



DRB MEETING

Tuesday, June 20, 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
Charles Cross
Greg Drew
Gilles Rainville
Glenn Sjoblom
Lisa Faure

BOARD ABSENT

Vice Chair James Powell

INTERESTED PERSONS PRESENT

Megan Manahan Bliss, Attorney for BTMC, LLC
Butch McCracken, BTMC, LLC
Tony McCracken, BTMC, LLC

STAFF PRESENT

Doug Bergstrom, Zoning Administrator
Kollene Caspers, Zoning Clerk

6:58 pm S. Brown swears in Interested Persons

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

None

3. PUBLIC HEARINGS

- A. Appeal of Zoning Administrator Decision (APL-001-23) BTMC, LLM is appealing the ZA's decision to deny a zoning application for a proposed outdoor building sales business at 1149 Ethan Allen Highway Parcel ID# 117470000, South Village Zoning district.

-Butch McCracken and Tony McCracken, BTMC, LLC and Atty Megan Manahan Bliss were present for the hearing.

-Megan Manahan Bliss requested a narrow issue before the board tonight, is Retail Store a permitted use in the South Village (SV) zoning district?

-Bliss opines the decision made by Zoning Administrator was incorrect based on the Town of Georgia Development Regulations, retail sales is a permitted use in that SV district.

-Zoning Administrator (ZA) explained that according to ZA protocol, he must apply a "literal interpretation" to the Development Regulations. ZA was not able approve the permitted use application as the sale of sheds did not fit into the use of retail sales as described by the Development Regulations, rather, the sale of sheds was more in line with uses not allowed. It was also unclear as to how the sheds would be displayed, as no site plan was included. ZA suggested a Conditional Use application be completed so the issue go to DRB.

-Bliss countered BTMC, LLM sale of sheds in current Business District location in Town of Georgia was approved as retail store. This location has sheds on display outdoors, and no size of the retail area in current use provided to the DRB.

-S. Brown explained past decisions don't set precedent, especially if granted in a different Zoning district. Asked for further information regarding the property, larger parcel of the two or smaller.

-Butch McCracken- looking to work with the town to be able to showcase sheds, even though they understand the SV purpose and future ideal uses. Making the case for shed sales and may be temporary given the current situation. BTMC, LLC proposing to work with DRB for future temporary use, though the Appeal decision before DRB is to decide the denial of permitted use of retail sales in the SV.

7:40pm- Motion to close the public hearing

Motion made by Drew, Seconded by Sjoblom.

Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom, Faure

4. APPROVAL OF MINUTES

- A. DRB Meeting Minutes

Minutes approved as written, no changes.

Motion made by Rainville, Seconded by Cross.

Voting Yea: Chair Brown, Cross, Drew, Rainville, Faure

Voting Abstaining: Sjoblom

5. OTHER BUSINESS

- Wetlands Buffer discussion, questions on the regulations on what DRB can request from property owners.
- S. Brown will research and let the DRB know where the regulations can be found for the Wetlands Buffer.
- McCracken Auto Sales, what are the parameters for the sale of autos in the Development Regulations, zoning district, etc. Research of regulations needed.

6. PLAN NEXT MEETING AGENDA

A. July 18, 2023

Discussion for July 18th meeting- 864 Ethan Allen Highway, LLC. Review of the South Village Plan, Development Regulations, as well as the new Act 47 laws necessary to prepare for the large subdivision sketch.

7. DELIBERATIONS

Move into deliberative 7:52pm.

Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom, Faure
Motion made by Rainville, Seconded by Drew.

A. APL-001-23 BTMC, LLC

Exit deliberations at 9:00pm

Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom, Faure
Motion made by Rainville, Seconded by Cross.

8. ADJOURN

Adjourn the Meeting: 9:01pm

Motion made by Drew, Seconded by Rainville.

Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom, Faure

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.

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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