



GEORGIA VERMONT

Planning Commission Meeting: Public Meeting, Development Regulations

Tuesday, June 24, 2025 at 6:00 PM
Fire Station Community 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 - 6:00 PM

PLANNING COMMISSION PRESENT

Chair Suzanna Brown, Vice Chair Jared Waite, Heather Dunsmore, Tony Heinlein

PLANNING COMMISSION ABSENT

Emily Johnson

SELECTBOARD PRESENT

Chair Kris Senna, Vice Chair Brian Dunsmore, Paul Jansen, Kellie Bosenberg, Carl Rosenquist

STAFF PRESENT

Doug Bergstrom, Kollene Caspers, Stacy Katon, Lori Hobart (via Zoom), Cheryl Letourneau (via Zoom)

GUESTS PRESENT

Michael Allen, Regrowth Planning (via Zoom)

PUBLIC PRESENT

Bob Gockel, Megan Cox, Veronica Fallon, Richard Messer, Evan James, Tony McCracken, Butch McCracken, Dan Coolbeth, Fred Grimm, Charles Cross, Noah Lavalley, Kevin Camisa, Nick Smith, Jason & Erica Havers, Louise Daiglo

PUBLIC PRESENT VIA ZOOM

Kim Arel, Jana Thuesen, Amber Baker

2. Presentation and discussion on proposed Town of Georgia Development Regulations

A. Town of Georgia Development Regulations 6:00 PM - 7:30 PM

- D. Bergstrom gave an introduction and overview of the Development Regulations updates.
- The Planning Commission opened the floor for public discussion.
- Comments from the public included:
 - Clarification on the Recreation/Natural zones of 20 acres.
 - Questions about the change in zoning from Agricultural to Residential and Business zoning along Mill River Road.
 - Changes in zoning regulations in the Lakeview and Lakefront district.
 - Lakefront and Lakeview zoning building height restrictions.
 - Discussion of maintaining the Viewsheds and Farmscapes.
 - Questions regarding Georgia Center zoning as a Business Hamlet, the push from Northwest Regional Planning Commission (NRPC) for this Business Hamlet zone and the opportunity to apply for Village designation, which would open grant funding to the Town.
 - Discussion on sidewalks in Georgia, where they should be located and who is responsible for maintenance.
 - Clarification on South Village/Village Core concept roads, or Town roads that may be possible in the future.
 - Discussion on the new Town Plan, and the desire for protecting water quality, protecting farms/ag lands, and protecting scenic views and rural character.
 - Wetlands calculated as part of the open space calculations for PUD.
 - Clarification on Food Trucks and Short Term Rentals (STR) in Georgia. These procedures will not be addressed in the Development Regulations but may have their own separate ordinances.
- K. Camisa shared good news with the Planning Commission and the Selectboard, his property in the South Village has received a water permit. New businesses with a need for additional water supplies will be able to do business in the South Village/Village Core.

3. Planning Commission Regular Meeting

- After the Public Hearing ended, the Planning Commission and the Selectboard met to discuss the Draft Development Regulations, sidewalks and the Sidewalk ordinance. A feasibility study for sidewalks in Georgia will be considered.
- The Selectboard went through some common concerns with the new Development Regulations.
- The next meeting for Development Regulation review will be with the Selectboard sometime in mid to late July, after edits from tonight's meeting are made and the meeting is properly warned.
- D. Bergstrom discussed meeting with the State of Vermont Community Planning and Revitalization Coordinator soon to start the process of applying for Village Center Designation.
- The July 8th meeting will be cancelled, replaced with the Selectboard Public Hearing on the Development Regulations.

4. ADJOURN

Motion to adjourn the meeting at 10:02pm

Motion made by Vice Chair Waite, Seconded by Dunsmore.
Voting Yea: Chair Brown, Vice Chair Waite, Dunsmore, Heinlein

Minutes are posted on the Town of Georgia website.
Signed: Douglas Bergstrom, Zoning Administrator, Planning Coordinator
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APPROVED