



GEORGIA VERMONT

Selectboard Regular Meeting Monday, July 14, 2025 at 6:00 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)

CALL TO ORDER 6:00PM

SELECTBOARD PRESENT

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

SELECTBOARD ABSENT

Paul Jansen

STAFF PRESENT

Doug Bergstrom, Todd Cadieux, Kollene Caspers, Lori Hobart, Stacy Katon

PUBLIC PRESENT

Connor Hunt, Ken Minck, Noah Lavallee, Fred Lavallee, Jamie Blake (via Zoom), Joe Cowhig (via Zoom)

1. PLEDGE OF ALLEGIANCE

2. CHAIR UPDATE

3. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

Chair Senna proposed the following additions to the Agenda:

1. Request from Cross Consulting to access Silver Lake via ATV they are completing a survey for St. Albans. (Added as 8 M.)
2. Zoning and waiver of impact fees for John Chagnon & Mark Price. (Added as 8 N.)
3. Executive Session to discuss Personnel.

Motion to add the above to the Agenda.

Motion made by C. Rosenquist, Seconded by K. Bosenberg.

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

S. Katon wanted to note a correction to an error in the Agenda, 8 A- Bovat Road Association- the road work will occur on Wednesday, July 16 2025.

4. **SELECTBOARD MINUTES AND WARRANTS**

A. Approval of Selectboard Regular Meeting Minutes for June 23, 2025

Motion to approve minutes as written.

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

Voting Nay: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist

Motion has failed.

Motion to approve minutes with correction to line 119 and to include the comment as requested by N. Lavallee on line 71 regarding Bovat Road.

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

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

B. Approval of Warrants #2519

Motion to approve Warrant #2519.

Motion made by C. Rosenquist, Seconded by K. Bosenberg.

- L. Hobart answered Selectboard questions on the warrant line items.

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

5. **PUBLIC COMMENT (For items not on agenda)**

All participants must clearly state their names. Appropriate actions will be considered once the Selectboard has reviewed the information provided and necessary subsequent research.

6. **CORRESPONDENCE**

7. **BOARD BUSINESS (Public comment on agenda items limited to 5 minutes)**

A. The Bovat Road Association respectfully requests a waiver of the \$225.00 permit fee associated with the upcoming culvert replacement project scheduled for **Wednesday, July 16, 2025.**

The Association has filed all necessary permits and submitted a road closure notice with the Town. The work is scheduled to take place between **7:00 AM and 5:00 PM**, during which time **Bovat Road will be closed to through traffic.**

We appreciate your consideration of this request and the Town's continued support of local infrastructure improvements managed by our association.

Motion to approve the waiver.

Motion made by C. Rosenquist, Seconded by K. Bosenberg.

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

B. Connor Hunt Present to Request Discount on Impact Fees-on ADU

- C. Hunt has received a State of Vermont grant for a one-bedroom Accessory Dwelling Unit (ADU) which he will rent at or below market value in accordance with the grant instructions. He is asking the Selectboard for a reduction in the \$5,212 impact fees.
- In accordance with State law, the Selectboard can reduce or remove the impact fee as the rental unit will be a low-income rental unit.
- Vice Chair Dunsmore voiced concerns about setting a precedent for future ADU builders to request waivers.
- C. Rosenquist proposed a fee of \$1,500, Vice Chair Dunsmore proposed an impact fee reduction of 50% for all State of Vermont ADU grant recipients installing ADUs for low-income housing
- D. Bergstrom suggested the addition of a procedure for this to the Impact Fee Ordinance, for future State of Vermont ADU grant recipients requesting a reduction of impact fees for low-income housing.

Motion to reduce the impact fees by 50% For C. Hunt's ADU project.

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

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

C. Public Works/Highway - Update

- T. Cadieux gave a Public Works & Highway update to the Selectboard.
- The dock at Georgia Beach was removed for damage during the week of July 4th. The Public Works department repaired and returned the dock less than 24 hours later.
- The weeds around the library were removed, T. Cadieux worked with the State of Vermont to ensure there were no wetland issues.
- The basketball net was removed from Georgia Beach; the pavement will be resurfaced in the beginning of August. There is a three-week cure for the pavement.
- Drug paraphernalia was found on Georgia Mountain Road; the Sheriff's office was notified.
- Bridge work continues in East Georgia, there was a miscommunication with emergency vehicles during an incident in that area, the wrong road information was given. Milton Fire was able to be on the scene before Georgia Fire & Rescue arrived.
- The water at Georgia Beach facilities was turned on by NCSS (Northwest Counseling Support Services) for their camp, as they were not aware they did not have access to the water. The water is off now and redrained.
- The Selectboard had questions about the paving projects and Georgia Shore Road. Some street signs are covered by vegetation, T. Cadieux will make sure they are trimmed.

- D. Board approval for hiring Samuel Pollock for Town Beach Caretaker Position--Todd Cadieux interviewed with Sam on 7/9/25, would like to move forward with approval to hire from Selectboard.

Motion to approve the hire of Samuel Pollock for Town Beach Caretaker Position.

Motion made by C. Rosenquist, Seconded by K. Bosenberg.

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

E. Heather & Brian Dunsmore Roadway Agreement -Action to Approve and Sign

Motion to approve the Roadway Agreement and Waiver for the Dunsmore project and authorize signature by Chair Senna.

Motion made by C. Rosenquist, Seconded by K. Bosenberg.

Voting Yea: Chair Senna, K. Bosenberg, C. Rosenquist

Vice Chair Dunsmore abstained from discussion and vote.

F. Franklin County Sheriff Agreement-Action to Approve-Signature Required

- Vice Chair Dunsmore stated his appreciation for the services provided by the Sheriff's office and the communication from their office.

Motion to approve the Sheriff Agreement and authorize signature by Chair Senna.

Motion made by C. Rosenquist, Seconded by K. Bosenberg

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

G. Selectboard to Approve Written Request for Officer Number from Vermont Judicial Bureau for ACO

Motion to approve written request for officer number from Vermont Judicial Bureau for Animal Control Officer, Sara Currier.

Motion made by C. Rosenquist, Seconded by K. Bosenberg.

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

H. Velco-ROW-SLW-Easement Deed for Permanent Access-Revisions from Town Attorney for Review -Need Action To Approve

Motion to approve the posting and publishing of the Notice of Sale of Municipal Real Estate to convey an access easement to Vermont Transco (VELCO) to the Silver Lake Woods, to approve the draft Easement Deed and conveyance of the easement to Vermont Transco subject to further review and approval by the Town Attorney, and to authorize Kristina Senna to execute the Easement Deed and any other documents related to this transaction.

Motion made by C. Rosenquist, Seconded by K. Bosenberg.

- C. Rosenquist asked if the Town would receive payment for the easement, and Chair Senna said yes.
- K. Minck had concerns about the easement language, there are no legal trails in Silver Lake Woods.
- Chair Senna said the Town will follow up with the Attorney to clarify the letter.

C. Rosenquist withdrew his motion until S. Katon can get additional information from the Town attorney on the letter.

I. TOG Appropriations Policy-Action To Review/Approve

Motion to approve the Town of Georgia Appropriations Policy.

- The Selectboard reviewed the policy and answered questions on the policy.

Motion made by C. Rosenquist, Seconded by K. Bosenberg.

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

J. Town Hunting Policy-Action To Approve

Motion to approve the Town Hunting Policy.

Motion made by Vice Chair Dunsmore, Seconded by K. Bosenberg.

- K. Minck requested the policy be sent to the Georgia Conservation Commission (GCC) before adopted, as the Commission should be involved with a policy that addresses the Town trails and conservation areas.
- C. Rosenquist and Vice Chair Dunsmore spoke in favor of having the GCC review the policy.

Vice Chair Dunsmore rescinds his motion and the Selectboard agreed the GCC review the policy at the next regular GCC meeting and respond at the next Selectboard meeting following their meeting.

K. Short Term Rental (STR) Licensing Ordinance-Review

- Chair Senna and D. Bergstrom explained the STR ordinance and the need for the ordinance as suggested by the Town attorney and given the proposed new Zoning Development Regulations.
- The Selectboard reviewed the draft ordinance for discussion and suggestions before the document is submitted to the Town attorney for review.

L. Discussion on Evaluation of Town Administrator Process

- S. Katon has served as Town Administrator with the Town of Georgia for six months, and Chair Senna wanted the Selectboard to review the evaluation procedure process.
- The Selectboard will meet in Executive Session at the first meeting in August to execute the evaluation and will meet with S. Katon in Executive Session at the second meeting in August to review the evaluation with her.

M. Silver Lake Woods, Cross Consulting requested access via ATV for surveying purposes.

Motion to approve access for Cross Consulting to survey Silver Lake Woods via ATV.

Motion made by C. Rosenquist, Seconded by K. Bosenberg.

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

- S. Katon will let GCC know the access by ATV for Cross Consulting's survey is approved by the Town of Georgia.

N. Request for Zoning fees and Waiver of Impact Fees for Price/Chagnon ADU

- An unpermitted ADU, shed, and pool were installed at 136 Ethan Allen Highway and discovered during request for Certificate of Compliance at property sale closing.
- Zoning Administrator D. Bergstrom worked with Price/Chagnon to waive fees for the pool and fence permits, as these upgrades were made prior to their property purchase.

- Both shed and ADU were installed during Price/Chagnon residency and will need permits and impact fees. Permitting these projects is necessary to update the property improvements and the property's lister information.
- Price and Chagnon will pay the permit for the shed but are requesting the Selectboard waive the \$5,212 ADU Impact fees.
- The house has now been sold to new owners and funds are being held in escrow to resolve the issue. If not reconciled, the new owners will receive the Zoning violation as they have assumed the property.

Motion to approve a 50% reduction of impact fees associated with an ADU for Price/Chagnon as the Selectboard authorized for C. Hunt.

Motion made by C. Rosenquist, no second. The motion failed.

Motion to not waive impact fees or reduce impact fees for the ADU, as there is no intention of renting the unit at or below market value in association with a State of Vermont ADU grant.

Motion by Vice Chair Dunsmore Seconded by K. Bosenberg.

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

8. TOWN ADMINISTRATOR, TREASURER AND SELECTBOARD SUB COMMITTEES REPORTS

A. Town Administrator Report- Town of Georgia Electric Sign

B. Town Electronic Sign-Review options for position at Town Hall

- T. Cadieux and the Road Crew placed a mock sign in front of the Town offices.
- S. Katon explained why the sign was placed in the area, as it is the optimal option for electric services given its proximity to electric lines. Tree trimming will be necessary to view the sign in this location.

A five-minute recess was given for viewing of the potential placement for the electric sign.

- Vice Chair Dunsmore recommends option C from the map provided in the meeting packet, but the sign should be moved south of the designated area, so long as the immediate residents in the area approve. This is closer to the power source and will be most visible to the public.
- K. Bosenberg recommended putting the sign in front of the fire station for visibility, or location C in front of the Town offices.
- C. Rosenquist would prefer location A, to the left of the sidewalk.
- Vice Chair Dunsmore stated the Fire Station area would also be an option, but the majority of Selectboard members agreed the area around option C would work best.
- C. Rosenquist suggested asking the immediate neighbors, the Hendersons, for their feedback before agreeing to sign location placement at C or the area south of option C.
- After a discussion with the Hendersons, S. Katon and T. Cadieux will make the decision for sign placement in the area south of option C (Common Road South, south of the Town of Georgia offices and outside of the VTrans right-of-way).

C. Treasurer- Treasurer Update

- L. Hobart suggested including an insert with the tax bills to indicate online payment and how residents can ask questions about their tax bills. The Selectboard will approve this insert before it goes out to the public.

- L. Hobart also respectfully requests the tax instructions include one check per parcel, for ease of accounting.
- The American Tower fund allocations can be allocated quarterly to keep a consistent schedule.
- N. Lavallee had questions about how the American Tower funds were allocated, currently to GCC and parks and recreation.

D. Budget and Finance-Treasurer to Present Draft Budget Timeline

- L. Hobart prepared a 2026 Budget Timeline for the Selectboard for review.

E. Franklin County Sheriff Reports April & May 2025-Informational Activity Reports from Sheriff John Grismore

- The Selectboard included these reports in the meeting packet to share the information with the Georgia community.

9. UNFINISHED BUSINESS

A. Beach Bathroom Renovations-Review Fire Marshal Inspection Report

- The Georgia Beach bathroom renovations will be sent out for bids. S. Katon will collect the bids and work with Vice Chair Dunsmore if needed.

B. Boat Docks

- P. Jansen is still working on obtaining additional information from the vendor.

C. Bridge # 10 (High Bridge)-Construction in Progress

D. Parcel ID 1122600000-TOG Lot-Awaiting New Development Regs

E. Closing of Perrigo--Email sent to express interest in conversation with Amazon regarding a distribution center; to date we have had no response regarding our outreach.

F. Georgia Public Library-Revitalization Project

- The Committee is waiting for the architect to get back in touch with an estimate.
- S. Katon is working with T. Cleveland to obtain additional information.
- A new book drop will need to be installed by the Public Works department but will not interfere with any future ADA updates to the library.

G. Bridge # 28 (Mill River Bridge)

- T. Cadieux gave an update, he and Tyler are in communication but have not made any purchases for the bridge work yet.

H. TOG Change from Calendar Year to Fiscal Year Discussions

- C. Rosenquist does not think the Town should bring up the change to a fiscal year budget cycle as it was not well received by the community two years ago.
- Discussion was had on 6-month and 12-month budget, as well as an 18-month budget.
- K. Bosenberg said giving examples would add to clarification for Georgia residents. The Selectboard discussed this change and how the change in budget cycle will be in line with the school and the State and help with the distribution of grants.

- Chair Senna stated this should be discussed at future Selectboard meetings and to begin the discussion with the Georgia community.

I. Memorandum of Understanding for Town and Library Discussions

- Chair Senna spoke with the Town attorney in regard to the Georgia Public Library Trustees adopting the Personnel Policy. The Trustees can vote by majority to change any aspect of the Personnel Policy, though it is not advisable by the attorney.
- The Selectboard can create a Memorandum of Understanding between the library and the Town.
- Vice Chair Dunsmore stated it is in the best interest of the library and Trustees to work cooperatively with the Town to make the best library for our community.

10. PLAN NEXT MEETING AGENDA

- A. July 28, 2025- Chair Senna will not be in attendance. Vice Chair Dunsmore will run the meeting.

11. EXECUTIVE SESSION (if needed, pursuant to 1 V.S.A sec 313)

Chair Senna would entertain a motion to enter into Executive Session to discuss Personnel and Vacation Accrual which premature disclosure or discussion may be detrimental to the board in itself and/or individuals involved.

Chair Senna would entertain a motion to enter into Executive Session to discuss the above with Town Administrator S. Katon and Zoning Administrator Doug Bergstrom under the provisions of Title 1, Section 313(a)(1)(A) of the Vermont Statutes.

Motion to Move into Executive Session at 8:19pm

Motion made by C. Rosenquist, Seconded by K. Bosenberg

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

Motion to invite S. Katon and D. Bergstrom to join the Executive Session

Motion made by Vice Chair Dunsmore, Seconded by K. Bosenberg

S. Katon requested Treasurer Lori Hobart be included in the Executive Session.

Vice Chair Dunsmore amended his motion to invite S. Katon, D. Bergstrom and L. Hobart to join the Executive Session. Seconded by K. Bosenberg.

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

Motion to exit from Executive Session at 9:30pm

Motion made by C. Rosenquist, Seconded by K. Bosenberg

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

No action taken outside of Executive Session.

12. ADJOURN

Motion to adjourn the meeting at 9:31pm

Motion made by Vice Chair Dunsmore, Seconded by C. Rosenquist
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist

TABLED ITEMS:

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 meeting videos are posted on the Town of Georgia website.

Signed: Stacy Katon, Town Administrator

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