DRB MEETING

Tuesday, October 06, 2026 at 7:00 PM

Chris Letourneau Meeting Room and via Zoom

Minutes

APPROVED

1. CALL TO ORDER - 7:03 PM

DRB PRESENT
Chair Charles Cross, Vice Chair James Powell, Tony Gabel, Leigh Horton, Gilles Rainville, Jared Waite, Alternate Glenn Sjoblom

DRB ABSENT
Lisa Faure, Alternate Chris Caspers

STAFF PRESENT
Kollene Caspers, Curtis Comfort

PRESENT FOR SUB-016-26
Peter Mazurak (via telephone), Matthew and Hayley Gonzalez, Lindsay and Jon Elias, Carol Stemple (via Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. SUB-016-26, Rooney, Sketch Plan Review for Three-Lot Minor Subdivision

- Chair Cross introduced the hearing and swore in members of the public.
- Peter Mazurak, engineer for the applicants, was present to explain the project and answer DRB questions.
- P. Mazurak has been in contact with the wetlands department and the wetland delineations were approved.
- It is the intention of the applicants and engineer to use the existing Radharc Drive to extend to the two new lots.
- Abutting property owners in attendance had questions about the road maintenance and the new lots sharing in the costs and maintenance. Other concerns were voiced on issues in their neighborhood, a 2020 five-lot PUD subdivision.
- A road agreement will be needed for all existing and future homes for the use and maintenance of Radharc Drive and any other private roads established through subdivision.

- Questions arose concerning the applicant's ownership of the road off of Ethan Allen Highway and the right of way in favor of all of the lots; as well as the conditions in past subdivision letters and the HOA documents.
- A request to continue the meeting was made to research the past subdivision decision letters, conditions, HOA documents and other agreements to bring forth to the DRB.

Motion to continue the hearing until November 3, 2026 made at 7:40PM.
Motion made by L. Horton, Seconded by G. Rainville
Voting Yea: Chair Cross, Vice Chair Powell, T. Gabel, L. Horton, G. Rainville, J. Waite, G. Sjoblom

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: September 1, 2026
Motion to approve minutes as written.
Motion made by G. Rainville, Seconded by T. Gabel
Voting Yea: Chair Cross, Vice Chair Powell, T. Gabel, L. Horton, G. Rainville
Voting Abstaining: J. Waite, G. Sjoblom

5. OTHER BUSINESS

A. SUB-017-26, Boudreau, Administrative Two-Lot Subdivision
- This two-lot administrative subdivision was approved on October 1, 2026 after no requests for hearing were made by the appeal deadline of September 30, 2026.

B. SUB-018-26, Robenstien, Administrative Two-Lot Subdivision
- This two-lot administrative subdivision will be approved on October 10, 2026 so long as no requests for hearing are made by the appeal deadline of October 9, 2026.

6. PLAN NEXT MEETING AGENDA

A. October 20, 2026
- One hearing for reconsideration of SUB-014-26 preliminary plat decision.

7. DELIBERATIONS

Motion to enter into deliberative session at 7:44PM
Motion made by T. Gabel, Seconded by G. Rainville
Voting Yea: Chair Cross, Vice Chair Powell, T. Gabel, L. Horton, G. Rainville, J. Waite, G. Sjoblom

Motion to exit from deliberative session at 7:57PM
Motion made by L. Horton, Seconded by J. Waite
Voting Yea: Chair Cross, Vice Chair Powell, T. Gabel, L. Horton, G. Rainville, J. Waite, G. Sjoblom

8. ADJOURN

Motion to adjourn at 7:58PM
Motion made by L. Horton, Seconded by J. Waite
Voting Yea: Chair Cross, Vice Chair Powell, T. Gabel, L. Horton, G. Rainville, J. Waite, G. Sjoblom

Minutes and videos of the meetings are posted on the Town of Georgia website.
Signed: Curtis Comfort, Zoning Administrator and DRB Coordinator and Kollene Caspers, Zoning Administrator, DRB Clerk
Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com

APPROVED