



GEORGIA VERMONT

DRB MEETING

Tuesday, February 3, 2026 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 - 7:00 PM

DRB PRESENT

Chair Charles Cross, Vice Chair James Powell, Lisa Faure, Leigh Horton, Gilles Rainville, Jared Waite, Tony Gabel

DRB ABSENT

Alternate Chris Caspers, Alternate Glenn Sjoblom

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

Present for DRB-002-26 7 North Real Estate Holdings LLC

Tim Reed, Brad Ruderman, engineer (via Zoom)

Present for DRB-003-26 Joseph Gray

Jamie Gray, Joeseeph Gray (via Zoom), Stephen Tetreault, engineer

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. DRB-002-26 Conditional Use & Site Plan Review for 7 North Real Estate Holdings, LLC

- Chair Cross introduced the application and swore parties into the hearing.
- Applicant Tim Reed was present in person and engineer Brad Ruderman was present via Zoom. Both answered questions on the Conditional Use and Site Plan applications.

- The project is the same as presented to and approved by the DRB in 2024 (SP-006-24 & CU-004-24). Approval lapsed before the mylar could be filed, prompting the new hearing.
- VTrans has given a permit to upgrade the access drive. Wetlands have been delineated, there are permits to cross for the driveway.
- Site plans include 23 buildings, all for indoor ministorage and small office for 3 employees.
- There will be a drilled well and wastewater system design. Wastewater has been permitted for larger capacity, however, a wastewater system for the 3 employees will be installed.
- The storage trailer will be on site during development.
- 50 trees will be planted. There will be language in the rental agreement that no active retail or service will be performed out of the storage units. There will be no exterior storage, all interior storage.
- No interested parties were present for questions.

Motion to close the hearing at 7:16pm

Motion made by G. Rainville, Seconded by T. Gabel

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite

B. DRB-003-26 Three (3) Lot Minor Subdivision for Joseph and Jamie Gray

- Chair Cross introduced the application and swore parties into the hearing.
- Applicant Joe Gray was present via Zoom and Applicant Jamie Gray and engineer Stephan Tetreault were present in person. All were available to answer questions on the Final Plat application.
- S. Tetreault explained the project, pointed out the wells, wastewater, and the 30 ft row for the driveway access.
- Zoning Administrator D. Bergstrom questioned the 100 ft of road frontage necessary for the Lakefront zoning district. With the waiver of 50%, 50 feet of road frontage would be necessary. But the State of Vermont will permit 20+ feet of road frontage.
- No interested parties were present for questions.

Motion to close the hearing at 7:30pm

Motion made by G. Rainville, Seconded by J. Waite

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: January, 20, 2026

Motion to approve the minutes as written.

Motion made by J. Waite, Seconded by L. Horton

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite

5. OTHER BUSINESS

- A. DRB-004-26 Administrative Two-Lot Subdivision for Brady & Julia Harvey (107 Sandy Birch Road)
DRB-005-26 Administrative Two-Lot Subdivision for Brady & Julia Harvey (105 Sandy Birch Road)
- ZA D. Bergstrom explained the subdivisions. These will be approved by the ZA on February 19th unless an abutter requests a DRB hearing.
 - The applicants must provide a new mylar and deed language to be recorded in the Town records.
 - At this time, both lots are requested for subdivision only. No buildings are intended in the near future.
 - Access to the new lots will be off of Waller Road in Laura's Woods.

6. PLAN NEXT MEETING AGENDA

- A. March 3, 2026
- No meeting on February 17, 2026.

7. DELIBERATIONS

Motion to go into Deliberative Session at 7:41pm

Motion made by Vice Chair Powell, Seconded by J. Waite

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite

Motion to exit deliberative session at 8:047pm

Motion made by G. Rainville, Seconded by J. Waite

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite

A. CU-005-25 Lora's Farm Georgia LLC Decision Letter

- The DRB approved unanimously and Chair Cross signed the decision letter for Lora's Farm Georgia LLC.

B. DRB-002-26 7 North Real Estate Holdings LLC Decision Letter

- The DRB approved unanimously and Chair Cross signed the decision letter for 7 North Real Estate Holdings LLC.

8. ADJOURN

Motion to adjourn at 8:08pm

Motion made by G. Rainville, Seconded by J. Waite

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite

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

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