



DRB MEETING

Tuesday, August 15, 2023 at 7:00 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)

1. CALL TO ORDER - 7:00 PM

BOARD PRESENT

Chair Suzanna Brown
Vice Chair James Powell
Charles Cross
Greg Drew
Gilles Rainville
Glenn Sjoblom

BOARD ABSENT

Lisa Faure

STAFF PRESENT

Kollene Caspers, Zoning Clerk
Doug Bergstrom, Zoning Administrator

INTERESTED PERSONS OF RECORD

Luke Willey
Jake Smith
Aaron O'Grady

PUBLIC PRESENT

Lorie Bachand
Heather & Fred Grimm
Annette Villani
Scott MacArt
Bruce Leo

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

Review and Sign Decision Letter SK-005-23

3. PUBLIC HEARINGS

A. Preliminary Plat Review (PR-002-23) for Cline Road, LLC for a 15 Lot, 14 Unit Planned Unit Development (PUD) at Cline Road and Horseshoe Barn Road, Parcel ID# 102130000, AR-1 Zoning district.

- S. Brown swore in Applicants and related parties, Luke Willey, Engineer, Ruggiano Engineering; Jake Smith read specifics about the project, Engineer and Applicant said there were no changes to the project from what the DRB is presenting.

- Site Plan will include specifics for setbacks, any waivers needed depending on the Development Regulations for a PUD in the AR-1 Zoning district. Also, the 60-foot Right-of-Way (ROW) will need a Waiver request for road frontage to create the new road. This will be the road frontage amount.

- G. Drew voiced questions about septic system, which Applicant explained in the map information. 3 wastewater systems, some shared. All 14 houses will have shared septic systems.

- Open Space for PUD is contiguous throughout the neighborhood, wetland doesn't count, so the +- 19.42 acres is more than the 20 % mandated Open Space for a PUD. Open Space will be owned by the Applicant. The C-2 map examined for additional information about the open space.

- L. Willy explained the proposed road will be a 24 ft wide paved road. Each lot will have individual drilled wells with shared septic, pumped collectively down the hill. This will require stormwater design still TBD and will require the requisite permits. They will also work with Wetlands permits for impacts near the entrance. This project will require an Act 250 permit, which Applicant will begin once Final Plat is approved by the DRB.

- Questions about the road and the ledge, will road need to be blasted or filled? The ledge is very "fingery" and in between the fingers is developable land. This is figured into the plans already; preliminary road profiles have been made.

- Road will be swaled and there will be driveway culverts, but no culverts needed for road. Barn is on Lot 2. Map C-2 shows the "island" and the road will run to the right of the island. The island will be kept in the design as much as they are able to incorporate without moving proposed road.

- Abutter concerns about swales to the property lines and how they will affect the abutting properties, specifically water run-off. Map C-3 explains the retention pond and swales, which will be about 5 feet from abutter property line and may break up the privacy level.

- Question about property line and if landscaping can be incorporated into the design for abutting properties. S. Brown explained landscaping is usually incorporated into the final plat review for privacy and screening. The road cannot be moved, as it will impact the wetlands. Abutters strongly advocating for cedar trees, other all-season screening for both privacy and light pollution. Applicant offered to plant the landscaping on abutting property for the Abutter to maintain in the future. Cedars and willow trees would work for landscaping and work well

for the wetlands or replace what will be removed during construction. Plantings close to the roads for more screening in the entrance exit area as well as Lots 1 and 2. The applicant will present a landscaping plan during Final Plat.

- Lot 5 and trail access to Falls Road near the 20-foot easement. The easement may need to be moved to ensure that access can be made through the property lines to get access to Falls Road. Intention is to have a ROW to get access to resident property as well as Town ROW to Falls Road. Question about ledges, ridges and ability to put ROW through 2 yards.

- L. Willey asked if there an easement shifted to the other side of Lot 5, this will help town to gain access to Falls Road, but there is a separate issue for abutting property access. Or easement for future ROW for trail development, uncertain how that will look like. Also, it is possible to change Lot 5 configuration to include some Open Space acreage and make access to the easement part of the Open Space. Another option to have 2 separate easements, one for abutter and one for the Town of Georgia.

- Lot 15 questions, will it be developed in the future? The applicant explained most of Lot 15 can be purposed for agriculture, but because of wetlands will not be developed in the near future. With current Town of Georgia Development Regulations based on density, and not being able to use the wetlands, it is currently not feasible to develop. No plans at this time for any drainage tiles.

- Electric/utility lines will be 1 or 2 poles but mostly be underground.

- Act 250 permit will examine the waste system and how close it may be to area waterways.

- No retention ponds, any storm runoff, etc. will go into the wetlands. Referred to map C-3 for stormwater. These plans are still in the preliminary phase and Applicant will work with Wetlands professionals to determine what is best for the area.

- Full boundary survey is currently in process; the applicant is not relying on past surveys. Abutter is requesting pins put into the eastern borders before final approval and mylar is filed. Applicant reminded Abutters they can have their own survies completed or have pins put in if they didn't trust the survey completed by Applicant. There are 5 days to appeal before mylar is signed.

- Abutter concerned with Mill River Road and bridge/ road weight limits, will this affect the bridges and roads with heavy trucks and equipment in excess of the State mandated post of 24,000 pounds allowed? Local farm vehicles, fire trucks, and other vehicles are already maxing out the State mandated weight limits. Bridge will be replaced, has been on the list for a few years.

- No sidewalks are necessary for this zoning district but may change in the future with future development. 20 foot easement for future sidewalks? May be necessary to connect and future housing developments.

- A site visit was scheduled for Friday August 18th at 5:00 pm to understand the corner property and easement concerns. There will be a Continuance until the April 5th DRB meeting.

Motion to continue the hearing until September 5, 2023, made at 9:05 p.m.

Motion made by Rainville, Seconded by Cross.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes

Minutes from DRB Meeting 07/18/2023 approved with no changes.

Motion made by Rainville, Seconded by Sjoblom.

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

Voting Abstaining: Chair Brown

5. OTHER BUSINESS

Sign decision letter for SK-005-23

Minor changes were made to the decision letter and motion to approve.

Motion made by Sjoblom, Seconded by Cross.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

6. PLAN NEXT MEETING AGENDA

A. 09/05/2023

For the next meeting, PR-002-23 Continuance on the Agenda first to discuss site visit, recommendations and motion to close Public Hearing. Final Plat Review (FP-002-23) for St. Pierre.

7. DELIBERATIONS

Motion at 9:25 pm to enter Deliberative Session.

Motion made by Cross, Seconded by Rainville.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

Motion at 10:05 pm to exit Deliberative Session.

Motion made by Rainville, Seconded by Drew.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

8. ADJOURN

Motion to close DRB meeting at 10:10 pm

Motion made by Drew, Seconded by Rainville.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

Posted to the Town website and the Town of Georgia Municiple Office

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com

DRAFT