



GEORGIA VERMONT

DRB MEETING Tuesday, February 04, 2025 at 7:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmptVmE1MXZSaWZWZVadz09>

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 Suzanna Brown, Vice Chair Charles Cross, Greg Drew (Via Zoom), James Powell, Gilles Rainville, Jr., Lisa Faure, and Chris Caspers (alternate)

DRB BOARD ABSENT

Glenn Sjoblom, Jared Waite (alternate)

STAFF PRESENT

Doug Bergstrom, Zoning Administrator; Kollene Caspers, Zoning Clerk

PRESENT FOR FP-001-25

Peter Mazurak, Engineer for Applicants

PRESENT FOR SK-001-25

Ivan Favreau, Applicant
Leland Lampman and Kathryn Vidal, abutters

PRESENT FOR SP-001-25/CU-001-25

Peter Garceau, Engineer for Applicants

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. FP-001-25 Rooney, 2 Lot Minor Subdivision

- Peter Mazurak, Engineer for Applicant was present to represent the project.

- Wastewater permit for the property was submitted for recording.
- Easement/ROW for water from the school exists, but there are no pipes under the road to connect to the house. Applicants rely on their own water source.

Motion to close the hearing at 7:03pm

Motion made by Rainville, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Faure, Caspers

B. SK-001-25 Favreau, 2 Lot Minor Subdivision

- C. Cross recused himself from the hearing, as a relative to Applicant.
- Ivan Favreau, Applicant, was present for the hearing.
- No changes have been made to the submitted site plan. Applicant is subdividing to sell the unoccupied lot in the future. Currently the land contains a shed and is fenced for horses.
- Abutters Leland Lampman and Kathryn Vidal questioned the lot lines on their side of the property. Applicant's fence is past the property line onto their property. The fence can stay until the lot is sold, then the abutters requested fence removal so they have access to their property and to avoid confusion with the new owners.

Motion to close the hearing at 7:12pm

Motion made by Rainville, Seconded by Powell.

Voting Yea: Chair Brown, Drew, Powell, Rainville, Faure, Caspers

C. SP-001-25 & CU-001-25, Harrison, Earth Extraction

- G. Rainville recused himself from the hearing as a property abutter and interested party.
- Peter Garceau, Engineer for Applicants, was present for the hearing.
- Quarry sand and rock extraction was permitted by the Town of Georgia in August 2016 (PC-013-16).
- Applicants are asking for extraction in a location that was paused from use for the purpose of historical/archeological studies. The studies have concluded, and Applicants wish to make use of the rock.
- Applicants are also requesting the Town of Georgia allow access to the quarry during the December-April shut down, on specific days approved by the State of Vermont/ANR and to access to the stockpiles only (i.e., no extraction, blasting or crushing). Stone is needed throughout the year, and Act 250 will set parameters throughout the winters.
- S. Brown questioned the flashing light that is triggered when trucks wait to exit the quarry. The cycle may not be long enough. P. Garceau will look into whether a second trigger or longer flashing light is needed.
- Extraction in the presented area will not change any current operations, is within the existing blasting envelope, and has been estimated to add an additional 1.5 years to the life expectancy of the pit (from 16 years to 17.5 years).

Motion to close hearing at 7:32pm

Motion made by Vice Chair Cross, Seconded by Drew.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Faure, Caspers

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: January 7, 2025

Motion to approve minutes with minor change.

Motion made by Rainville, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Faure, Caspers

5. OTHER BUSINESS

A. DRB Positions

- 2 board positions and 1 alternate position will be available after March elections.
- Chris Caspers will stay on as an alternate.

6. PLAN NEXT MEETING AGENDA

A. February 18, 2025

- Two hearings, VAR-001-25 Florucci & PR-001-25 Gamache

7. DELIBERATIONS

Motion to enter into deliberative session at 7:41pm

Motion made by Rainville, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Faure, Caspers

G. Rainville left deliberative session and the meeting prior to Harrison (SP-001-25 & CU-001-25) discussion.

Motion to exit from deliberative session at 8:05pm

Motion made by James Powell, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Faure, Caspers

A. Decision Letter for SP-006-24 & CU-004-24, 7 North Real Estate Holdings, LLC

- Action out of deliberative session: S. Brown signed the decision letter.

8. ADJOURN

Motion to adjourn at 8:06pm

Motion made by Vice Chair Cross, Seconded by Caspers.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Faure, Caspers

Posted to the Town website.

Signed: Kollene Caspers, Zoning Clerk, DRB Clerk

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