



# GEORGIA VERMONT

## DRB MEETING

Tuesday, February 20, 2024

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 - 7:00 PM

#### BOARD PRESENT IN PERSON

Chair Suzanna Brown

Vice Chair James Powell

Lisa Faure

#### BOARD PRESENT VIA ZOOM

Charles Cross

Greg Drew

Gilles Rainville

#### BOARD ABSENT

Glenn Sjoblom

#### GUESTS PRESENT IN PERSON

Jennifer Desautels

Rick Bove

Bryan Currier

Ben Avery

#### GUESTS PRESENT VIA ZOOM

Jared Waite

Keith Mitchell

Kevin Camisa

38 **2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**

39  
40 **3. PUBLIC HEARINGS**

41 A. Site Plan Amendment (SA-001-24) for Jennifer & Joel Desautels at 1333 Bullock Road

42 Jennifer Desautels presented for SA-001-24

- 43 - Change in driveway plans from shared to all separate lots having their own driveways was
- 44 discussed.
- 45 - A previous discussion regarding a trail from Bullock Road down to Georgia Shore past Lot
- 46 1 was found the slope was so steep it would not be a comfortable trail path.
- 47 - The driveway will be built with guardrails as it will be considered a major driveway
- 48 installation.
- 49 - Roadside swales and runoff were concerns for the change in driveway location. The grade
- 50 is not such that any runoff will go over Georgia Shore Road. Fill will be brought in to
- 51 accommodate the driveway installation, which would have occurred off Bullock Road as
- 52 well. Some blasting will be necessary, but mostly fill, and there are a few rock shelves to
- 53 assist in the driveway installation.
- 54 - Town of Georgia Fire Department has issued a Letter to Serve and the Public Works
- 55 Director has signed the ROW permit.

56  
57 Motion to close the hearing 7:13pm

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

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

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61 B. Preliminary Plat (PR-001-24), Conditional Use (CU-001-24), Site Plan (SP-001-24) for 864

62 Ethan Allen Highway, LLC

63 Bryan Currier, Rick Bove and Ben Avery presented for 864 Ethan Allen Highway, LLC

- 64 - Ben Avery spoke for the project, explained the housing and commercial use plans.
- 65 - Application, design, layout, waivers, phasing, will all be addressed during this meeting.
- 66 - There is a water plan in place with existing wells, and they have also been working with the
- 67 South Village Fire District. They want to work to expand the water system for the benefit of
- 68 the South Village.
- 69 - Bryan Currier went over the technical explanations of the current layout. The proposed
- 70 public road across from Ballard Road design is based on conversations with Georgia Fire
- 71 Department, the loop-style design was the best use for the space and tying into the existing
- 72 60 ft ROW.
- 73 - This is a 15 Lot subdivision with 39 units proposed, combining a mixed use of residential
- 74 and commercial. There will be on-site sewer/water, with the possible use of South Village
- 75 Fire District water. A proposed 33-unit senior living facility on Lot 5 is being reserved for
- 76 future use and is not a part of this current project. Any future project(s) will require site plan
- 77 application and all needed permits.
- 78 - Stormwater, wastewater, and sidewalks were discussed.
- 79 - Waiver requests-
  - 80 1. Sidewalks, only on one side of the road in Lots 7-11. If this portion of the road
  - 81 remains “private” then the regulations call for sidewalks only on one side.

- 82           2. Setbacks from the road 16 ft maximum, in SV from the ROW, asking for the houses  
83           on Lots 8-13 which are the only non-complying structures.
- 84 - Discussion on driveways for the single-family homes. Hammerhead turnarounds were  
85 added in the front to allow for yards in the back and individual wastewater systems. This is  
86 the reason for the waiver, as it seemed more appropriate for single-family homes instead of  
87 being surrounded by pavement.
  - 88 - Discussion on shared driveways or shorter driveways, moving the houses on lots 12 and 13  
89 closer to lots 8-11 if the future public community well is not needed. No additional single-  
90 family homes will be added to the project if this happens, as there will be no additional  
91 offset of commercial space.
  - 92 - Discussion on the proposed road and the future ROW, the proposed public road will go to  
93 the intersection, then left to connect to the 60-foot ROW.
  - 94 - Single story must be offset by commercial for anything less than a 5-plex. Anything greater  
95 than a 5-plex is exempt from commercial offset.
  - 96 - Even though there are plans for the potential use of SV Fire District water, a future well  
97 for possible public community water system is being kept in the plan for the future 33-unit  
98 senior living facility.
  - 99 - Wells are also included on Lots 1, 2, 3 (has 2), 4, 7, 8 & 15.
  - 100 - Well shields were discussed regarding the eight (8) wells that may be utilized, as well as  
101 the proposed Lot 14 well system.
  - 102 - Town of Georgia Development Regulations, Section 3.6 South Village Core Design  
103 Standards, Criteria 7, a usable public space, or parkland space should be included in the site  
104 design.
  - 105 - S. Brown voiced an idea for a bus stop or bus pull-off. This could be a possibility in  
106 between the commercial buildings, but only if the road is a public road. VTrans will have  
107 to approve a pull-off for any public or school busses. Applicant indicated the ability to have  
108 the conversation with VTrans.
  - 109 - There is a question as to turning lanes and if they will be needed on Rt 7 to get into the  
110 subdivision. Bryan Carrier will investigate the need for turn lanes at the new road location.
  - 111 - A drive-thru is proposed for Lot 3, this should not impede Rt 7 traffic. There is an  
112 opportunity for more active commercial businesses on Lot 3, while Lot 1 can be an  
113 opportunity for more passive commercial spaces given the design of the commercial space.
  - 114 - Holding ponds in the SE section of the project will include a catch basin network from the  
115 road, which will drain into a neighbor's property. This neighbor has been in conversation  
116 with the engineers/ developers.
  - 117 - Phasing- Applicant states the infrastructure will be put in place first and to start  
118 development with the residential buildings first, commercial space second. They will start  
119 with building the residences and then work with the water supply, commercial space, and  
120 finish with the Senior living facility. Housing may overlap with the commercial space  
121 development.
  - 122 - Timeline-this is an Act 250 project so an accurate timeline cannot be determined. Applicant  
123 is hoping for final approval by the end of the year. Site work projects can be started during  
124 the winter months, and infrastructure could potentially begin by Spring 2025. The total  
125 estimated time to complete "entry level housing" is 2+ years, given this is highly desired  
126 housing by the public.
  - 127 - Commercial uses will be the biggest change for Georgia.
  - 128 - S. Brown suggests additional parking spaces.

- 129 - Level 2 electric vehicle charge stations were also recommended. Applicants stated they are  
130 planned and will be put near the commercial buildings.  
131 - Questions on where will waste receptacle bins be located, these will be added for  
132 commercial space later and residential will be up to the residents.  
133 - A sidewalk to Dollar General will be added in Lot 5 after the Senior Living facility is built.  
134 - Property owner will be keeping the commercial buildings, the Senior Living facility and  
135 the open space lots. All of the houses and 5-plex units will be sold as privately held  
136 residential properties.  
137 - Lighting features will follow South Village core design standards.  
138 - G. Rainville had questions about the driveways over the property lines, these are easements  
139 into neighboring properties to address the setback requirements.  
140 - Once residential properties have been developed, an HOA will take over all maintenance of  
141 the area, landscaping, parking lots, etc. The Town may take over the main section of the  
142 proposed public road/ ROW.

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144 Motion to close the hearing at 8:19 pm

145 Motion made by Vice Chair Powell, Seconded by Drew.  
146 Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Faure  
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148 **4. APPROVAL OF MINUTES**

149 A. DRB Meeting Minutes December 19, 2023

150 Motion to Approve minutes with no changes.

151 Motion made by Rainville, Seconded by Drew.  
152 Voting Yea: Chair Brown, Cross, Drew, Rainville  
153 Voting Abstaining: Vice Chair Powell, Faure  
154

155 **5. OTHER BUSINESS**

156 A. Decision Letter - Sketch Plan Review (SK-006-23) for Sandy Birch Road LLC

157 Motion to approve Decision Letter without changes.

158 Motion made by Rainville, Seconded by Drew.  
159 Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Faure  
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161 **6. PLAN NEXT MEETING AGENDA**

162 A. March 5, 2024 DRB Meeting cancelled due to Town Meeting

163 B. March 19, 2024 DRB Meeting- Reorganizational meeting

164 - Giles Rainville will continue his service with the DRB Board in 2024-2025.

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166 **7. DELIBERATIONS**

167 Motion to move into Deliberative Session at 8:29 pm

168 Motion made by Rainville, Seconded by Drew.  
169 Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Faure

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171 Motion to exit Deliberative Session at 10:15 pm

172 Motion made by Drew, Seconded by Rainville.

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

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175 Motion to approve Site Plan Amendment (SA-001-24)

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

177 Voting Yea: Vice Chair Powell, Cross, Drew, Rainville

178 Voting Nay: Chair Brown, Faure

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181 **8. ADJOURN**

182 Motion to Adjourn at 10:20 pm

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

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

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187 **Posted to the Town website.**

188 **Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator**

189 **Phone: 802-524-3524 | Fax: 802-524-3543 | Website: [townofgeorgia.com](http://townofgeorgia.com)**

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