



# GEORGIA VERMONT

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## DRB MEETING

Tuesday, July 02, 2024 at 7:00 PM  
Chris Letourneau Meeting Room and via Zoom  
Minutes

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### 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

#### DRB BOARD PRESENT

Chair Suzanna Brown  
Vice Chair Charles Cross  
Greg Drew  
Gilles Rainville  
Glenn Sjoblom  
Chris Caspers

#### DRB BOARD ABSENT

James Powell  
Lisa Faure  
Jared Waite (alternate)

#### STAFF PRESENT

Doug Bergstrom, Zoning Administrator  
Kollene Caspers, Zoning Clerk

#### GUESTS PRESENT

Desiree Vatter  
Karen Bouthillette  
Michelle & Bill Orosz

### 2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

### 3. PUBLIC HEARINGS

- A. Site Plan Application, Preschool & Yurt (SP-003-24) for Desiree Vatter & Karen Bouthillette
- D. Vatter, Applicant, present to answer questions about the preschool, yurt and project.
  - Applicant will be working with Pinnacle Engineering for wastewater determination.
  - The preschool will service a maximum of 15 students.
  - G. Rainville inquired about the heating in the wintertime. D. Vatter explained the mini split system.
  - Parking questions, there will be 6 spaces installed, this meets the standard set by Georgia's Development Regulations.
  - The bathroom will be in the yurt, a plumbing wall will be installed. Each section of the yurt is about 58 inches, with 48-inch windows. The yurt is very large, 30 feet. It will also be handicapped accessible.
  - There are two trees on the property, applicant hopes the trees will remain when the yurt is installed.
  - The yurt will have electricity and outdoor lighting. The preschool program will run during daylight hours, scheduling in tandem with the Franklin West school schedule, as well as summer camps. The hours of operation will be 8am to 3pm.
  - There will be no proposed lighting along the walkway, this may only be needed with snow/storms; but business hours will avoid the dark.
  - Applicant is fencing a portion of the property, as required by daycare/preschool licensing regulations.
  - The pool will have separate fencing but will be enclosed within the space for the students.
  - The preschool will be a nature-based program.
  - No bussing will be utilized, students will be dropped off & picked up during hours of operation, rendering two times a day the area will have traffic.
  - D. Vatter will be the full-time teacher; with another staff member if the preschool reaches capacity.

Motion to close the hearing at 7:15pm

Motion made by Rainville, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Sjoblom, Caspers

- B. Variance Application for Setbacks (VAR-001-24) for William & Michelle Orosz
- Bill & Michelle Orosz, Applicants, present to answer questions about the project.
  - No changes since application. No map provided, but the Georgia VT Parcel map was used to give the parameters of the pool area. D Bergstrom explained the PUD/variance language in the Development Regulations.
  - Applicants explained the area and location of the pool in regard to the property, the pool will be closer to the house. The proposed pool is a 24 ft circle, above ground.
  - The back of the property is sloped, with shale and trees. It is not easy to put a pool in any other location on the property.
  - An identified rare, threatened or endangered species is present in the area, not where the pool is proposed, but in the back of the yard where the area is so sloped it may be difficult to encounter. The proposed pool will not encroach upon the location.

- S. Brown recommended the applicants speak to direct neighbors about the pool prior to having it installed, for their information.

Motion to close hearing at 7:27pm

Motion made by Drew, Seconded by Sjoblom.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Sjoblom, Caspers

#### **4. APPROVAL OF MINUTES**

A. DRB Meeting: June 4, 2024

Motion to accept minutes with one change.

Motion made by Rainville, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Sjoblom, Caspers

#### **5. OTHER BUSINESS**

A. Signed Northwest Vermont Solid Waste Management (SP-002-24) Decision Letter

B. Signed Orosz (VAR-001-24) Decision Letter.

#### **6. PLAN NEXT MEETING AGENDA**

A. July 16, 2024

- Two hearings, a Final Plat for 7-lot major PUD subdivision and a sketch plan review for a minor subdivision, as well as decision letter for Vatter.

#### **7. DELIBERATIONS**

Motion to enter into deliberative session at 7:31 pm.

Motion made by Rainville, Seconded by Drew.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Sjoblom, Caspers

Motion to exit deliberative session at 8:23 pm

Motion made by Rainville, Seconded by Drew.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Sjoblom, Caspers

#### **8. ADJOURN**

Motion to adjourn at 8:24 pm

Motion made by Rainville, Seconded by Drew.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Sjoblom, Caspers

**Posted to the Town website.**

**Signed: Kollene Caspers, Zoning Clerk, DRB Clerk**

**Phone: 802-524-3524 | Fax: 802-524-3543 | Website: [townofgeorgia.com](http://townofgeorgia.com)**