



# GEORGIA VERMONT

## Planning Commission Meeting Tuesday, September 24, 2024 at 6:30 PM Chris Letourneau Meeting Room and via Zoom Minutes

### Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWVzVadz09>

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  
Vice Chair Jared Waite  
Charles Cross  
Heather Dunsmore  
Tony Heinlein

#### 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. Review Timeline of Town Plan Draft 2.0

- D. Bergstrom gave a rundown of the distribution of Town Plan Drafts to the various area towns, government departments and organizations.
- Public Town Meeting planned for October 22nd at the Fire Station Community Room, 6:30pm. M. Allen will prepare marketing materials to advertise the meeting.
- Discussion on the Agenda for the Oct 22nd Meeting, including:
  - Steps taken to change the Town Plan

- Major changes to the Town Plan
- Timeline for approving the new Town Plan going forward
- Take suggestions for edits to the Town Plan.

## **B. Revision of Development Regulations**

- Discussion on the process for updating the Development Regulations. New regulations do not need to be completed by the end of the year or new Town Plan approval.
- There is the potential of duplication in areas if the Planning Commission examines the Development Regulations section by section; if we keep this in mind M. Allen doesn't think it should be too much of a hinderance to completion.
- The "Definitions" section has already been completed, save for any new definitions to be added to the document.
- The graphics of the document were discussed, most can be updated and there is room for more graphics to be included.
- Other issues to tackle include: "Grandfathering" clauses; tear downs of homes and timelines for rebuilding; footprints; 16-foot height rule for lakeside zones and regulations surrounding rebuilding; as well as lot sizes and businesses allowed in each zone, etc.
- Home Occupation has been popular lately, these regulations should be examined to determine best practices.
- Flood language should be updated to meet new FEMA regulations.
- Driveway Standards should be updated to match current regulations for Town of Georgia roads and driveways.
- Yurts & Tiny Houses should be included in the new Development Regulations.
- Footprint Lot regulations for condominiums and similar dwellings should be included in the Development Regulations. Examples include instructions to outline in deed language or other ways to regulate the land ownership for zoning permits.
- Discussion on lot sizes and zoning districts.
- L-1 district and setbacks, all dependent on size of the lot.
- Elevated septic systems, or "planter box" style of septic, should also be included in the Development Regulations and have to adhere to setback regulations if they are above ground.
- M. Allen will set up an organization layout to update the Development Regulations. This will be necessary before starting to make the changes. He will come up with one or two templates for the Board to recommend making changes.
- October 8th & November 12th Planning Meetings will be dedicated to Development Regulations updates.

## **4. APPROVAL OF MINUTES**

### **A. Planning Meeting Minutes: September 10, 2024**

Motion to approve September 10, 2024 minutes with minor changes.

Motion made by Cross, Seconded by Vice Chair Waite.

Voting Yea: Chair Brown, Vice Chair Waite, Cross, Dunsmore, Heinlein

## **5. PLAN NEXT MEETING AGENDA**

A. October 8, 2024

M. Allen will join the Planning Commission with some mock-up template designs to organize the updating of the Development Regulations.  
Begin updating the Development Regulations.

**6. OTHER BUSINESS**

**7. DELIBERATIONS**

**8. ADJOURN**

Motion to adjourn at 7:50pm

Motion made by Vice Chair Waite, Seconded by Cross.

Voting Yea: Chair Brown, Vice Chair Waite, Cross, Dunsmore, Heinlein

**Posted to the Town website.**

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

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