



GEORGIA VERMONT

Planning Commission Meeting Tuesday, September 23, 2025 at 6:30 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 - 6:36 PM

PLANNING COMMISSION PRESENT

Chair Suzanna Brown, Vice Chair Jared Waite, Heather Dunsmore, Tony Heinlein, Emily Johnson (via Zoom)

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PUBLIC PRESENT

Ken Minck, Michael Allen (via Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

J. Waite requested to add an announcement to Other Business.

3. DISCUSSION

A. Approve planning report for v3.0 of the Georgia Development Regulations

- D. Bergstrom explained the two formality issues from the Development Regulation approval process that did not occur, thus necessitating the need for the Planning Commission meeting. 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. October 13, 2025. According to the Town's attorney, these two formalities must be completed before the new Development Regulation are put into place.
- M. Allen recommended attaching the change reports to the new Planning Report as addenda to cover all of the changes.
- K. Minck voiced his concerns that the Planning Commission did not meet between the Selectboard meetings for Development Regulation approval.
- Following the recommendations of the Town's attorney, the Planning Commission shall approve the amended report and file with the Selectboard for their next meeting.
- K. Minck asked if the Planning Commission would hold a discussion on Version 3.0. S. Brown agreed, and K. Minck was given a copy of the change report.
- S. Brown brought up the reduction from 50-foot to 10-foot setbacks in the Lakefront zoning district, which is also regulated by Vermont State shoreland protection permitting processes.
- K. Minck asked why the AR district minimum acreage was reduced from 5 acres to 2 acres. The Planning Commission explained it was the Selectboard's idea to allow farmers to take less land out of current use and sell only small amounts of land from the farm.
- S. Brown had a question about second story use change in the Village Core, which was addressed in the Planning Report and found in the Village Core section of the new Development Regulations (3-15).
- K. Minck also questioned the reduction of acreage from 20 acres to 10 acres in the Recreation and Natural zoning areas. It was explained this was a change made by the Selectboard.
- D. Bergstrom will add the elimination of the 25 feet or greater slope-change language from the Selectboard in District Requirements to the Planning Report as a major change.
- Discussion was had on the change in language from "shall" to "may" by the Selectboard, in terms of State permitting.

Motion to approve the Planning Report for Version 3.0 with changes made by the Planning Commission.

- K. Minck requested the Planning Commission recommend to the Selectboard the Recreation/Natural area return to 20 acres minimum acreage instead of 10 acres. He also would like all of Silver Lake Woods to be added in the Recreation/Natural area next time map lines are drawn.

Motion made by Vice Chair Waite, Seconded by Heinlein.

Voting Yea: Vice Chair Waite, Dunsmore, Heinlein

Voting Nay: Chair Brown

Voting Abstaining: Johnson

4. APPROVAL OF MINUTES

A. Planning Meeting Minutes

Motion to approve minutes from the June 10, 2025 Planning Commission meeting as written.

Motion made by Chair Brown, Seconded by Vice Chair Waite

Voting Yea: Chair Brown, Vice Chair Waite, Dunsmore

Voting Abstaining: Heinlein, Johnson

Motion to approve minutes from the June 24, 2025 Planning Commission meeting as written.

Motion made by Chair Brown, Seconded by Vice Chair Waite

Voting Yea: Chair Brown, Vice Chair Waite, Dunsmore, Heinlein

Voting Abstaining: Johnson

5. PLAN NEXT MEETING AGENDA

- October 14, 2025 meeting cancelled due to no quorum available for meeting.
- October 28, 2025 will be the next Planning Commission meeting.

6. OTHER BUSINESS

- Jared Waite will be stepping down from the Planning Commission effective after tonight's meeting.
- D. Bergstrom shared the Georgia Zoning office will be meeting with members of Vermont State Planning on October 1st regarding the Village Designation application.
- H. Dunsmore recapped the 9/22/25 Selectboard meeting with Greta Brunswick from Northwest Regional Planning Commission and the discussion over Village Designation, mapping and their regional plan.

7. DELIBERATIONS

8. ADJOURN

Motion to adjourn at 7:52pm

Motion made by Vice Chair Waite, Seconded by Johnson.

Voting Yea: Chair Brown, Vice Chair Waite, Dunsmore, Heinlein, Johnson

Minutes are posted on the Town of Georgia website.

Signed: Kollene Caspers, Zoning Clerk, Planning Clerk

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