



GEORGIA VERMONT

Selectboard Special Meeting Thursday, July 31, 2025 at 6:00 PM Fire Station Community Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWZVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

Dial by your Location: 1 929 205 6099 (New York)

1. CALL TO ORDER 6PM

SELECTBOARD PRESENT

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

PLANNING COMMISSION PRESENT

Chair Suzanna Brown, Vice Chair Jared Waite, Tony Heinlein, Heather Dunsmore

STAFF PRESENT

Doug Bergstrom, Kollene Caspers, Stacy Katon

GUESTS PRESENT

Michael Allen, ReGrowth Planning

PUBLIC PRESENT

Esther Lotz, Corinne & Steve Benham, Pam Nicole Coutois

PUBLIC PRESENT VIA ZOOM

Kim and Brad Arel, Meghan Cox, the Dixons

2. OTHER

A. Discussion on Proposed Town of Georgia Development Regulations – Revised Draft

A. Public Meeting – Review of Revisions to the Town of Georgia Development Regulations

1. Presentation and discussion of the revised draft regulations, incorporating updates made following the public meeting held on June 24, 2025.
2. Overview of key changes and clarifications.

- D. Bergstrom explained the proposed changes made by the Selectboard after the community meeting with the Planning Commission, going line by line with each proposed change.
 - The Selectboard members shared comments and questions on the proposed changes. Topics addressed included regulations covering parking spaces; private roads and driveways; Open Space requirements for PUD developments; and proposed ordinances to regulate Short Term Rentals and Mobile Food Units.
3. Public comment and feedback on the updated draft:
- Members of the public shared comments and questions on the proposed changes. Topics addressed included: questions on building style in the village core; language will be added for impaired waterways and State regulations for Deer Brook and Arrowhead Mountain Lake; acreage in the AR zoning district and the preservation of lands for farming and agriculture; businesses allowed in the Lakefront and Lakeview zoning districts; cemeteries; and language regarding future development in PUD Open Spaces.
 - Kim & Brad Arel voiced concerns about future potential roads designated for the Village Core area. Chair Senna stated the new draft Development Regulations have eliminated a map of future potential roads and let the Arels know their property cannot be taken away by the Town.
 - M. Allen addressed concerns with proposed changes in the Development Regulations which might conflict with the Town Plan. The Development Regulations will follow what is presented in the new Town Plan.

With no further questions or comments, Chair Senna closed the Public Comment on discussion of proposed changes to Draft Development Regulations.

4. Next steps for finalizing and adopting the revised regulations.
- The next Selectboard Public Meeting for Development Regulations will be held at the Georgia Town offices at 6pm on Tuesday, August 26th.

Motion to adjourn at 7:50pm

Motion made by Vice Chair Dunsmore.

Vice Chair Dunsmore rescinded the motion to continue discussion on Lakefront & Lakeview Zoning district acreage questions from the public.

Vice Chair Dunsmore made a Motion to Reopen the Public Hearing, Seconded by C. Rosenquist.

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

- Discussion with Corinne and Steve Benham regarding the Lakefront & Lakeview Zoning district acreage requirements. Language will be added to the regulations regarding the “grandfathering” of properties that fell into past "Georgia Zoning Acres” verses actual acres.
- D. Bergstrom read an email from Ken Minck, who was unable to attend the meeting, in regard to the setbacks and lot sizes in the Core Village and Village Hamlet districts.

Chair Senna closed the Public Comment portion of the meeting at 8:01pm

3. ADJOURN

Motion to adjourn at 8:02pm

Motion made by Vice Chair Dunsmore, Seconded by C. Rosenquist.

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

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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