



GEORGIA VERMONT

Planning Commission Meeting Tuesday, October 28, 2025 at 6:30 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 - 6:30 PM

PLANNING COMMISSION PRESENT

Chair Suzanna Brown, Heather Dunsmore, Tony Heinlein, Emily Johnson

STAFF PRESENT

Kollene Caspers, Stacy Katon

PUBLIC PRESENT

Kristina Senna, Justin Holmes

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

Hibbard Final Plat Amendment moved to first Agenda item.

3. DISCUSSION

A. Hibbard Final Plat Amendment (FA-001-25 & PC-016-99)

- Justin Holmes with Pinnacle Engineering was present to discuss Steve Hibbard's Application with the DRB for a Final Plat Amendment (FA-001-25) on his Oakland Staton Road property.
- Mr. Hibbard is requesting a modification to the Conservation and Agricultural Easement and Restrictions put in place at the time of his PUD subdivision in 1999 (PC-016-99).
- Mr. Hibbard's use of the property has changed since 1999; the property is no longer being farmed. Due to the rise in property taxes and without income from the farming, Mr. Hibbard is asking for the terms of the Agreement to be amended to allow for a

building envelope on a small portion of the property, with the rest to be conservation and agricultural.

- Modification of the agreement necessitates Final Plat Amendment to DRB, Conservation Commission and the Planning Commission before going before the Selectboard.
- J. Holmes explained a two-acre building envelope is requested, given the minimum acreage in the zoning district, to be able to sell the property. The remainder of land would be available for continued conservation/agriculture or to be included in the common area land of the 1999 PUD with HOA approval. Mr. Hibbard would also give the Town a 20-foot right-of-way to the cemetery.
- J. Holmes answered questions on the project by the Planning Commission. Discussion by the Planning Commission on the original 1999 decision and easement documents.

B. Policies and Ordinances Discussion with Stacy Katon, Town Administrator

- Town Administrator Stacy Katon and Selectboard Chair Kristine Senna were present to discuss policy and ordinance revisions with the Planning Commission and how they can be helpful in amending targeted policies and ordinances.
- Discussion on which policies and ordinances took priority, the criteria the Selectboard is looking at from the Planning Commission as well as what has been suggested by the town attorney.
- The Planning Commission is interested in helping with the sidewalk ordinance, speed limits, street naming, tobacco free and social media policies. The Planning Commission members were given copies of the ordinances and policies to review prior to meeting on Nov 25th.

4. APPROVAL OF MINUTES

A. Planning Meeting Minutes: September 23, 2025

Motion to approve minutes with changes.

Motion made by Johnson, Seconded by Heinlein.

Voting Yea: Chair Brown, Dunsmore, Heinlein, Johnson

5. PLAN NEXT MEETING AGENDA

A. November 11, 2025

- November 11, 2025 meeting cancelled, there will be a meeting on November 25, 2025.

6. OTHER BUSINESS

Discussion on the Hibbard project. There was no formal vote.

The majority of the Planning Commission agreed to the following recommendations:

1. The Agricultural and Conservation Agreement can be modified to allow for a one-acre building envelope, with the rest of the property remaining in the agricultural easement.
2. The agreement is updated to ensure no additional land is removed.
3. There is a 20-foot right-of-way easement to the cemetery.
4. A maximum 100-foot driveway off Oakland Station Road.

7. DELIBERATIONS

8. ADJOURN

Motion to adjourn at 8:05

Motion made by Heinlein, Seconded by Johnson.

Voting Yea: Dunsmore, Heinlein, Johnson

Minutes are posted on the Town of Georgia website.

Signed: Douglas Bergstrom, Zoning Administrator, Planning Coordinator

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APPROVED