



# GEORGIA VERMONT

## Planning Commission Meeting Tuesday, August 13, 2024 at 6:30 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 - 6:30 PM

#### BOARD PRESENT

Chair Suzanna Brown  
Charles Cross  
Heather Dunsmore  
Tony Heinlein

#### BOARD ABSENT

Vice Chair Jared Waite

#### STAFF PRESENT

Doug Bergstrom, Zoning Administrator  
Kollene Caspers, Zoning Clerk

#### GUESTS PRESENT

Michael Allen, ReGrowth

### 2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

### 3. DISCUSSION

#### A. Discussion of Draft Town Plan Meeting and Community Comments

1. Michael Allen, ReGrowth shared screen Notes from the July 30, 2024 Public Meeting, addressed all the comments that came in during the public meeting.

- Cap for the number of houses built in the Town of Georgia per year (35) should be kept in the Town Plan, but capping the number of houses per builder should be increased to complete subdivisions in a more timely manner.

- Updating the Town of Georgia Development Regulations once Town Plan is completed will incorporate changes to reach written goals.
- Change certain sections in draft language to "consider" rather than "consider pursuing".
- Declaration of Inclusion is a statement and not a policy in the Town of Georgia.
- Goal to partner with neighboring municipalities on police services, explore the benefits to partnering for shared service.
- For future trails, there are some easements that are "in the books" but need to be captured at the mapping level and brought up to date. This section should be in Goals, to be created in the next year or so, as only legal trails to be added to the transportation map.
- Use the language "requiring" rather than "requesting" developers to seek alternatives to discourage Strip development.

## 2. Online Comments Collected Through 8/12/2024

- Rewording the government data section so the language isn't suggestive of a "lazy" younger generation.
- GEMS support among the community should include the ability for more community use and involvement, not just the building but the grounds. Will be re-worded to include "Explore the use of GEMS buildings and grounds, outside of school hours, to enhance community activities and services." And added to the Part IV Goals section of the Town Plan.
- Library comment to include some additional information, such as groups and services listed. Duplicate language on page 18 under "Other Community Groups" will be removed. K. Caspers will work with M. Allen on additional wording for the library section.
- New Fire Station opened in 2011.

## 3. Review Comments from Northwest Regional Planning

- Neighboring communities, transportation, and walking trails were discussed, trails in regards to connecting the walking trails for en route services rather than recreation or exercise.
- M. Allen will include descriptive vision statements for the land uses map on pg 76. He will also include a statement for policies on land use likely to result in conservation of energy.
- Next steps will be to go back and add in additional information based on Comments discussion and additional requested materials from NWRP.
- Next meeting will review 1.5 Draft version. M. Allen requested the outline/report from the 2017 town plan to see how this new plan aligns.

## B. Bids to Update the Development Regulations Following New Town Plan

Motion to accept the bid by ReGrowth to update the Town of Georgia Development Regulations

Motion made by Heinlein, Seconded by Dunsmore.

Voting Yea: Chair Brown, Cross, Dunsmore, Heinlein

## 4. APPROVAL OF MINUTES

### A. Planning Meeting Minutes: July 9, 2024 & July 30, 2024

Motion to approve July 9, 2024 meeting minutes with no changes.

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

Motion to approve July 30, 2024 meeting minutes with no changes.

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

**5. PLAN NEXT MEETING AGENDA**

A. August 27, 2024

- Michael Allen from ReGrowth will join us to continue the review of the Town Plan Draft 1.5 and discuss next steps.

**6. OTHER BUSINESS**

**7. DELIBERATIONS**

Motion to enter into Deliberative Session at 7:55pm  
Motion made by Cross, Seconded by Dunsmore.  
Voting Yea: Chair Brown, Cross, Dunsmore, Heinlein

Motion to exit Deliberative Session at 8:10pm  
Motion made by Cross, Seconded by Dunsmore.  
Voting Yea: Chair Brown, Cross, Dunsmore, Heinlein

**8. ADJOURN**

Motion to Adjourn the meeting at 8:15p.m.  
Motion made by Cross, Seconded by Heinlein.  
Voting Yea: Chair Brown, Cross, Dunsmore, Heinlein

**Posted to the Town website.**

**Signed: Douglas Bergstrom, Zoning Administrator, Planning Coordinator**  
**Phone: 802-524-3524 | Fax: 802-524-3543 | Website: [townofgeorgia.com](http://townofgeorgia.com)**