



GEORGIA VERMONT

Selectboard Regular Meeting Monday, November 24, 2025 at 6:00 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)

CALL TO ORDER 6:00PM

SELECTBOARD PRESENT

Chair Kristina Senna, Vice Chair Brian Dunsmore, Kellie Bosenberg, Judith Nasca, Carl Rosenquist

STAFF PRESENT

Doug Bergstrom, Todd Cadieux, Kollene Caspers, Lori Hobart, Stacy Katon

GUEST PRESENT

Charlie Hancock, Vermont Department of Forestry

PUBLIC PRESENT

Heather Dunsmore, Suzanna Brown, Alysia Catalfamo, Tom Hargy

1. PLEDGE OF ALLEGIANCE

2. CHAIR UPDATE

Chair Senna addressed the public:

"As Chair of the Selectboard, I want to extend my heartfelt thanks to every person who volunteers their time in service to our town. Your willingness to step forward - often into roles which come with public scrutiny, differing opinions, and difficult discussions - speaks to your character and your commitment to the Town of Georgia.

Serving the public is not always easy, it requires patience, resilience and the courage to be visible, questioned and sometimes misunderstood. Yet time and time again, you continue to show up, contribute thoughtfully and keep Georgia moving forward.

In recent weeks there has been a noticeable increase in misinformation, speculation and unnecessary drama surrounding our town's new zoning regulations. I want to address this directly, because our community deserves clarity- not confusion.

Zoning regulations are complex and often an emotional topic, but it should never become a platform for spreading false claims, personal attacks or attempts to undermine the public process. Unfortunately, some of the recent statements circulating in the community and on social media have misrepresented the hard work of the planning commission, our consultant, zoning administrator, Selectboard and the zoning regulations themselves.

Let me be clear:

- *The adoption of the zoning regulations was done publicly, transparently and in accordance with Vermont law.*
- *The Selectboard worked with the planning commission, consultant and considered public input.*
- *Every member of the Selectboard represents all residents of Georgia, not just those who attend meetings and speak the loudest.*

I understand that people will disagree; debate is part of the process and part of local government. However deliberate misinformation erodes trust, damages relationships and distracts from the work shaping the future of Georgia. A few recent examples:

- *7,000 dwellings to be built in the AR zone is possible, but over the last six years on average Georgia has only built 12 houses. It would take 583 years to build 7,000 dwellings at this rate. The State of Vermont's new goal is for Georgia to build 35-40 houses per year, which would take 175 years to complete.*
- *Georgia is one of the fastest growing towns, our population dropped in 2025 from 2024. Projections from the town plan indicate in 2030 the estimated population of Georgia to be 5,055 an increase of 200 people. 62% of the Georgia population is over 35.*

The scare tactics, bullying and personal attacks need to stop, the residents of Georgia are better than this and deserve better than this. To every resident of Georgia, if you have questions or concerns about our zoning regulation, please come to the source do not believe everything you see or hear on social media. Attend meetings, reach out to the Selectboard or Planning Commission, and participate!"

The drug paraphernalia at the Georgia Park & Ride has been reported to the police and cleaned up. Thanks go out to the Sheriffs Department, Vermont State Police and VTrans who worked together and are aware of the situation. Thank you to Carolyn Branagan for follow-up.

Thank You to Georgia Market for their ongoing generosity to the community. They will be offering a Thanksgiving Dinner on Thursday.

Vice Chair Dunsmore thanked Chair Senna for her statement and also thanked those who give their time to service in the Town.

3. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

- L. Hobart requested the addition of Warrants #2542 and #2543 to be heard after Warrant #2541 on the agenda.
- S. Brown would like to add an update from the Transportation Advisory Committee during Public Comment.

Motion to add the above to the Agenda.

Motion made by Vice Chair Dunsmore, Seconded by C. Rosenquist

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

4. SELECTBOARD MINUTES AND WARRANTS

A. Approval of Selectboard Regular Meeting Minutes for November 10, 2025

Motion to approve the minutes with one change in language to the insurance buy-out.

Motion made by Vice Chair Dunsmore, Seconded by C. Rosenquist

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

B. Approval of Selectboard Special FY26 Budget Meeting Minutes for November 13, 2025

Motion to approve the minutes as written.

Motion made by Vice Chair Dunsmore, Seconded by C. Rosenquist

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

C. Approval of Warrant #2541

Motion to approve Warrant #2541 in the amount of \$165,543.58

- L. Hobart explained the VGS overpayment for the Town portion is included in this amount. The school portion is not included.
- L. Hobart answered Selectboard questions on the warrant.

Motion made by Vice Chair Dunsmore, Seconded by J. Nasca.

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

D. Motion to approve Warrant #2542 in the amount of \$85,722.34 and Warrant #2543 in the amount of \$2,158.21.

- L. Hobart answered questions about the warrants.

Motion made by Vice Chair Dunsmore, Seconded by C. Rosenquist

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

5. PUBLIC COMMENT (For items not on agenda)

All participants must clearly state their names. Appropriate actions will be considered once the Selectboard has reviewed the information provided and necessary subsequent research.

- S. Brown wanted to check if the cemetery money will be in the FY2026 budget. The Selectboard will include it in the budget and she does not have to request it at a budget meeting.
- S. Brown gave a Transportation Advisory Committee update:
 - Transportation budget is in deficit of \$33 million. The DMV was shut down for a computer system upgrade.
 - There will be no new projects till 2030.
 - Transportation committees in the legislature are looking for towns to make lists of projects that need to be done within the next 5 years. Such can be transportation and sidewalk studies, replacing culverts, etc. Estimated costs can be included but approximate.
 - The Advisory committee is currently working with Burlington to get roads reclassified, which will allow for additional state funding for roads, bridges and upgrades to keep up with infrastructure.

6. CORRESPONDENCE

- A. Northwest Regional Planning Commission (NRPC) Public Hearing 30-Day Notice for the Draft Regional Plan - NRPC Public Hearing and Report on Draft Regional Plan will be held on Wednesday, December 17, 2025 at 5:30pm via Zoom, phone and held in person at the NRPC offices at 75 Fairfield Street, St. Albans, VT 05450. See enclosed official hearing notice.
 - No action needed, notice for informational purposes.
- B. Communications from Ken Minck Regarding Verizon Equipment on American Tower and a Request to the Selectboard to Repeal the Development Regulations
 - No comments or questions from the Selectboard.

7. BOARD BUSINESS (Public comment on agenda items limited to 5 minutes)

- A. Forest Management Plan with Silver Lake Woods - Presentation by Charlie Hancock, Franklin & Grand Isle County Forester and Todd Cadieux, Georgia Public Works Director. Discussion to include the service agreement, temporary bridge for the Silver Lake Woods timber sale, Town labor expenses and logging income. Action on the Agreement/Contract.
 - Charlie Hancock, County Forester with the Vermont State Department of Forests and Recreation was present to speak on the Silver Lake Woods project. T. Cadieux and members of the GCC were present as well.
 - To access the town forest, there is a need to install a bridge crossing an unnamed stream. This will be a temporary truck bridge borrowed through the Department of Forestry. This will be cost effective for the Town to handle the rental and bridge installation. The logging contractor can sub the bridge installation out to a 3rd party contractor, which will add to the cost of the project. An alternative idea would be to install a permanent crossing as it is a Class 4 Road.
 - The intent of the GCC is to get the project done in 2025. T. Cadieux says depending on weather the bridge may be able to be installed in 2025. C. Hancock said he can work with PWD and contractors to ensure safe conditions to start.
 - C. Hancock answered Selectboard questions on the contract and bridge agreement.

Motion to approve the timber sale administration and for Chair Senna to sign the contract and bridge agreement; as well as authorizing the Public Works Department to install the temporary bridge.

Motion made by Vice Chair Dunsmore, Seconded by C. Rosenquist.

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

- B. Town Assessor Errors and Omissions (E & O) Form - Action to Approve
Motion to approve the Town Assessor Errors and Omissions (E & O) Form

- S. Katon answered Selectboard questions on the E & O. This is a change in business property and will not be taken off the Grand List.

Motion made by Vice Chair Dunsmore, Seconded by J. Nasca

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

- Thanks go out to Town Assessor T. Sabens for her work correcting the Grand List.

- C. Northwest Regional Planning Commission (NRPC) Master Agreement for Subgrant to Town of Georgia for Clean Water Service Provider (CWSP) Projects
 - This is a May 2023 Agreement for the Town of Georgia to potentially obtain funding for certain types of clean water projects. Signing the Master Agreement will qualify the Town to obtain Task Awards, which are shorter agreements with the NRPC and CWSP that are issued for specific projects and specific amounts of money.

Motion to approve the NRPC subgrants.

Motion made by C. Rosenquist, Seconded by K. Bosenberg.

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

- D. Girl Scout Troop #61489 Request for Reimbursement of Fire Station Community Room Fees
- Troopleader Brittany Blaisedell sent an email requesting the Selectboard refund the \$50 fee for the use of the Fire Station Community Room on Saturday, November 15th from 3pm-8pm to distribute the Fall Sales fundraiser items to the Girl Scouts.

Motion to approve fee waiver and refund the \$50 fee to the Girl Scouts.

Motion made by Vice Chair Dunsmore, Seconded by K. Bosenberg

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

- Vice Chair Dunsmore discussed a potential two-tier system, one where there is a nominal fee for the community room/beach or the fee to be waived for non-profits or community groups, so fee waivers do not need to wait for Selectboard approval at meetings.

- E. Final FY24 Audit Report—The FY24 Final Audit Report is available for viewing online: townofgeorgia.com/selectboard/page/financial-audits or please stop by the Town offices to obtain a copy.

- F. FY26 Budget Meeting Update

- November 20, 2025 the Selectboard met with the Town Clerk, Zoning Department, Georgia Conservation Commission and the Georgia Public Library for budget discussions. Please see minutes for this meeting for additional information.
- December 4, 2025 is the next budget meeting. The Town Administrator, Georgia Fire and Rescue and Publics Works Department are tentatively scheduled on the agenda.
- Chair Senna reminded the departments the Selectboard has requested budgets increase by a maximum of 3.5%.

- G. Holiday Cheer & Bonus Discussion

- No discussion needed, this was approved by the Selectboard in the 2025 budget. S. Katon gave the potential date of Wednesday December 17, noon to 1:30pm at the Town offices.

8. TOWN ADMINISTRATOR, TREASURER AND SELECTBOARD SUB COMMITTEES REPORTS

- A. Public Works/Grounds/Recreation

- T. Cadieux is following up on Town beach quotes for plumbing. There is one quote for carpentry, a relative for full disclosure, and he has nothing to gain from the hiring of this individual. Repairs can begin in Spring 2026.

Motion to move forward with Cadieux Carpentry in the amount of \$19,060 for construction work at the beach.

Motion made by C. Rosenquist, Seconded by J. Nasca.

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

- The damaged truck has been bought and the repair work completed. Vice Chair Dunsmore asked for the amount it cost to repair. T. Cadieux will get that information for the Selectboard.
- A new hot box purchase is being researched.
- T. Cadieux requested permission to buy a new zero turn tractor with available funds in the budget.

Motion made by Vice Chair Dunsmore, Seconded by J. Nasca

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

- The Selectboard discussed the purchase of a new generator for the Town garage. He has prior Selectboard approval for purchase.

- T. Cadieux discussed the purchase of a vehicle lift. He wants to do some more research and he has the funds in his budget. He will bring this back to the Selectboard after he has his budget meeting on December 4th.
- T. Cadieux requested Selectboard approval to pre-order 2028 plow equipment, at no upfront costs to the Town of Georgia. The plowing company is two years behind for plow equipment orders. If we put the order in now, this equipment will be available for purchase in 2028. The truck was ordered in September 2024 and will be completed by March/April 2026. The cost estimate is \$100,000 and will lock in the price.

Motion to approve T. Cadieux to order the 2028 plow equipment with 24-month lead time and with the ability to back out.

Motion made by K. Bosenberg, Seconded by Vice Chair Dunsmore

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

- Discussion on bids for 5 large cottonwood trees in the ditch line off Polly Hubbard Road. Working with S. Katon for a FY26 grant for tree removal. These trees are scheduled to come down and be chipped.
- S. Brown inquired about the trees by the cemetery on Polly Hubbard. These trees are not in the budget or able to be covered by grant. The Selectboard may have to update S. Browns cemetery budget to take care of the trees.
- Beach dock quotes, after initial installation, there will be monitoring for water level adjustments and the removal of docks in the fall for seasonal maintenance. Going forward on maintenance agreement, Burlington Harbor & Launch gave quotes of \$3400-\$4000 for installation, with decommission at the same price. The Selectboard will make a note of these costs for the budget.
- Unit Heater discussion, there was supposed to be three of them installed at the time the new garage was built, as a back-up if the boiler goes down and for recovery when the garage doors open. T. Cadieux asked if the Selectboard would consider this in the near future. He is not sure how much the cost has changed in the past few years, but he included information in the packet.
- The Selectboard had questions on the budget and savings from the truck and insurance. T. Cadieux will have more information for the board at the next budget meeting.
- The old garage is currently being used for storage; the costs for electricity and heat are part of the budget. St. Albans will store a sweeper there this winter.

B. Town Administrator

- TA Report Included in the packet. S. Katon answered Selectboard questions.
- The new insurance claim for the fire truck is in process; she met with the adjustor today. The truck will go to Charliebois on Monday for 1- 1.5 days in service.
- She received a bill for the generator claim and sent a follow-up email.
- She is working on a policy addendum for PTO accrual rates; this will change to weekly instead of monthly according to the union contract.
- STR Ordinance- included in the packet but not listed on the agenda. The Selectboard will address this after the Treasurer's report.

C. Treasurer

- L. Hobart is getting payments out for overpayment of taxes.
- Budget meetings are going well.
- L. Hobart requested to carry over her hours of vacation time, given she cannot take time off during the years end.

Motion to allow L. Hobart exception to carry over vacation time to 2026.

Motion made by Vice Chair Dunsmore, Seconded by C. Rosenquist
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist, J. Nasca

D. Short Term Rental Ordinance

Motion to add the Short Term Rental (STR) Ordinance to the agenda

Motion made by Vice Chair Dunsmore, Seconded by J. Nasca

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist, J. Nasca

- D. Bergstrom was present at the meeting to speak on the draft ordinance. After discussing the draft with the Town attorney, he attended a STR ordinance meeting in early November.
- The Selectboard asked questions on licensing, fees and policing of short term rentals.
- There are approximately 20 STR units in the Town of Georgia to date.
- There was discussion on the process for implementing a new ordinance, starting with public hearings. This will be on the Agenda for the December 22, 2025 regular Selectboard meeting.

9. UNFINISHED BUSINESS

- A. Boat Dock Seasonal Services Bid Decision - T. Cadieux is still collecting quotes and will give the Selectboard an update.
- See Public Works Director report.
- B. Georgia Public Library Memorandum of Understanding
- S. Katon has been working on this and will reach out to the Board of Trustees for guidance. to work on this. Vice Chair Dunsmore will like this in place before they get their budget in place.
 - K. Bosenberg shared that she attended the last GPL Trustee meeting and told the Trustees the MOU should be a priority to work in tandem with the 2026 budget.
 - This agreement between Town and the Library will list the roles and responsibilities of the Town and Library.
- C. Local Options Tax
- No updates, can discuss further at the next budget meeting.
- D. Change in Fiscal Year
- No updates, can discuss further at the next budget meeting.
- E. Video Surveillance Policy
- Review in progress.
- F. Bridge #28 (Mill River Bridge)
- There will be purchase expenses in the next warrant.
- G. GPL Building Revitalization Committee
- Update- the 11/25 public meeting is cancelled. The next meeting will be on December 2nd and will be a public meeting. The Committee will meet on December 16th.

10. OTHER

11. PLAN NEXT MEETING AGENDA

- A. FY26 Selectboard Special Budget Meeting: December 4, 2025
- Town Administrator, Georgia Fire and Rescue, and Georgia Public Works Department
- B. December 8, 2025

12. EXECUTIVE SESSION (if needed, pursuant to 1 V.S.A sec 313)

A. Problem Parcels

Chair Senna would entertain a motion to enter into Executive Session to discuss Problem Parcels which premature disclosure or discussion may be detrimental to the board in itself and/or individuals involved.

Motion to Move into Executive Session at 8:01pm

Motion made by C. Rosenquist, Seconded by J. Nasca

Voting Yea: Chair Senna, Vice Chair Dunsmore, C. Rosenquist, K. Bosenberg, J. Nasca

Chair Senna would entertain a motion to enter into Executive Session to discuss the above with Town Administrator S. Katon and Zoning Administrator Doug Bergstrom under the provisions of Title 1, Section 313(a)(1)(A) of the Vermont Statutes.

Motion to invite S. Katon and D. Bergstrom to join the Executive Session

Motion made by K. Bosenberg, Seconded by J. Nasca

Voting Yea: Chair Senna, Vice Chair Dunsmore, C. Rosenquist, K. Bosenberg, J. Nasca

Motion to exit from Executive Session at 9:17pm

Motion made by K. Bosenberg, Seconded by J. Nasca

Voting Yea: Chair Senna, Vice Chair Dunsmore, C. Rosenquist, K. Bosenberg, J. Nasca

No action taken outside of Executive Session.

13. ADJOURN

Motion to adjourn at 9:17pm

Motion made by C. Rosenquist, Seconded by K. Bosenberg

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist, J. Nasca

TABLED ITEMS:

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 meeting videos are posted on the Town of Georgia website.

Signed: Stacy Katon, Town Administrator

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