



GEORGIA VERMONT

Selectboard Special Meeting Monday, October 13, 2025 at 6:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWZVadz09>

Meeting ID: 616 584 3896 | **Passcode:** 5243524

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

1. CALL TO ORDER 6:00PM

SELECTBOARD PRESENT

Chair Kristina Senna, Vice Chair Brian Dunsmore (via Zoom), Kellie Bosenberg, Carl Rosenquist, Judith Nasca

STAFF PRESENT

Doug Bergstrom, Kollene Caspers, Lori Hobart, Stacy Katon

GUESTS PRESENT

Michael Danis, Terry Cleveland, Tessa Collette, Ken Minck, Walter & Dayle Goad, Mary O'Neil, Kevin Lavalley (via Zoom)

2. **IMPACT FEE PUBLIC HEARING -- for Michael Danis of 2964 Georgia Shore Road**

- M. Danis is asking the Selectboard for a waiver in Impact Fees on his property based on his home rebuild having the same number of bedrooms and a smaller footprint, though the home's total square footage has increased with the addition of a second story.
- He explained the home is not their primary dwelling, having purchased the property in 1998 and spend a third of their time there. This past year, they decided to tear down and rebuild rather than remodel the house. M. Danis is a builder by trade and has been working with D. Bergstrom on Zoning compliance for the new home build.
- M. Danis was informed of the Impact Fee based on the change in footprint and the additional square footage. In accordance with the Impact Fee Ordinance, there would not be impact fee if he stayed true to the home's footprint. He is not increasing bedrooms, as he understands it reading through the Impact Fee Ordinance the Impact Fees are imposed on new builds or new homes. He has been a taxpayer and the value of the home will go up, so he will pay more in taxes once the home build has been completed.

- D. Bergstrom spoke on the language of the Impact Fee Ordinance, which he applied to the Zoning permit. No Impact Fee is applied when a replacing a structure of the same size and same footprint and use as the existing structure. For M. Danis' home, the footprint is smaller but the size of the home has doubled in square footage (from ±1200 to ±2400 sq ft). Because of this, it is non-exempt according to the ordinance.
- M. Danis showed a photo of the home before it was demolished, and the plans for the new home build. The Impact Fee Ordinance does not refer to square footage or bedroom count.
- The Impact Fee Ordinance was passed in April, 2025. Prior to this the Impact Fee ordinance had not been changed in 10 years.
- The Impact Fee amount is \$5,212
- M. Danis referred to State Statute regarding Impact Fees.
- The Impact Fee Ordinance, and particularly this exemption, has been applied to many projects over the last three years D. Bergstrom has been in the ZA position.

Motion to close the hearing at 6:21pm

Motion made by K. Bosenberg, Seconded by C. Rosenquist.

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist

Voting Abstaining: J. Nasca

3. PUBLIC COMMENT

4. ADJOURN

Motion to adjourn the meeting at 6:22pm

Motion made by K. Bosenberg, Seconded by C. Rosenquist.

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist, J. Nasca

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. Meeting videos are posted on the Town of Georgia website.

Minutes and videos are posted on the Town of Georgia website.

Signed: Stacy Katon, Town Administrator

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