



GEORGIA VERMONT

DRB MEETING Tuesday, May 20, 2025 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

DRB BOARD PRESENT

Chair Charles Cross, Vice Chair James Powell, Lisa Faure, Gilles Rainville, Glenn Sjoblom

DRB BOARD ABSENT

Leigh Horton, Alternate Chris Caspers

STAFF PRESENT

Doug Bergstrom, Zoning Administrator; Kollene Caspers, Zoning Clerk

PRESENT FOR SA-001-25, WEBB

William Webb, Applicant; Matt LaBelle, Abutter

PRESENT FOR SK-002-23, ROWLEY

Scott Baker, Engineer with Barnard & Gervais; Kate Rowley & Raymond Bosley, Applicants; Lawrence and Clare Rowley, Owners

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. SA-001-25, Webb Site Plan Amendment

- Applicant William Webb was present at hearing to answer questions. W. Webb discussed the proposed project and the need for change to the building envelope.
- Chair Cross introduced the Site Plan Amendment application and reason for Amendment request.
- D. Bergstrom further explained the prior decision (PC-041-05) and the building envelope at issue. The ZA cannot approve the expansion without the approval of DRB. Expansion of the building envelope will allow Applicant to build a barn on the property and will not encroach on any wetlands or other preserved lands.
- M. LaBelle, Abutter present for the hearing, did not have any questions.

Motion to close the hearing at 7:05pm

Motion made by Sjoblom, Seconded by Rainville.

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

B. SK-002-25, Rowley Two-Lot Minor Subdivision

- Chair Cross introduced the Sketch Plan application. Scott Baker, an engineer from Barnard and Gervais was present to explain the application in further detail.
- Septic/wastewater soils and location were discussed. Will also need to consider the isolation distance from the well.
- The Town of Georgia Development Regulations have mandated Road Frontage of 120 feet in the Business district. Applicants would also need a waiver request for a minimum of 60ft for road frontage if unable to provide the full 120 feet.
- DRB recommended Lot 2 property extends to encompass the driveway. S. Baker said the current ROW can be widened by 10 feet and may add acreage with the driveway. Lot 1 will thereafter have the ROW to the solar array and Lot 1 lands in the back.
- An Ability to Serve Letter will be needed from the Georgia Fire Chief.

Motion to close the hearing at 7:45pm

Motion made by Vice Chair Powell, Seconded by Sjoblom.

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

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: May 6, 2025

Motion to approve minutes with no changes.

Motion made by Rainville, Seconded by Vice Chair Powell.

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

5. OTHER BUSINESS

6. PLAN NEXT MEETING AGENDA

A. June 3, 2025: Meeting Cancelled, no hearings scheduled

7. DELIBERATIONS

A. Motion to enter into Deliberative Session at 7:53pm

Motion made by Sjoblom, Seconded by Rainville

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

Motion to exit from Deliberative Session at 8:37pm

Motion made by Rainville, Seconded by Powell

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

Action taken after Deliberative Session: Chair Cross signed the following decision letters:

1. FP-003-25, Gamache
2. SA-001-25, Webb
3. SK-002-25, Rowley

8. ADJOURN

Motion to adjourn at 8:40pm

Motion made by Rainville, Seconded by Sjoblom.

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

Posted to the Town website.

Signed: Kollene Caspers, Zoning Clerk, DRB Clerk

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