



GEORGIA VERMONT

DRB Meeting Tuesday, December 19, 2023 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

Call to order 7:00pm

DRB BOARD PRESENT

Chair Suzanna Brown
Charles Cross
Greg Drew
Gilles Rainville
Glenn Sjoblom (via Zoom)

DRB BOARD ABSENT

Vice Chair James Powell
Lisa Faure

GUESTS PRESENT

Tim Reed
Alex Byrne
Haley Spillane
Jill Morgeon
Brad Ruderman (via Zoom)
Jacob Laramée (via Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

- A. Sketch Plan Review (SK-006-23) for Sandy Birch Road LLC proposed 7-Lot Major PUD subdivision on the 34-acre property between Sandy Lane and 1085 Sandy Birch Road, Parcel ID# 113220014 in the AR-3 Zoning district.

Sketch Plan Review Sandy Birch Lane, LLC

- Brad Ruderman, Engineer, explained the proposed subdivision with proposed new road off Sandy Birch Road utilizing an existing old farm access. The road will be approximately 550 ft long, ending in a cul-de-sac. Applicant will reduce the size of proposed cul-de-sac to conform to A-76 standards. Onsite drilled wells will be made for each lot, and each lot will have individual driveways. Applicants will get Act 250 and all the necessary permits, much like constructing Phase 1.

- Will ask for a waiver for Lot 17 Road frontage. Yet, using a private road off Sandy Birch so lot frontage requirements are not necessary. Need to request a waiver for using 60' right of way in lieu of road frontage. Lot 13 is Open Space for Phase 1. Lot 14 is acreage for Open Space, but wetlands are of questionable percentage of the open space, when 20% is needed.

- S. Brown questioned the large lots for 17 & 18. B. Ruderman explained the marketability of a larger being easier. DRB requested a sidewalk along Sandy Birch in the ROW but not encroaching in the wetlands, 3/4 of the road frontage. Sidewalk will not connect to the Phase 1 sidewalks (approx. 220 ft of sidewalk).

- Two existing mound systems are located in Phase 1 of Sandy Birch LLC, and a third one will be installed during construction.

- 4 interested parties/abutters present, no questions presented during the meeting.

Motion to close hearing at 7:15p.m.

Motion made by Drew, Seconded by Cross.

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

4. APPROVAL OF MINUTES

- A. DRB Meeting Minutes November 21, 2023

Motion to approve minutes with minor edits to Final Plat Review (FP-005-23), Site Plan Review (SP-002-23) and Conditional Use (CU-004-23) at 7:25p.m.

Motion made by Rainville, Seconded by Drew.

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

5. OTHER BUSINESS

Review and signature of Decision Letters, Gamache (FP-005-23, SP-002-23 & CU—004-23) and Martin (FP-006-23)

Motion to approve all letters with additions of wetland buffer and deed information.

Motion made by Drew, Seconded by Rainville.
Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom

6. PLAN NEXT MEETING AGENDA

A. January 2, 2024

January 2, 2024 DRB Meeting Cancelled, nothing has been submitted for the agenda. Next meeting on January 16, 2024. S. Brown will be out of town, G. Drew will be available via Zoom. Vice Chair James Powell will run the meeting.

7. DELIBERATIONS

Motion to go into deliberative session at 8:08 p.m.

Motion made by Rainville, Seconded by Cross.
Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom

Motion to exit deliberative session at 8:55 p.m.

Motion made by Rainville, Seconded by Drew.
Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom

8. ADJOURN

Motion to adjourn at 9:00 p.m.

Motion made by Rainville, Seconded by Drew.
Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom

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