



DRB MEETING

Tuesday, September 05, 2023 at 7:00 PM
Chris Letourneau Meeting Room and via Zoom
MINUTES

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWLzVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

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

1. CALL TO ORDER - 7:00 PM

BOARD PRESENT

Vice Chair James Powell
Charles Cross
Greg Drew
Gilles Rainville
Glenn Sjoblom
Lisa Faure

BOARD PRESENT VIA ZOOM

Chair Suzanna Brown

STAFF PRESENT

Doug Bergstrom, Zoning Administrator
Kollene Caspers, Zoning Clerk

INTERESTED PERSONS OF RECORD

Luke Willey, Ruggiano Engineering
Jake Smith, Cline Rd LLC
Aaron O'Grady, Cline Rd LLC
Michael Gervais, Barnard & Gervais

PUBLIC PRESENT

Fred and Heather Grimm
Annette Villani

Scott MacArt
Bruce Leo
Ben LeClaire

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

- A. Continuance of Preliminary Plat Review (PR-002-23) for Cline Road, LLC for a 15 Lot, 14 Unit Planned Unit Development (PUD) at Cline Road and Horseshoe Barn Road, Parcel ID# 102130000, AR-1 Zoning district.
- J. Powell swore in Luke Willey, Aaron O'Grady and Jake Smith present for Cline Road, LLC
 - DRB gave an overview of the August 18th Walk through at the Cline Road property. The trails were confusing, but they were able to find the pins and boundary lines.
 - All parties agreed that changing the 20 ft easement/ROW from the left side of Lot 5 to a 10 ft easement/ROW to the right of Lot 5 would work best for connecting the future easement/ROW to the Falls Road Walking Trail.
 - Abutting resident access request was only a small access point to get across to the adjoining property. Abutters could create a new trail access on their own land to access the rest of their property with only a small easement to adjoining property. Signage would be needed for residents to delineate town property versus private property for the easement to the Town Trail.
 - Question from abutting landowner over amount of open space offered in this project for PUD, referring to Town of Georgia Development Regulations (2/27/2023) "Open Space should be 20% of parent parcel or 50 acres, whatever is greater". DRB explained the 20% of parent parcel is followed for all PUD subdivisions.
 - The DRB had questions regarding wetlands, Luke Willey explained delineation is ongoing and delineation done for VELCO suggested changes that will need to be incorporated into the design.
 - Luke Willey explained they are not asking for any density bonus. The parent parcel is 96 acres, not exceeding the maximum density. If following AR-1 Zoning regulations the project could accommodate 18 lots (5 acres per lot in AR-1); but the Applicant is opting for a PUD instead (15 lots with a minimum .75 acres per lot). Keeping all the housing on smaller lots, clustered will set aside open space that will never be developed.
 - Wetlands mapped on Lot 2 & 3 as well as Lot 1 where it meets the road (Island). These smaller wetlands were mapped as Class 3, but they are still under consultation.
 - S. Brown asked about housing sizes. By DRB recommendation during the sketch approval, every 4th house will be 1500 sq ft for a maximum of 5 years. ADU available during that time and can incorporate a larger septic system. The DRB is requesting these accommodations to allow for more affordable housing.
 - Stormwater design has not been finalized. There is no guarantee that the planned Preliminary Plat ideas will be utilized. The intention is for the road to be graded out to the greatest extent

possible. The stormwater design will likely not be an open water retention system, as the State of Vermont has dissuaded developers from using this method lately. Developers will have a more specific design by Final Plat.

- Landscaping questions in the Final Plat posed by abutting resident, will the developer include landscaping by the entrance? Luke Willey explained that in examining the corner pin, the affected area will not be as significant a landscaping issue as originally recommended. There is not a lot of vegetation that will be removed, so there is less concern about impact for light pollution at the entrance.

- Efforts will be made to preserve the Island as a light buffer for Lots 1 and 2 but can also come in the form of additional landscaping. All landscaping efforts will be addressed in the Final Plat.

Motion to adjoin the hearing at 7:50 p.m.

Motion made by Chair Brown, Seconded by Sjoblom.

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

B. Final Plat Review (FP-004-23) for Jamie St. Pierre for a four (4) Lot Major PUD subdivision at Polly Hubbard Road, Georgia, VT. Parcel ID# 111400300, AR-1 Zoning District

- J. Powell swears in Michael Gervais, Barnard & Gervais

- Town of Georgia Fire Chief signed off on the paperwork for private road and driveways.

- Ben LeClaire, abutter, brought up standing water and culvert abilities. Michael Gervais explained efforts.

- DRB is requesting language against mowing beyond the wetland buffer to be added in the DRB Decision letter. Mowing into the Wetlands has been addressed in HOA documents as well. Lot 6 has more wooded space, there shall be no cutting, except for dying or diseased trees, in the 50m ft buffer. Open space will be open agricultural land.

- The agreement for the private road will include 18 ft to 24 ft road widths to preserve wetlands, as agreed between the DRB and the Town of Georgia Fire Chief.

- LeClaire property will have access to the mound system, access to the system will be included in the Mylar.

- There will be open space and landscaping to account for screening for abutting peroerty owners.

Motion to close 8:24pm

Motion made by Rainville, Seconded by Cross.

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

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes 8/15/2023

Minutes from DRB Meeting 08/15/2023 approved with minor changes.

Motion to accept the minutes with changes.

Motion made by Chair Brown, Seconded by Rainville.

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

5. OTHER BUSINESS

6. PLAN NEXT MEETING AGENDA

A. 9/19/23 7:00 pm

Black Walnut, LLC (SA-001-23) for extension of previous Site Plan approvals (SP-001-21, SP-002-21 & SP-003-21) and Moose Mountain, LLC (CU-004-23) for Conditional Use for shed sales in the South Village.

7. DELIBERATIONS

Motion to enter deliberation at 8:30 p.m.

Motion made by Rainville, Seconded by Drew.

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

Motion to exit deliberative session at 9:10 p.m.

Motion made by Cross, Seconded by Sjoblom.

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

8. ADJOURN

Motion to adjourn meeting at 9:15 p.m.

Motion made by Drew, Seconded by Rainville.

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

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.

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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