



GEORGIA VERMONT

DRB MEETING Tuesday, May 06, 2025 at 7:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWVadz09>

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 PRESENT

Chair Charles Cross, Vice Chair James Powell, Leigh Horton, Gilles Rainville, Glenn Sjoblom

DRB ABSENT

Lisa Faure, Chris Caspers

STAFF PRESENT

Doug Bergstrom, Zoning Administrator; Kollene Caspers, Zoning Clerk

PRESENT FOR VAR-002-25

Bonnie Emonds, Applicant; Kay Krul, abutting landowner

PRESENT FOR FP-003-25

Justin Holmes, Engineer for Applicant

PRESENT VIA ZOOM

Sara LeBlanc

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

- Mylars to examine and sign during deliberative session.

3. PUBLIC HEARINGS

A. VAR-002-25, Emond Variance Request

- Applicant Bonnie Emond present at the hearing to answer questions.
- Chair Cross presented the hearing application and reason for Variance request.

- The Applicant explained the septic system is on one side of the house, and utility lines (water and power) on the other side.
- Asking ±47 feet instead of the 75 feet setbacks. Only one tree will be taken down to accommodate the new carport. All additional options for placement have been explored.
- DRB members asked questions about the location for placement and size and materials for construction.
- Kay Krul, abutting neighbor was present for the hearing. She had no questions.

Motion to close the hearing at 7:08pm

Motion made by Rainville, Seconded by Sjoblom.

Voting Yea: Chair Cross, Vice Chair Powell, Horton, Rainville, Sjoblom

B. FP-003-25, Gamache 8 Unit PUD

- Justin Holmes, engineer with Pinnacle Engineering, was present to represent the project/Applicants.
- Chair Cross presented the Final Plat hearing application and details.
- J. Holmes further explained the project, Final Plat for the 4 duplex, 8 unit PUD. Presented site plans to explain the project to the DRB. The wetlands permit was received for the private road.
- An updated Ability to Serve letter will need to be submitted the Zoning office prior to the recording of the Mylar.
- The PUD will be rental units in the immediate future. Language in the deeds for future condo or footprint lots will need to be present in case of future sale of the units.
- The Applicant would prefer the road not be paved to save on costs. The DRB requires the road to be paved to A-76 standards, as has been common practice over the last few years.
- Paving the private road will eliminate the concern for the road receding over the years; a paved road is easier for emergency vehicles to navigate in case of emergency; there is potential for dust around the units and abutting property owners with a gravel road; the potential for future development behind the PUD will increase traffic and wear/tear on a gravel road; and the practical and legal ramifications to try to improve the road with potential multiple property owners in the future.
- Wastewater and Stormwater permits are still in-process. Applicant will need to submit the permits to the Zoning Administrator prior to the Mylar being filed.
- A landscaping plan is in place to shield the PUD from the existing houses on Georgia Middle Road and Bradley Hill Road.

Motion to close the hearing at 7:31pm

Motion made by Sjoblom, Seconded by Horton.

Voting Yea: Chair Cross, Vice Chair Powell, Horton, Rainville, Sjoblom

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: April 15, 2025

Motion to approve the minutes with no changes.

Motion made by Rainville, Seconded by Vice Chair Powell.

Voting Yea: Chair Cross, Vice Chair Powell, Horton, Rainville, Sjoblom

5. OTHER BUSINESS

6. PLAN NEXT MEETING AGENDA

- A. May 20, 2025- Two hearings and decision letters.

7. DELIBERATIONS

Motion to enter into deliberative session at 7:36pm

Motion made by Rainville, Seconded by Sjoblom.

Voting Yea: Chair Cross, Vice Chair Powell, Horton, Rainville, Sjoblom

Motion to exit from Deliberative session at 8:05pm

Motion made by Sjoblom, Seconded by Rainville

Voting Yea: Chair Cross, Vice Chair Powell, Horton, Rainville, Sjoblom

Action taken outside of Deliberative Session:

Motion for Chair Cross to sign the decision letters listed below:

Motion made by Rainville, Seconded by Sjoblom

Voting Yea: Chair Cross, Vice Chair Powell, Horton, Rainville, Sjoblom

- A. CU-003-25, Florucci Decision Letter- signed
- B. SK-003-25, Letourneau Decision Letter- signed
- C. SP-002-25 & CU-002-25, LeBlanc Decision Letter- signed
- D. VAR-002-25, Emond Decision Letter- signed

8. ADJOURN

Motion to adjourn at 8:33pm

Motion made by Rainville, Seconded by Vice Chair Powell.

Voting Yea: Chair Cross, Vice Chair Powell, Horton, Rainville, Sjoblom

Posted to the Town website.

Signed: Kollene Caspers, Zoning Clerk, DRB Clerk

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