime Gray, Joshua Riley

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

D. Bergstrom added the following to the Agenda under *Other Business*:

- An update to the new Development Regulations.
- Jared Waite for the DRB Board.

3. PUBLIC HEARINGS

A. FA-001-25, Final Plat Amendment for Hibbard

Parties Present for the Hearing: Justin Holmes, Michael Palmer, Kathleen Palmer, Kathy Considine, Sara Heth

- Chair Cross introduced the project and swore the hearing participants into the meeting.

- J. Holmes explained the project, the original subdivision decision and easement language.
- D. Bergstrom explained the agricultural covenant and restrictions placed on the property in 1999. In the language in the decision and through conversations with the town's attorney, Applicant can request a modification of the agreement after meeting with the DRB, Planning Commission and the Selectboard.
- The proposed plan will subdivide the property into two lots, one ±16-acre lot with a ±2 acre building envelope and ±14 acres left for agricultural or silvicultural purposes. The remaining acreage will be moved into the common land after a Boundary Line Adjustment.
- An easement was requested for access to the cemetery, J. Holmes stated the Applicant is open to a 20-foot-wide easement to the cemetery.
- This matter must come before the Planning Commission and Conservation Commission before returning to the DRB for plan approval. Together with approval from the DRB and the HOA, the project will go before the Selectboard for final approval.
- A. Catalfamo, Chair of the Georgia Conservation Commission, said the Conservation Commission (CC) would be open for discussion on the project. CC will meet on October 20th.
- The Planning Commission will discuss the project on October 28th.
- The DRB will Continue the hearing until November 18th.
- M. Palmer had questions about the map and access to the cemetery.

Motion to Continue the hearing until November 18, 2025.

Motion made by Sjoblom, Seconded by Vice Chair Powell

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Gabel

B. SK-004-25, Sketch Plan Application for Gray

Parties Present for the Hearing: Joe Gray, Jeff Moulton, Jaime Gray (via Zoom) & Joshua Riley (via Zoom)

- Chair Cross introduced the project and swore the hearing participants into the meeting.
- J. Gray, Applicant, explained the project, the original subdivision and access to the common area from Lot 1.
- Lot 3 has a driveway off of Georgia Shore Road, the proposed 25 foot driveway easement will serve Lots 1 and 2. Applicant is open to a driveway agreement between Lots 1 & 2.
- A waiver will be needed for lot frontage
- The common land will be deeded to Lot 2.
- J. Moulton, abutting property owner, had concerns with stormwater run-off, drainage into the lake and the effect on the surrounding woodlands. His concerns were answered by Applicant and his letter added to the file.
- Applicant's engineer will work with the State of Vermont on the formal stormwater management plan.

Motion to close the hearing at 7:48pm

Motion made by Rainville, Seconded by Vice Chair Powell
Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Gabel

C. SA-003-25, Site Plan Amendment for Tourville

Parties Present for the Hearing: M. Tourville

- Chair Cross introduced the project and swore the hearing participant into the meeting.
- M. Tourville, Applicant, explained the original subdivision and small building envelope, the sloping terrain of the property and the inability to house a shed within proper zoning setbacks.
- D. Bergstrom explained the building envelope can be up to the VELCO easement.
- There was no proposed site plan for new building envelope.

Motion to close the hearing at 7:56pm

Motion made by Sjoblom, Seconded by Rainville

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Gabel

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: August 19, 2025

Motion to approve minutes as written.

Motion made by Rainville, Seconded by Vice Chair Powell

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Gabel

5. OTHER BUSINESS

- D. Bergstrom explained the formality issues from the Development Regulation approval process that did not occur, thus necessitating the need for another public hearing. One was for the Planning Commission to approve the Planning Report, which outlines the changes made by the Selectboard. The second was the Selectboard not officially closing the Public Hearing portion of the meeting prior to vote, which will be addressed at the next Selectboard meeting on October 13, 2025. According to the Town's attorney, these two formalities must be completed before the new Development Regulation are put into place. There will be another 21-day waiting period before approval.
- Jared Waite has put in his application for the remaining vacancy on the Development Review Board.

Motion to approve Jared Waite to join the Development Review Board.

Motion made by Chair Cross, Seconded by Gabel

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Gabel

6. PLAN NEXT MEETING AGENDA

A. October 21, 2025

- Two hearings and decision letters for Gray and Tourville

7. DELIBERATIONS

Motion to enter into Deliberative Session at 8:00pm

Motion made by Rainville, Seconded by Vice Chair Powell.

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Gabel

Motion to exit from Deliberative Session at 8:32

Motion made by Sjoblom, Seconded by Rainville

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Gabel

8. ADJOURN

Motion to adjourn at 8:33pm

Motion made by Sjoblom, Seconded by Rainville.

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Sjoblom, Gabel

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: Kollene Caspers, Zoning Clerk, DRB Clerk

Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com