



GEORGIA VERMONT

DRB MEETING Tuesday, October 21, 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

DEVELOPMENT REVIEW BOARD 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

PRESENT FOR BLA-002-25

Eric Lions, Tim Hurteau & Lisa Hurteau

PRESENT FOR SK-005-25/DRB-001-25

Justin Holmes, Kevin Camisa, Tim Reed, Cindy & Dave Lang, Judy Nasca

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

Decision letters moved from Other Business to Deliberations.

3. PUBLIC HEARINGS

A. BLA-002-25 Coolbeth, Two Parcel Boundary Line Adjustment

- Chair Cross swore in parties present for the hearing and introduced the DRB report to the Board and public.
- Eric Lions, Engineer with Bowman, was present to represent the Applicants and explained the project in detail. There is no proposed development of the land at this time; any future development will have to come back before the DRB.

Motion to close the hearing at 7:10pm.

Motion made by J. Waite, Seconded by T. Gabel.

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite, C. Caspers, G. Sjoblom

B. SK-005-25/DRB-001-25, 17 Black Walnut, LLC

- Chair Cross swore in parties present for the hearing and introduced the DRB report to the Board and public.
- Justin Holmes, Pinnacle Engineering, Engineer for Applicant and Kevin Camisa, representing 17 Black Walnut, LLC were present to explain the proposed project.
- J. Holmes used Site Plan A to explain the proposed 20 housing units, septic system, community space and roads. J. Holmes also used Site Plan B as an alternative plan, with a different driveway and parking concept. This plan is not as favored, given the roughly 25% increase in impervious surfaces.
- A proposed stormwater treatment infiltration system was explained, with the treatment and impoundment for stormwater discussed. There will not be basements for the proposed dwelling units.
- J. Holmes introduced the potential for a community recreation area based on the change in Town of Georgia's Development Regulations. This allows for the ability to add community recreation area in lieu of commercial offset that was required in the old Development Regulations.
- A "Commercial Offset Options" handout was submitted by J. Holmes, which proposed 7,500 sq ft commercial space offset, or Community Recreation area.
 - Option 1) Public Park on 0.42 acre lot with associated parallel parking spaces, equipment, lighting, landscaping, etc. Cost, design and amenities remain to be determined.
 - Option 2) Commercial Use on Lot 4, with additional 4300 square ft for to equal a total of 7,500 sq ft.
- DRB members asked clarifying questions, including landscaping along Ballard Road, where landscaping to replace lost trees in construction was discussed. Screening will be provided around the potential community recreation area to screen and soundproofing for surrounding residents.
- Parking and roads were discussed, in regard to parking for the community space as well as public and private roads, maintenance and use. K. Camisa explained the Town Right of Way between the proposed project and Redeeming Grace church.
- J. Holmes explained the sewer main and Communal pump system for wastewater treatment and answered DRB and public questions regarding the wastewater system and wells.
- D. Bergstrom explained the size and scope of the project in the Village Core zoning district. The Municipal Offset is an addition to the new Development Regulations, which allows the developer to option a commercial building or a community recreation area to offset the residential use of the property in the Village Core zoning district. The Village Core is intended as a walkable community and high-density growth area. The Town is in the process of receiving Village Designation status for the area which will qualify the Town to apply for certain grants, potential CHIP funding for infrastructure and other benefits.

Motion to close the hearing at 8:33pm

Motion made by G. Sjoblom, Seconded by T. Gabel.

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite, C. Caspers, G. Sjoblom

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: October 7, 2025

Motion to approve minutes as written.

Motion made by G. Rainville, Seconded by L. Horton.

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, C. Caspers, G. Sjoblom

Abstaining: J. Waite

5. OTHER BUSINESS

A. SK-004-25, Gray Decision Letter

B. SA-003-25 Tourville Decision Letter

Moved to Deliberative Session.

6. PLAN NEXT MEETING AGENDA

A. November 18, 2025 – FA-001-25 Hibbard, Continuance

7. DELIBERATIONS

Motion to enter into Deliberative session at 8:36pm

Motion made by G. Rainville, Seconded by L. Horton.

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite, C. Caspers, G. Sjoblom

Motion to exit from Deliberative session at 9:37pm

Motion made by G. Sjoblom, Seconded by T. Gabel

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite, C. Caspers, G. Sjoblom

Action taken out of deliberative session-

Motion to approve and for Chair Cross to sign the SK-004-25, Gray Decision Letter

Motion made by G. Sjoblom, Seconded by T. Gabel

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, C. Caspers, G. Sjoblom

Abstaining: J. Waite

Motion to approve and for Chair Cross to sign the SA-003-25, Tourville Decision Letter

Motion made by G. Sjoblom, Seconded by T. Gabel

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, C. Caspers, G. Sjoblom

Abstaining: J. Waite

8. ADJOURN

Motion to adjourn at 9:40pm

Motion made by G. Rainville, Seconded by T. Gabel.

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville, J. Waite, C. Caspers, G. 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: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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