



GEORGIA VERMONT

DRB MEETING

Tuesday, July 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

DRB BOARD PRESENT

Chair Suzanna Brown
Vice Chair Charles Cross
Greg Drew
Gilles Rainville
Glenn Sjoblom
Chris Caspers (alternate)
Jared Waite (alternate)

BOARD ABSENT

James Powell
Lisa Faure

STAFF PRESENT

Douglas Bergstrom, Zoning Administrator
Kollene Caspers, Zoning Clerk

GUESTS PRESENT

Brad Ruderman, Engineer for Sandy Birch Road, LLC
Chad Heath
Larry & Marie Paradis
Dayle Goad
Jenna Handler (Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. Final Plat Application (FP-001-24) Sandy Birch Road, LLC.

- Brad Ruderman, Engineer for Sandy Birch Road LLC was present to explain the project.
- No changes have been made to the project since the last hearing. Environmental permits and Act 250 were issued last week, stormwater and wastewater permits are already in place.
- Waivers requested:
- Walking path in lieu of the sidewalks, paving strip along the road similar to Phase 1. There will be sidewalks along Sandy Birch Road, up to the wetland buffer.
- Trees will remain, 50 ft perimeter on buffer and setback lines. Maple street trees will be designated per lot, most likely in the right of way.
- "Wetland Buffer, do not disturb" language will be added to the plaque for wetland buffers. Tim Reed will obtain these.
- Any exposed or piled dirt areas will be seeded right away.
- Deeds are still being drafted, but the wetland buffer information will be in both the deeds and the HOA documents. No motorized vehicles in the open spaces will be included. Boulder area in open space to delineate the wetlands area will also be added.
- There will be a separate HOA from Phase 1 in Phase 2, as there is different permitting and subdivision name. Phase 1 has language in the deed for the separate Phase 2 wastewater system. Piping is in, but not leach system.
- D. Goad, on Mahalo Drive, had questions around drainage towards the Sandy Birch Road. Will drainage affect the surrounding homes? B. Ruderman explained construction will be back filled, no other fill coming to build up the houses, will not impact the homes that are already in place.
- Wetlands are 200-300 ft between neighboring houses so there will be no building in that area. Swales will help with the stormwater management plan and run off will be percolated before it reaches building land. The watershed engineering designation is valid for 5 years, Class 2, significant wetlands that won't be declassified anytime soon.

Motion to close the hearing at 7:25pm

Motion made by Rainville, Seconded by Drew.

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

B. Sketch Plan Application (SK-002-24) for Chad Heath

- C. Heath, Applicant, as well as Larry & Marie Paradise, Owners, were present to answer questions on the project.
- No changes have been made since the paperwork was submitted. Surveyor came out for wastewater plan, and wetlands and natural gas over the years. They have been planning this subdivision for years.
- Road frontage, or lack thereof, is an issue of concern. In AR-2 zone, 150 feet of road frontage is needed. According to Georgia Developmental Regs, in conjunction with a proposed subdivision application, the DRB may waive the minimum lot frontage standard up to 50% in any district to allow for flexibility in subdivision design, with conditions.

- Applicant and Owners explained the project and how the conditions apply to the land on Bronson Road.
- C. Heath showed photos of the property, explained where the culvert was located.
- S. Brown explained a potential 75 ft area for road frontage from the front portion, and then configure the lot to compensate for the 5 acres. This will follow current Development Regulations and usage rules, and follow closely the intended subdivision of land.
- The pins in the road/lots will have to be changed. But surveyors will not have to come out and re-survey to supply the Applicant & Owners survey plats needed for the next steps in subdivision.
- Owners were agreeable to the idea of allowing for more road frontage to conform with current regulations.

Motion to close the hearing at 7:45 pm.

Motion made by Sjoblom, Seconded by Vice Chair Cross.

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

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: July 2, 2024

Motion to approve minutes with minor changes.

Motion made by Rainville, Seconded by Sjoblom.

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

5. OTHER BUSINESS

A. Desiree Vatter & Karen Bouthillette Decision Letter

Moved into deliberations.

Approved with minor changes and signed.

6. PLAN NEXT MEETING AGENDA

A. DRB Meeting: August 6, 2024

- Nye subdivision, Final Plat FP-002-24.

7. DELIBERATIONS

Motion to move into Deliberative Session at 7:48 pm

Motion made by Chair Brown, Seconded by Waite.

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

Motion to exit from Deliberative Session at 8:45 pm

Motion made by Sojom, Seconded by Cross.

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

8. ADJOURN

Motion to adjourn at 8:50 pm

Motion made by Drew, Seconded by Rainville.

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

Posted to the Town website.

Signed: Kollene Caspers, Zoning Clerk, DRB Clerk

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

APPROVED