



GEORGIA VERMONT

DRB MEETING

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

Zoom Details:

<https://us02web.zoom.us/j/7852587431?pwd=PBv40gFdgVnMmCTlaw2gLkbXfbpeH4.1&omn=87114687124>

Meeting ID: 785 258 7431 | **Passcode:** 5243524

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

1. CALL TO ORDER - 7:00 PM

DRB PRESENT

Chair Charles Cross, Lisa Faure, Gilles Rainville, Jared Waite, Glenn Sjoblom

DRB ABSENT

Vice Chair James Powell, Tony Gabel, Leigh Horton, Chris Caspers

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PUBLIC PRESENT

Brian & Heather Dunsmore, Justin Holmes, Considine & Sara Heth, Luke Willey, Ian McCullough (via Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

D. Bergstrom requested the addition of a DRB review of a ZA BLA decision draft.

3. PUBLIC HEARINGS

A. FA-001-25, Continuance, Final Plat Amendment for Hibbard

Present for FA-001-25 as Interested Parties: Kathy Considine

- Chair Cross swore in parties present for the hearing and introduced the DRB report to the Board and the public.
- Justin Holmes, Engineer with Pinnacle Engineering, was present on behalf of the Applicant to explain the project and answer DRB questions.
- ZA Doug Bergstrom explained the Conservation Easement and advice from the Town attorney regarding the process for changing the Agricultural and Conservation

Easement. Because the conservation easement established in 1999 was executed through the Planning and Zoning process, this decision can be modified by the DRB with Selectboard approval, and advisory recommendations by the Georgia Conservation Commission and the Planning Commission.

- Kathy Considine was present as an abutting property owner. She was interested to hear what the intended use of land was and stated she had no objection to a single-family home and a potential barn.
- DRB inquired on the Georgia Conservation Commission's review of the Hibbard property and what the reservations they had on changing the Agricultural and Conservation easement. J. Holmes, who was present at the GCC meeting, was able to give insight into the discussion at the meeting, which included wetlands, the building envelope, and some personal opinions on the subject.

Motion to close the hearing at 7:27pm

Motion made by Sjoblom, Seconded by Waite

Voting Yea: Chair Cross, Faure, Rainville, Waite, Sjoblom

B. CU-004-25, Conditional Use Application for McCullough Crushing, Inc.

Present for CU-004-25 as Interested Parties: Gilles Rainville*

*DRB Member Gilles Rainville recused himself from the DRB Board for this hearing but remained for the duration of the hearing for his own information.

- Chair Cross swore in parties present for the hearing and introduced the DRB report to the Board and the public.
- Luke Willey, engineer with Mumley Engineering for the Applicant, was present at the hearing and Ian McCullough, Applicant, was present via Zoom. The Rainville Quarry is owned by Claudette Rainville and has been leased and operated by McCullough Crushing since 1999.
- D. Bergstrom had questions, including the \$50,000 Reclamation Escrow, which has been fulfilled via CD and is now valued at approximately \$76,000. An additional \$100,000 reclamation funds were suggested in 2016 (PC-023-16/ZBA-004-16). This is a surety for the Town and the property owners that the quarry will be made whole at the completion of the quarry activities.
- L. Willey explained that McCullough Crushing is a reputable company operating throughout the State of Vermont, and requests that, given this track record, the DRB board take this into consideration while determining reclamation escrow amounts.
- Blasting notices question from abutter Robin Mercier, who sent an email to the ZA and read aloud for the record, requesting notices for blasting and a phone number to call in case of questions or concerns. She used to have both, but the number is no longer available and she has not received notices or seismograph readings for a few years. I. McCullough said blasting notifications should occur within 12 hours of a blast and his employees will go door to door to let the abutters know, within a certain number of miles. He will follow up with R. Mercier.
- D. Bergstrom said the Town wasn't getting the blast reports. The reports were completed, and copies given to him, but requested for future blast reports to be shared with the Town.
- The DRB requested additional information, including: the total amount of cubic yards taken from the quarry; asking for "right turn only" signs for trucks; hours and days of

operation for the new CU, including allowable operations for distribution during winter closed times to municipalities for emergency use.

- The DRB will also discuss the reclamation plan and any additional escrow requests.
- The conservation easement for deer wintering is located on the property.
- No questions or input from G. Rainville.

Motion to continue the hearing until December 16, 2025 made at 8:05pm

Motion made by Sjoblom, Seconded by Waite.

Voting Yea: Chair Cross, Faure, Rainville, Waite, Sjoblom

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: October 21, 2025

Motion to approve October 21, 2025 minutes with no changes.

Motion made by Rainville, Seconded by Sjoblom.

Voting Yea: Chair Cross, Faure, Rainville, Waite, Sjoblom

B. DRB Meeting Minutes: November 4, 2025

Motion to approve minutes from November 4, 2025 with no changes.

Motion made by Sjoblom, Seconded by Waite.

Voting Yea: Chair Cross, Faure, Waite, Sjoblom

Voting Abstaining: Rainville

5. OTHER BUSINESS

- D. Bergstrom presented the DRB with a ZA BLA decision draft. DRB reviewed the BLA decision letter. D. Bergstrom explained the BLA request by the landowner and answered DRB questions.
- Rules of Procedure and Conflict of Interest Policy approval were tabled for the December 2nd meeting.

6. PLAN NEXT MEETING AGENDA

A. December 2, 2025

Two scheduled hearings- Cline Road LLC & Havers

7. DELIBERATIONS

Motion to enter into Deliberations at 8:12pm

Motion made by Rainville, Seconded by Waite

Voting Yea: Chair Cross, Faure, Rainville, Waite, Sjoblom

Gilles Rainville recused himself and left at 8:35pm before the CU-004-25 deliberative session.

Motion to exit deliberations at 8:49

Motion made by Sjoblom, Seconded by Faure

Voting Yea: Chair Cross, Faure, Waite, Sjoblom

8. ADJOURN

Motion to adjourn at 8:52pm

Motion made by Sjoblom, Seconded by Waite.

Voting Yea: Chair Cross, Faure, Sjoblom, Waite

Agendas are 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.

Minutes and videos of the meetings are posted on the Town of Georgia website.

Signed: Kollene Caspers, Zoning Clerk, DRB Clerk

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

APPROVED