



GEORGIA VERMONT

DRB MEETING

Tuesday, January 20, 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 - 7:02PM

DRB PRESENT

Chair Charles Cross, Vice Chair James Powell, Leigh Horton, Gilles Rainville, Jared Waite, Alternate Chris Caspers

DRB ABSENT

Lisa Faure, Tony Gabel, Alternate Glenn Sjoblom

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PUBLIC PRESENT FOR CU-005-25

Nick Smith, Laura Handy, Kim Asch, Phil Foerster, Ben & Julie Chiappinelli, E.Q. Chiappinelli, Mary Chiapinelli, Sara Nye Vester, Joan Handy and Cheryl Letourneau

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. CU-005-25 Conditional Use Amendment for Lora's Farm Georgia LLC, Continued from 1/16/25

- Chair Cross reconvened the continued Conditional Use Amendment application hearing from December 2025 meeting. Applicant Laura Handy and engineer Nicholas Smith were present to answer questions on the application.
- See above for abutters and other interested parties present.
- Vice Chair Powell asked if there were any events that have occurred at the venue to date. No, no events have occurred at the venue to date.

- Kim Ashe asked that the letter from the homeowners who were present at the hearing be read to the public. DRB Members Chair Cross and Leigh Horton read the letter aloud for the record. In summary, the letter was a follow-up to the 12/16/25 DRB meeting and requested that the existing Conditional Use permit conditions approved on 9/6/22 should remain unchanged until the impacts of those conditions can be assessed through actual operation. (Please see video of the meeting for exact wording.)
- The DRB asked questions about the proposed changes to the Conditional Use Amendment application. Both Nick Smith and Laura Handy answered questions.
- Applicant is currently asking for outdoor events to be separate from the 28 allowed Barn events per month. The September 2022 CU decision letter included Farmers Markets in the 28 allowed events per year.
- ZA Doug Bergstrom explained Lora's Farm has received State of Vermont Farm Determination since the 2022 Conditional Use decision, and what falls outside the purview of the DRB with this status.
- Area residents asking for all conditions from the 2022 Conditional Use decision letter to be followed and Farmers Market to be included in the 28 events allowed per year.
- Laura Handy is also asking for an extra hour (music to stop at 10pm and all visitors exit by 1pm) in the evenings on weekends.

Motion to close the hearing at 7:52PM

Motion made by G. Rainville, Seconded by Vice Chair Powell

Voting Yea: Chair Cross, Vice Chair Powell, L. Horton, J. Waite, C. Caspers

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: December 16, 2025

Motion to approve minutes with no changes.

Motion made by G. Rainville, Seconded by L. Horton

Voting Yea: Chair Cross, L. Horton, G. Rainville, J. Waite

Voting Abstaining: Vice Chair Powell, C. Caspers

5. OTHER BUSINESS

6. PLAN NEXT MEETING AGENDA

A. February 3, 2026

- Two hearings and Lora's Farm Decision letter.

7. DELIBERATIONS

Motion to enter into deliberative session at 7:58PM

Motion made by G. Rainville, Seconded by Vice Chair Powell

Voting Yea: Chair Cross, Vice Chair Powell, L. Horton, G. Rainville, J. Waite, C. Caspers

G. Rainville recused himself and left the meeting at 8:33PM

Motion to exit out of deliberative session at 8:42PM

Motion made by J. Waite, Seconded by C. Caspers

Voting Yea: Chair Cross, Vice Chair Powell, L. Horton, J. Waite, C. Caspers

A. CU-004-25, Conditional Use for McCullough Crushing Decision Letter

- McCullough Crushing Decision Letter & Coolbeth BLA mylar were signed by Chair Cross

8. ADJOURN

Motion to adjourn at 8:43PM

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

Voting Yea: Chair Cross, Vice Chair Powell, L. Horton, J. Waite, C. Caspers

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: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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