



GEORGIA VERMONT

DRB MEETING

Tuesday, February 18, 2025 at 7:00 PM
Chris Letourneau Meeting Room and via Zoom
Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWZVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

Dial by your Location: 1 929 205 6099 (New York)

1. CALL TO ORDER - 7:00 PM

DRB BOARD PRESENT

Chair Suzanna Brown, Vice Chair Charles Cross, Greg Drew (via Zoom), James Powell, Gilles Rainville, Lisa Faure, and Jared Waite

DRB BOARD ABSENT

Glenn Sjoblom, Chris Caspers

STAFF PRESENT

Doug Bergstrom, Zoning Administrator; Kollene Caspers, Zoning Clerk

PRESENT FOR VAR-001-25

Michael Florucci, Applicant

Brad Brouillette, representative for abutter

PRESENT FOR PR-001-25

Justin Holmes, Engineer for Applicant

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. VAR-001-25, Florucci, Variance

- S. Brown introduced the Variance request. Mr. Florucci, Applicant, was present for the hearing.
- D. Bergstrom explained he denied the Zoning Permit for an accessory building because the current Development Regulations prohibits building in the wetlands.

- M. Florucci explained his wetland permit with the State of Vermont Agency of Natural Resources to build on the property, and the conditions that will follow the permit in perpetuity on the property should it be approved.
- B. Brouillette was present to ask questions about any potential impact on the easement on behalf of his parents, who own abutting property.
- M. Florucci explained the 1500 sq ft (48 x 32) building is the smallest the building can be to conduct business on his property.

Motion to close the hearing at 7:25pm

Motion made by Vice Chair Cross, Seconded by Chair Brown.

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

B. PR-001-25, Gamache, PUD Duplex Development

- S. Brown introduced the Preliminary Plat. Justin Holmes, Pinnacle Engineering, was present for the hearing.
- Changes made since Sketch approval include added parking spaces for a total of 22 parking spaces.
- The private road is 851 feet long starting from Georgia Middle Road and will be gravel. The road will be maintained by applicant as the units will be used as rental properties.
- Applicant is exploring the potential for rooftop solar or other onsite solar panels, as well as charging station for electric vehicles.
- Property will be served by two private wells.
- The units will be rental properties, but if they are sold later as condos there will be HOA documents for private road maintenance, stormwater and wastewater.

Motion to close the hearing at 7:40pm

Motion made by Rainville, Seconded by Vice Chair Cross.

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

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: February 4, 2025

Motion to approve minutes with minor changes.

Motion made by Vice Chair Cross, Seconded by Drew.

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

Voting Abstaining: Waite

5. OTHER BUSINESS

- Discussion on DRB Board vacancies after the March election period. There will be two board members and one alternate positions available.

Motion to submit James Powell and Leigh Horton to the Selectboard for appointment as members of the DRB.

Motion made by Chair Brown, Seconded by Powell.

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

6. PLAN NEXT MEETING AGENDA

A. March 18, 2025

- Two hearings, BLA-001-25, Goad/Rudden; FP-002-25, Hanbury

7. DELIBERATIONS

Motion to move into deliberative session at 7:55pm

Motion made by Vice Chair Cross, Seconded by Rainville.

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

Motion to exit from deliberative session at 8:58pm

Motion made by Rainville, Seconded by Vice Chair Cross

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

Action taken out of deliberative session:

VAR-001-25, Florucci

Motion to approve the Variance request with ANR approval. Any Home Occupational use on the property is subject to DRB approval as Conditional Use.

Motion made by Cross, Seconded by Powell

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

Voting Nay: Chair Brown

A. Decision Letter, FP-001-25, Rooney

Motion to approve the decision letter as written.

Motion made by Rainville, Seconded by Vice Chair Cross

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

Voting Abstaining: Waite

S. Brown signed the decision letter.

B. Decision Letter, SK-001-25, Favreau

C. Cross recused himself from discussion.

Sketch Plan recommendation letter was approved by the DRB.

S. Brown signed the letter.

C. Decision Letter, SP-001-25 & CU-001-25, Harrison

G. Rainville recused himself from discussion.

Motion to approve the decision letter as written.

Motion made by Powell, Seconded by Vice Chair Cross

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

Voting Abstaining: Rainville and Waite

S. Brown signed the decision letter.

8. ADJOURN

Motion to adjourn at 9:02pm

Motion made by Rainville, Seconded by Powell.

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

Posted to the Town website.

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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