DRB MEETING

Tuesday, December 02, 2025 at 7:00 PM
Chris Letourneau Meeting Room and via Zoom

Minutes

Zoom Details:

https://us02web.zoom.us/j/7852587431?pwd=PBv40gFdgVnMmCTlaw2gLkbXfbpeH4.1&omn=87114687124

Meeting ID: 785 258 7431 | **Passcode:** 5243524

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

1. CALL TO ORDER - 7:00 PM

DRB PRESENT
Chair Charles Cross, Vice Chair James Powell, Lisa Faure, Tony Gabel, Leigh Horton, Gilles Rainville, Jared Waite, Alternate Chris Caspers, Alternate Glenn Sjoblom

STAFF PRESENT
Doug Bergstrom, Kollene Caspers

PUBLIC PRESENT
Luke Willey, Sue Crepeau, Brian Kiniry, Annette Villani, Scott MacArt, Brendan West, Jake Smith, Aaron O'Grady

PUBLIC PRESENT VIA ZOOM
Fred Grimm, Colon Johnson, Keegan Mitchell

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA
D. Bergstrom requested the addition of SA-003-25, Tourville Mylar (7C)

3. PUBLIC HEARINGS

A. SA-004-25, Havers Site Plan Amendment

- Chair Cross introduced the application. Colon Johnson, engineer with Bowman Consulting was present via Zoom on behalf of the Applicants.
- C. Johnson explained the application is to reduce the setbacks in front from 75 feet to 50 feet, and in the back from 50 feet to 20 feet. This modification from a prior subdivision decision will meet current zoning regulations for the Lakeview district.

- L. Horton questions on the site plan, specifically if they would need a shoreland permit. D. Bergstrom answered the proposed single-family dwelling is outside of shoreline protection and the delineated wetlands.
- T. Gabel had questions on the camps, it is currently in use as a camp.
- There were no questions from the public.

Motion to close the hearing at 7:09pm
Motion made by Sjoblom, Seconded by Vice Chair Powell
Voting Yea: Chair Cross, Vice Chair Powell, Faure, Gabel, Horton, Rainville, Waite, Caspers, Sjoblom

B. SK-006-25, Cline Road, LLC Sketch Plan Application

- Chair Cross swore in the applicants and participating public and introduced the application. Luke Willey, engineer with Mumley Engineering and Jake Smith & Aaron O'Grady, Owners/Applicants were present to explain the project.
- This application is an updated PUD subdivision from prior approved 14-unit subdivision plans. There are 30 proposed units on a 94-acre parcel, with approximately 60 acres to subdivide the 30 lots into 1/2 acre and 1-acre parcels. There will be a 12-acre area set aside to fulfill the 20% open space requirement. Onsite wastewater is identified in the Site Plan, as well as individual and shared drilled wells. This project will fall under State Act 250 permitting.
- This Sketch plan is a basic layout, with much carried over from past approved projects. Included in the site plan is screening from the neighboring parcels. Most of the project is going to be located behind the screening of houses and other landscaping.
- The Applicants stated this project may take 8-10 years to complete the 30 houses.
- The waivers requested include a reduction in side setbacks for all lots, similar to the AR zone, which include ½ acre lots. Requesting setbacks of 15 feet for all the lots.
- House sizes are still to be determined and will vary between 3–4-bedroom units. The potential water/wastewater plan for this project will be designed not to be dependent on the number of bedrooms. This type of shared system will follow state rules for the number of dwelling units.
- Other waivers are requested for right-of-way in lieu of road frontage, and Applicants will change the size of Lot 9 to reduce it to 1 acre instead of asking for a waiver.
- Density bonuses are not requested; there will be 30 units and 20% open space on the 60 acres.
- Lighting, landscaping and other fine details will be discussed at Preliminary and/or Final Plat hearings. There are no streetlights or sidewalks planned.
- The cul-de-sacs will comply with Fire Chief ability to serve.
- Common land will have an easement for open space for all residents to use with ownership retained by owner/applicants. Road length?
- The creation of an HOA is a requirement for state permitting.
- The Open space agreement will include no future development on the property in perpetuity. Regardless of who owns it. The HOA agreement will specify the use of the land.

Questions/Concerns from the public:

- B. Kiniry and S. Crepeau had concerns with headlights as the house is directly across from the proposed road. L. Willey will look into moving the road, he is working with

- the state and taking road accessibility for emergency personnel, wetland avoidance and wetland minimization into consideration.
- A. Villani asked about the Class 4 Horseshoe Barn Road access, and wetlands were discussed.
- F. Grimm had concerns on traffic and density, Town resources, roads and wetland delineations. He opined this project is out of character for the area.
- B. West, new owner of 926 Cline Road, had questions about the potential 30 units and prior projects that had been approved by the Town. Asked additional questions about access through Horseshoe Barn Road and wetlands.
- S. MacArt spoke on the swale and wetlands. Asked for more light blockage and landscaping for light pollution.
- A. Villani asked about run-off water during building. L. Willey explained the stormwater permit from the state and how it will be best regulated.

Motion to close the hearing at 8:37
Motion made by Sjoblom, Seconded by Gabel
Voting Yea: Chair Cross, Vice Chair Powell, Faure, Gabel, Horton, Rainville, Waite, Caspers, Sjoblom

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: November 18, 2025
Motion to approve minutes as written.
Motion made by Rainville, Seconded by Gabel
Voting Yea: Chair Cross, Vice Chair Powell, Faure, Gabel, Horton, Rainville, Waite, Caspers, Sjoblom

5. OTHER BUSINESS

A. Rules of Procedure and Conflict of Interest Policy
Motion to accept the Rules of Procedure and Conflict of Interest Policy
Motion made by Horton, Seconded by Gabel
Voting Yea: Chair Cross, Vice Chair Powell, Faure, Gabel, Horton, Rainville, Waite, Caspers, Sjoblom

6. PLAN NEXT MEETING AGENDA

A. December 16, 2025

7. DELIBERATIONS

Motion to go into deliberative session at 8:42pm
Motion made by Rainville, Seconded by Sjoblom
Voting Yea: Chair Cross, Vice Chair Powell, Faure, Gabel, Horton, Rainville, Waite, Caspers, Sjoblom

Motion to exit from deliberative session at 9:53
Motion made by Sjoblom, Seconded by Rainville
Voting Yea: Chair Cross, Vice Chair Powell, Faure, Gabel, Horton, Rainville, Waite, Caspers, Sjoblom

A. FA-001-25, Hibbard Final Plat Amendment Decision Letter

Decision letter approved and signed by Chair Cross.

B. FP-003-25, Gamache Final Plat Mylar
Mylar approved and signed by Chair Cross.

C. SA-003-25, Tourville Site Plan Mylar
Mylar approved and signed by Chair Cross.

8. ADJOURN

Motion to adjourn at 9:53pm
Motion made by Sjoblom, Seconded by Gabel.
Voting Yea: Chair Cross, Vice Chair Powell, Faure, Gabel, Horton, Rainville, Waite, Caspers, Sjoblom

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 videos of the meetings are posted on the Town of Georgia website.
Signed: Kollene Caspers, Zoning Clerk, DRB Clerk
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