



GEORGIA VERMONT

DRB MEETING

Tuesday, April 16, 2024 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

Chair Suzanna Brown
Vice Chair Charles Cross
James Powell
Gilles Rainville
Lisa Faure
Jared Waite, Alternate
Chris Caspers, Alternate (Zoom)

BOARD ABSENT

Greg Drew
Glenn Sjoblom

STAFF PRESENT

Doug Bergstrom, Zoning Administrator
Kollene Caspers, Zoning Clerk

INTERESTED PARTIES PRESENT- IN PERSON

Tim Reed
Richard Lagro
Ben Richards
Steve Meilleur
Laura Dapkiewicz
Michelle Smith

INTERESTED PARTIES PRESENT- VIA ZOOM

Brad Ruderman
Kevin Camisa
Eric Bissonette
Carol Lavalley
Aaron Longchamp
Sophie Singer

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

Attorney Dan Triggs letter on behalf of Rhodeside Acres, to be discussed during Deliberations.

3. PUBLIC HEARINGS

A. Preliminary Plat Approval (PR-002-24) for Sandy Birch Road LLC

Brad Ruderman and Tim Reed both present to explain the project: 7 Lot Major Subdivision

- Changes to the project since Sketch review includes reduced size of cul-de-sac to comply with A-76 standards and they lowered the acreage from Lots 16 and 17. Also added sidewalks, were able to obtain wastewater and stormwater permits, and get ability to serve letters from Georgia Fire Station and Green Mountain Power.
- They are requesting waivers for use of 60 ft ROW in lieu of road frontage, reduce road frontage for Lot 17, and installing a lined walking path within the subdivision instead of a sidewalk.
- Landscaping & Lighting: S. Brown had questions about the lighting for the safety of the neighborhood.
- Wetlands: Julie Follensbee from the State of Vermont properly examined the wetlands.
- Stormwater- grassy swales will help with the Stormwater drainage.
- S. Brown asked for the placards to explain the conservation of wetland buffers- no mowing or cutting of trees.
- J. Powell questioned cutting of trees for Phase II. Tim Reed explained the road entrance will be widened and the building envelopes will be cleared. The majority of the property was logged 5 or 6 years ago. The lots and the road will be cleared of trees and brush for building, but no clearing will be done in the wetlands area.
- Questions from the public regarding Phase II mound system: S. Meilleur, will there be digging for shared wastewater? Tim Reed explained the lines are already in place, will place leachfield in later. M. Smith questioned the Phase I power source and will it be shared with Phase II for the leachfield? No, Tim Reed said Phase II will have its own power source. L. Dapkiewicz, questions about easements for the septic system, these easements are in the deeds.
- Sidewalks will not be connected, due to wetlands in place and permits that are necessary. This may be revisited in the future.
- The new private road will be paved, the paving of the driveways will be up to the homeowners.
- Phase I and II streets will not be taken over by the town, the plowing and maintenance are covered by the HOAs right now. There will be two separate HOAs for Phase I and Phase II, for stormwater, wastewater and private roads.
- E. Bissonette had questions via Zoom: His property is in Milton, the land along the back side of Sherwood Forrest. He is planning to install a barbed wire fence to keep illegal dumping from

happening on his property, B. Ruderman will meet to help with delineating the property to erect the fence.

- J. Powell suggested boulders to be put in place along the walking trail in open space to deter motorized vehicles and 4-wheelers. Tim Reed states the HOA will also have rules against motorized vehicles in the open spaces.
- What about hunting regulations, can the HOA documents specify no hunting close to the homes? Right now there are no rules in the HOA bylaws, but HOA can post it on the property.
- L. Dapkiewicz commented the Phase I residents enjoy the sidewalk, but it is a financial burden to the HOA. S. Brown commented that the town may take over the sidewalk at some point.
- Timeline on the project will depend on permits, but developer hopes to break ground this summer. Act 250 permit is ready to be submitted.

Motion to close hearing at 7:35pm

Motion made by Rainville, Seconded by Vice Chair Cross.

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

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes 3/19/2024

Motion to approve the 3/19/2024 Minutes with minor changes.

Motion made by Faure, Seconded by Rainville.

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

Voting Abstaining: Powell

5. OTHER BUSINESS

A. Zoning Fee Schedule

- Proposal to increase Zoning Fees based on fees in other areas, primarily Fairfax and their Zoning fee schedule.
- Fees had not been raised in 15 years prior to the raise in fees in 2022. Last December fees were raised to the current amounts. In an effort to raise money for the Town, the Selectboard wants a recommendation from the DRB regarding the Zoning fee structures.
- S. Brown had questions about ADUs, garages, and the Occupancy Permits that follow. If the owner/applicants do not say that there is ADU when building a garage we wouldn't know. Zoning Administrator will determine what the fee is for Occupancy Permit based on what is built.
- S. Brown suggested to change "original" fee to the "current" fee when listed to pay double based on old or expired permits.
- S. Brown is concerned that commercial development will be deterred by raising fees of commercial building. Is there a way to incentivize fees for developing commercial properties in the areas where the town desires growth? This can be addressed when updating the Development Regulations next year.
- Discussion over minimum square footage for a permit be increased from 100 sq ft to 200 sq ft. Agreed, but S. Brown is requesting the fee schedule to address the 10-foot setbacks are still necessary no matter what square footage.

- Recommendation to the Selectboard: update the Zoning fee structure with the few minor updates before the building season begins.

B. Sidewalk Discussion, Route 7 properties

- Georgia Market has \$4,000 in escrow with the Town for future sidewalks. DRB should put a plan in place for sidewalks before the sale of Georgia Market is complete. Options include installing sidewalks or transferring the funds into a sidewalk account for future sidewalks anywhere in the Town of Georgia. Current owners will work with the Town to resolve sidewalk issue before the closing of the sale of the business.
- If DRB wants to force the sidewalks paved before sale, owners will have to get at least 3 estimates on installation costs and put that money into escrow; or the new owners will be saddled with the costs of installing the sidewalks. Escrow will be held in the owner's attorney's account, not the Town's account.
- Another option is to have the owners of the property put money into a Town fund account to have the Town oversee the installation of sidewalks, a fee to have Dept of Public Works to oversee the project will also be necessary.
- The DRB is suggesting to the Selectboard that Georgia Market and other property owners in similar situations (5 sections along Route 7) obtain estimates for sidewalks and one section of curbing. This, together with a percentage increase and an administration fee for the Town work to get the sidewalks put into place.

Motion made by Chair Brown, Seconded by Vice Chair Cross.

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

6. PLAN NEXT MEETING AGENDA

A. May 7, 2024

- BLA-001-24, Boundary Line Adjustment for Dunsmore.
- The DRB will also approve and sign the decision letter for PR-002-24.

7. DELIBERATIONS

Motion to enter into Deliberative Session at 8:25 p.m.

Motion made by Rainville, Seconded by Vice Chair Cross.

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

Motion to exit Deliberative Session at 9:15 p.m.

Motion made by Powell, Seconded by Vice Chair Cross.

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

Attorney Dan Triggs letter on behalf of Rhodeside: Motion to recognize the Rhodeside Acres four (4) one-acre lots as pre-existing, non-conforming and independent lots.

Motion made by Powell, Seconded by Vice Chair Cross.

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

8. ADJOURN

Motion to adjourn at 9:20 p.m.

Motion made by Rainville, Seconded by Vice Chair Cross.

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

Posted to the Town website.

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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

APPROVED