



GEORGIA VERMONT

Planning Commission Meeting Tuesday, April 08, 2025 at 6:30 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 - 6:30 PM

PLANNING COMMISSION PRESENT

Chair Suzanna Brown, Vice Chair Jared Waite, Heather Dunsmore, Tony Heinlein, Emily Johnson (6:35pm)

STAFF PRESENT

Doug Bergstrom, Zoning Administrator; Kollene Caspers, Zoning Clerk

GUESTS PRESENT

Greta Brunswick, Northwest Regional Planning Commission; Michael Allen, ReGrowth (via Zoom)

PUBLIC PRESENT

Kevin Camisa (via Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. DISCUSSION

A. Northwest Regional Planning Commission: Regional Future Land Use

Greta Brunswick, Northwest Regional Planning Commission

- G. Brunswick gave an update to the Planning Commission on Regional Planning, Future Land Use map and areas planned for Village Center and Village Area.
- Broad regional presentation: Changes for qualifications for Historic Village Center, Georgia is now eligible for the revised Village Center designation. This will allow for grant priorities, sale taxes, other benefits to Town of Georgia.
- G. Brunswick fielded questions from the PC regarding the Future Land Use Map.
- Discussion on conservation and development, overlays will be shown on the map to designate centers and conserved lands, river corridor and flood hazard.

- Act 250: Currently Georgia has no exempted areas because we don't have an identified historic center area. Under the proposed changes, 50 dwelling units in 10 acres, including houses, apartments, condos, townhouses, cottage courts, etc. may have Act 250 exemptions, if the Selectboard opts in. This "Tier 1 B Exemption" is what Georgia is eligible to qualify. Multi-unit housing exemptions are only for housing projects, commercial projects will still be subject to Act 250 regulations.
- Regional Housing Targets- part of Act 181, Vermont State Department Community Housing developed targets for towns to address immediate shortfall of housing; while the second set of housing growth for future targets for housing a healthy demographic population. These housing targets are not a mandate, but a base-line for helping the state housing crisis.
- NRPC Target for Georgia's growth for 2025-2030 are for 125-190 new homes.
- NRPC Target for Georgia's growth for 2025-2050 are for 287-570 new homes.
- NRPC has a website tool to track the target, which includes a map of region, to show all the building permits since 2020 and track the addition of housing.

B. Development Regulations Draft Review

Michael Allen, ReGrowth

- M. Allen presented the "clean copy" Draft Development Regulations. Went through sections 1-3.3.24 with the Planning Commission for any changes, updates or discussions on regulation clarifications.

4. APPROVAL OF MINUTES

A. Planning Meeting Minutes: March 25, 2025

Motion to approve the March 25, 2025 meeting minutes with one addition.

Motion made by Vice Chair Waite, Seconded by Dunsmore.

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

5. PLAN NEXT MEETING AGENDA

A. April 22, 2025

- Follow up with G. Brunswick from Northwestern Regional Planning Commission.
- Review Draft Development Regulations, continued.
- Discuss timeline for Development Regulation approval procedures.

6. OTHER BUSINESS

7. DELIBERATIONS

8. ADJOURN

Motion to adjourn at 9:50pm

Motion made by Heinlein, Seconded by Vice Chair Waite.

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

Posted to the Town website.

Signed: Kollene Caspers, Zoning Clerk, Planning Clerk

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