



GEORGIA VERMONT

DRB MEETING Tuesday, December 17, 2024 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

Gilles Rainville

Glenn Sjoblom

DRB BOARD ABSENT

James Powell

Lisa Faure

Jared Waite (alternate)

Chris Caspers (alternate)

STAFF PRESENT

Doug Bergstrom, Zoning Administrator

Kollene Caspers, Zoning Clerk

GUESTS PRESENT FOR BLA-002-24

Mike Johnston, Barnard & Gervais Engineering

Liz Charron

GUESTS PRESENT FOR SK-005-24

Justin Holmes, Pinnacle Engineering

Martha and Brian Bechard

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. Boundary Line Adjustment (BLA-002-24) Willmuth, Drinkwater & Frangipane

- Mike Johnston, Engineer with Barnard & Gervais, was sworn in and presented the project on behalf of the Applicant.
- S. Brown read the BLA hearing details.
- M. Johnston made a change, correction to the site map, the black line along Drinkwater property should be blue and not black.
- S. Brown had questions about access for existing property owners.
- According to M. Johnston, any existing easements will remain in place after the BLA.
- Discussion among the DRB and Engineer over the access to 0 Rock Island Road lot. G. Drew explained the DRB cannot create or approve a plan that would create an inaccessible lot.
- The DRB will need clarification/ more information on the project before it can proceed.
- A continuance to the hearing was proposed until January 7, 2025 to correct site map and deed ownership issues, and provide for clarification to access/ROW for Rock Island Road owners. The width of the road and lot lines need to be delineated. DRB requests the tax and deed records be researched for most current information.
- S. Brown requested lots lines to be verified, as they are currently listed differently than the tax map. S. Brown would like the Willmuths to be aware that with the ROW they may not develop the lot in the future due to access. Ashley Drinkwater's lot should show ROW/access.
- L. Charron explained the Willmuth land conservation and access for the lots.
- S. Brown amended her request that Barnard & Gervais straighten out the lot lines and explain future access to Ashley Drinkwater's property.
- M. Johnston agreed to explain the lot lines and access in more detail. The continuance will go on the agenda for January 7th, and he will get the Zoning office the maps and materials for the DRB packet by January 2nd.

Motion to continue the hearing to January 7, 2025 at 7:32.

Motion made by Rainville, Seconded by Vice Chair Cross.

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

B. Sketch Plan Review (SK-005-24) Gamache, Proposed Duplex Development

- Justin Holmes, Engineer, was present to speak on behalf of the Applicant for the hearing.
- S. Brown introduced the details of the hearing and swore in both J. Holmes and M. and B. Bechard, who were present as interested parties to the hearing.
- J. Holmes recapped the initial plans for the property, which were approved by the DRB last year (FP-005-23) and explained the current changes to the project, including the waivers requested.
- The project change is from one 4-unit building to a PUD with four duplexes buildings, for a total of eight units, all on one common lot.
- The road and wetland issues had been addressed in the prior project, leaving only the wastewater permit to be submitted. Potential development to the rest of the property may happen in the future.

- The waivers requested include PUD for cluster development, waivers for front yard setbacks due to clustering and avoiding the wetlands, and waiver to back out of driveway onto private road.
- The DRB questioned parking for multi-tenant housing units, is it 1 space per unit or 1.5? D. Bergstrom cited Home Act 47 for language:
"Prohibits deed restrictions and covenants that require minimum dwelling unit size and more than one parking space in areas with sewer and water or 1.5 spaces in areas without sewer and water for multiunit dwellings if existing other parking isn't sufficient."
- The creation of an HOA is a requirement for rental/ownership agreements. J. Holmes will have more details on the HOA for Final Plat for the project.
- The units will be on footprint lots, and these are an ownership issue and not a zoning issue, which should be addressed in the Deeds and not contingent on Zoning interpretation.
- G. Drew questioned the water runoff and the contours for units 7 & 8 in relation to the abutting property. J. Holmes explained it will go into the swale.
- Question regarding the runoff for the Bechard property. J. Holmes explained the runoff will go across the road to the culvert.
- Martha and Brian Bechard asked about any changes to property line screening. J. Holmes confirmed the lines of landscaping trees remain in the new plans.
- S. Brown requested language be included in the final plat for future walking trails connecting the property between the Steeple View neighborhood and other abutting properties.
- The wetland delineation plan was discussed, boulders and birdhouses will be included along the rear of the property.

Motion to close the hearing at 8:22pm

Motion made by Vice Chair Cross, Seconded by Sjoblom.

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

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes November 19, 2024

Motion to approve minutes with one minor change.

Motion made by Rainville, Seconded by Vice Chair Cross.

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

5. OTHER BUSINESS

A. 2025 DRB Meeting Schedule

Motion to approve the DRB Meeting Schedule in 2025 with one minor change.

Motion made by Chair Brown, Seconded by Rainville.

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

6. PLAN NEXT MEETING AGENDA

A. January 7, 2024

- Continuance for Drinkwater, Willmuth and Frangipane (BLA-002-24)
- 7 Real Estate Holdings, LLC for Site Plan Approval (SP-006-24) and Conditional Use (CU-004-24).
- Site Plan Amendment (SA-003-24) for Town of Georgia, Town Garage.

7. DELIBERATIONS

Motion to enter into Deliberative Session 8:29pm

Motion made by Rainville, Seconded by Vice Chair Cross.

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

Motion to exit from Deliberative Session 9:28pm

Motion made by Rainville, Seconded by G. Drew.

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

A. Decision Letters: Hanbury & Dunsmore

Hanbury and Dunsmore Decision letters signed.

B. Decision Letter for Drinkwater, Willmuth & Frangipane

Hearing is continued until January 7, 2024.

8. ADJOURN

Motion to adjourn at 9:30pm

Motion made by Sjoblom, Seconded by Drew.

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

Posted to the Town website.

Signed: Kollene Caspers, Zoning Clerk, DRB & Planning Clerk

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