



GEORGIA VERMONT

Selectboard Special Meeting Tuesday, August 26, 2025 at 6:00 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 6:00PM

SELECTBOARD PRESENT

Chair Kristina Senna, Vice Chair Brian Dunsmore, Kellie Bosenberg, Paul Jansen, Carl Rosenquist

STAFF PRESENT

Doug Bergstrom, Kollene Caspers, Stacy Katon

PUBLIC PRESENT

Jared Waite, Suzanna Brown, Tony Heinlein, Heather Dunsmore, Tony Gable, Leigh Horton, Gilles Rainville, Fred Grimm, Alysia Catalfamo, Tom Hargy, Paul and Nicole Courtis, Tony McCracken, Kyle Grenier, Kevin Camisa

PUBLIC PRESENT VIA ZOOM

Michael Allen with ReGrowth Planning, Erica Havers, Kerry Brosnan, Michelle Boomhower, Carolyn Branagan, Shane Bluto, Tyler Bortz, Annette Villani, Mike Forcier

2. OTHER: Pledge of Allegiance

A. Action To Approve Proposed Town of Georgia Development Regulations – Version 3.0

A. Public Meeting – Action to Approve Version 3.0- Revised Town of Georgia Development Regulations

- Presentation and discussion of the revised draft regulations, incorporating updates made following the public meeting held on July 31, 2025.
- Overview of key changes and clarifications.
- Public comment and feedback on the updated draft:

- The main topics of public comment included Lakefront (LF) zoning district setbacks and maximum building height change; acreage changes in all of the zoning districts throughout the town; high density growth areas like the Village Core (VC) zoning district; the move from 20 acre minimum to 10 acres in the Natural/Recreation (NR) district; and discussion on the overall plan for growth in the Town of Georgia.
- The Georgia Conservation Commission (GCC), Development Review Board (DRB) and the Planning Commission were represented by members of the public in attendance.
- T. Hargy asked if this version was approved by the Planning Commission. Chair Senna answered this was the third hearing with the Planning Commission, changes were made to the Development Regulations by the Selectboard at the last meeting with the Planning Commission present.
- T. Hargy asked if the current Lakefront setbacks and Natural/Recreation (NR) acreage were recommended by the Planning Commission. Vice Chair Dunsmore responded the Selectboard made the changes as there are existing dwellings on the lakefront within the setbacks, and State regulations that cover shoreland protection.
- M. Boomhower spoke about the positive changes made for the Lakefront and Lakeview districts.
- A. Catalfamo asked why the town had the Planning Commission do all the work only to have the Selectboard override the decisions made by them. Vice Chair Dunsmore responded the Selectboard's goal to respect Georgia landowners and taxpayers by not excessively regulating their land.
- K. Grenier asked about the increase in height in Lakefront district, concerned with hazardous snow fall from roofs and dangerous to Town plowing and for walkers. There was also a concern with larger septic systems. D. Bergstrom responded with the State regulating the wastewater systems.
- F. Grimm suggested a variance for Lakefront zoning building heights rather than a maximum height listed in the regulations.
- A. Catalfamo asked about the NR district drop from 20 acres to 10 acres, land identified as natural area, and why was there a choice to lower the acreage amount.
- Vice Chair Dunsmore made the statement that Georgia has had the current regulations in place for the last 30 years, he is standing up for the landowners and their right to use their property as they want.
- Chair Senna explained the changes in the Development Regulations are to plan for future growth, and "planning for the future" is not keeping the regulations as they have been for the last 30 years.
- L. Horton had questions on the Lakeview district going to 1 acre zoning and how that works for clustered housing. D. Bergstrom answered citing the new zoning regulations.
- F. Grimm spoke on increased housing and density areas. P. Jansen reminded the public there is a housing shortage in Vermont and an obligation to promote the growth of housing for members of our community.
- T. Gabel asked about the last full update to the regulations, which occurred in 2013, and before that the 1990s. He opined that property taxes are going up and

the Town needs to have a plan for growth, as we can't keep it the same as what our grandparents had in Georgia. He said to let the property owner decide what they want to do with the land they pay taxes on.

- S. Brown went through questions she had with the Use table on page 3-3.
- K. Camisa brought up septic and water as barriers for development in the town. While the Development Regulations will allow for different types of use, State and environmental concerns, as well as water and wastewater capabilities, will ultimately determine if that use will happen.
- F. Grimm spoke on the increase in density and increase in housing and taxes, with a demand on public services and the costs associated with such, comparing the Town of Georgia to New York City.
- C. Rosenquist stated he has been a resident in the Town of Georgia for 40 years, and in that time 30+ farms have dwindled to only six farms in town. Farming is declining and the Selectboard, in these new Development Regulations, has been focused on individual rights paired with the public need.

Motion to approve and accept Town of Georgia Development Regulations 3.0 as written.

Motion made by Vice Chair Dunsmore, Seconded by K. Bosenberg.

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, P. Jansen, C. Rosenquist

There is a 21 day waiting period until the new regulations go into effect.

3. PROPOSED EXECUTIVE SESSION (pursuant to 1 V.S.A sec 313 - requires two-thirds vote)

No Executive Session was called.

4. ADJOURN

Motion to adjourn at 7:03pm

Motion made by P. Jansen, Seconded by Vice Chair Dunsmore.

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, P. Jansen, C. Rosenquist

At the September 8, 2025 Selectboard Regular Meeting, the Selectboard voted to include the following attachment, an email from Ken Minck to the Selectboard. Please see the September 8, 2025 Selectboard Regular Meeting Minutes for additional information.

From: Ken Minck <kcminck@gmail.com>
Sent: Sunday, August 24, 2025 9:33 AM
To: Georgia Selectboard <sb@townofgeorgia.com>
Subject: Zoning

Hello all, I'll be at a funeral on Tuesday night in PA. I urge you not to approve V3.0 of the zoning code. It contains many changes that will dilute its effectiveness. I have listed some issues:

1. Deleting the 25% slope rule - (So, how much slope is acceptable?
The easiest terrain to build on has a slope of less than 10%. Gradients between 11% and 20% are deemed "moderate," whereas those over 20% are deemed "steep.")
2. Many places: Deleting the word "shall" replacing it with "may"
3. AR zone, reducing it to 2 acres, it has already been reduced from 10 acres years ago. (*"The primary purpose of the AR District is to provide a place in Georgia for agriculture and silviculture uses."*)
4. Shoreland setback, 10' feet this is absurd it reminds me of when homes were built on stilts in the water before zoning. The VT Shoreland Protection Act calls out a 100' setback.
5. NR zone- Reduction to 10 acres - This has the potential of fragmenting the zone further. This zone has been 20 acres from the beginning of the code.

Natural Areas District (N-1). The N-1 District has significant natural features or areas which are unique or irreplaceable. The purpose of this district is to protect these features and areas in their natural state to the extent possible for present and future generations and to protect significant geological areas, wildlife habitat, scenic areas and other open space land. Structures are limited to large lots to limit fragmentation and minimize the impact on the land and prevent substantial alteration to the landscape.

Has V3.0 been vetted by the Planning Commission?

Regards, Ken Minck

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. Meeting videos are posted on the Town of Georgia website.

Minutes and videos are posted on the Town of Georgia website.

Signed: Stacy Katon, Town Administrator

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APPROVED