



GEORGIA VERMONT

DRB MEETING

Tuesday, June 16, 2026 at 7:00 PM

Chris Letourneau Meeting Room and via Zoom

Agenda

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**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **PUBLIC HEARINGS**
 - A. SUB-014-26, 17 Black Walnut LLC, Major Subdivision Continued from 6/2/26
4. **APPROVAL OF MINUTES**
 - A. DRB Meeting Minutes May 19, 2026
 - B. DRB Meeting Minutes June 2, 2026
5. **OTHER BUSINESS**
6. **PLAN NEXT MEETING AGENDA**
 - A. July 7, 2026
7. **DELIBERATIONS**
 - A. SUB-013-26, RenoVermont LLC Conditional Use/Site Plan Decision Letter
 - B. DRB-007-26, Newton/Dixon Final Plat Decision Letter
8. **ADJOURN**

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

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

17 BLACK WALNUT, LLC
26 – 104 BALLARD ROAD, GEORGIA, VT

PROPOSED MAJOR SUBDIVISION
PROJECT NARRATIVE

Revised 5/1/26

17 Black Walnut, LLC proposes a major subdivision on the property located at 26 through 104 Ballard Road within Georgia’s Village Core Zoning District (formerly South Village). The subject property was once the site of the Georgia Farm House development of Richard and Danielle Jackson that included a go-kart track, a miniature golf course, bumper boats and a driving range.

The property is located on the northerly side of Ballard Road and is currently comprised of Lots 2, 4, 5 and 6 (see PC-005-19) totaling 7.22 acres. The property is currently subject to SP-001-21, SP-002-21, SP-003-21, CU-002-21 and SA-001-23. The current proposal will supersede prior approvals. The property is bordered by the Redeeming Grace Church to the west, the Fairbanks property (formerly Cloverleaf Farm) to the north, Georgia Medical Center and KC’s Closet (formerly Georgia Restaurant) to the east and single-family residences to the south across Ballard Road. The property is shown within a Designated Neighborhood on the current Future Land Use Map adopted by the Northwest Regional Planning Commission

Under the current proposal, subdivision is planned to allow 18 two-story single-family residences with a grid of private streets and adjacent multi-use paths. Single-family dwellings are permitted with a maximum size of 1,500 s.f. of habitable area and a commercial offset of 25%. Section 6.7.D.2 of the Development Regulations allows for the donation of a Community Recreation Area parcel as a replacement for the commercial offset within the VC District. Within the Sketch letter, the DRB indicated the 0.42 acres proposal in the application would count as 3,500 s.f. of commercial offset. This proposal doubles the size of the proposed Community Recreation Area parcel to 0.84 acres which would offset 7,000 s.f. of required commercial space. Eighteen dwellings with a maximum area of 1,500 s.f. results in a commercial requirement of 6,750 s.f., therefore, the commercial requirement is met. The details of the amenities included in the Community Recreation Area remain to be finalized. We are currently showing a playground, basketball court, benches, landscaping and contemplating a pickleball ball court. Final details will be presented once we have confirmation from the DRB that the proposal meets the commercial requirement.

Access to the development is proposed with a private street off Ballard running north/south to the Fairbanks property and the public road within the Town right-of-way at the eastern edge of the Redeeming Grace Church property. There are two private cross streets connecting the two. Residences will be accessed by separate driveways off the private streets. At Sketch we presented an alternative that included shared driveways with parking behind the residences, but it was the general consensus that the current layout was preferable. It is planned that each residence will include a 2-car garage with room for two parking spaces outside the right-of-way. House footprints are to be chosen that provide a primary entrance close to the street right-of-way with the garage and parking to the side of that entrance in accordance with Section 2.10.4.D.5. A waiver is requested to allow backing into the street in accordance with Section 5.7.2.D.4. Pedestrian access is provided by a concrete sidewalk within a 10’ wide pedestrian easement along Ballard Road and multi-use paths throughout the development. An effort was made to place the multi-use paths opposite residences to limit potential conflicts with backing vehicles. Fourteen parking spaces are proposed along Ballard Road to accommodate traffic to the Community Recreation Area, though it is anticipated many users will walk to the facility.

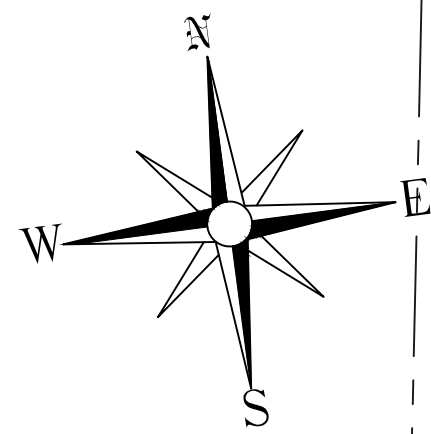
The existing building on Lot 4 includes a residence and 1-bedroom apartment, which will remain unchanged. The existing residence is two stories. A previously approved in-ground 6,415 GPD community wastewater disposal system with pretreatment located on Lot 4 will accept effluent from all proposed uses. The 3,900 gpd wastewater disposal mound on Lot 2 will be held in reserve at this time. Lot 6 and the previously approved 6,400 gpd wastewater disposal mound are no longer proposed. Permit WW-6-0245-1 will be amended to allow these modifications though no changes to final disposal are proposed. Potable water supply is proposed by multiple wells that will each serve up to 24 residents. The well previously approved as WSID #VT0021588 will serve just 4 houses. As previously planned, a well on Lot 4 will be abandoned, and the existing well utilized by DC Lang, LLC will remain in use with a new water line and easement location.

Stormwater treatment is proposed in accordance with the Vermont Stormwater Management Manual as the proposed impervious area exceeds 0.5 acres necessitating an operational stormwater permit. The site is very flat which limits options for collection and impoundment of stormwater. The exact size and location of stormwater treatment facilities remain to be determined. Erosion control will be provided in accordance with the Low Risk Site Handbook. Stormwater and wastewater disposal permits will require a homeowner association or other legal mechanism. HOA declarations will be developed to address sharing of access, utilities, maintenance, etc. As currently comprised, the Community Recreation Area parcel (Lot 5) would not be included in an HOA.

Access to each lot was described previously. Based on the latest edition of the Institute of Transportation Engineers Trip Generation Manual, the proposed single-family residences will result in a total of approximately 18 peak PM hour trips. A Traffic Impact Study was prepared by VHB in 2019 for the previous proposal. That study concluded that the proposal resulting in 76 net new and 85 total peak PM hour trips "is not anticipated to generate unreasonable congestion or unsafe conditions on the adjacent roadway network." The current proposal results in only 18 peak PM hour trips which is a reduction of approximately 75%. This study can be updated if deemed necessary by the DRB.

Currently, no lighting is proposed within the Community Recreation Area as it is only open to the public during daylight hours in accordance with Section 6.7.D.2. Only minor lighting fixtures customary for single-family residences are proposed. No lighting will be installed that causes glare on neighboring properties. Since there are no parking areas, no pole lighting is proposed. Street and pedestrian lighting can be provided if deemed necessary by the DRB. Street trees are provided throughout the development. Existing trees and hedges are to remain where practical.

An off-site Class 2 wetland was recently delineated on the Fairbanks property. The 50' wetland buffer extends southward across the northern property line of the subject parcel. As part of Act 181 once designation is finalized, this wetland may be disregarded as it is not included in the current Vermont Significant Wetlands Inventory Map. Regardless, no disturbance of the wetland buffer is proposed. There are no other on-site or immediately adjacent environmentally sensitive features.



APPROXIMATE

N/F REDEEMING
GRACE CHURCH
164 BALLARD RD.
(109660000)
(V 206, PG 238)
(FORMERLY LOT #1)

VC

PROP. PAVED
COMMUNITY
PATH (8' WIDE)

PROPOSED LOT 2L
(0.20 AC.)

SFR 11

DELINEATED
CLASS II
WETLAND
PROPOSED LOT 2M
(0.20 AC.)

SFR 12

PROPOSED LOT 2N
(0.19 AC.)

SFR 13

PROPOSED LOT 2P
(0.19 AC.)

SFR 14

PROPOSED LOT 2Q
(0.19 AC.)

SFR 15

PROPOSED 3,900
GPD LEACHFIELD
(SEE WW-6-0245-1
HELD IN RESERVE)

PROPOSED LOT 2
(50 AC.)

PROPOSED LOT 2R
(0.25 AC.)

PROPOSED LOT 2S
(0.25 AC.)

PROPOSED LOT 2T
(0.25 AC.)

N/F GEORGIA MEDICAL
GROUP, LLC
927 ETHAN ALLEN HWY
(117380002)
(V 136, PG 212)

(SEE WW-6-1452)

PROPOSED LOT 2K
(0.17 AC.)

SFR 10

PROPOSED LOT 2J
(0.16 AC.)

SFR 9

PROPOSED LOT 2H
(0.16 AC.)

SFR 8

PROPOSED LOT 2G
(0.16 AC.)

SFR 7

PROPOSED LOT 2F
(0.16 AC.)

SFR 6

PROPOSED LOT 2A
(0.16 AC.)

SFR 1

PROPOSED LOT 2B
(0.16 AC.)

SFR 2

PROPOSED LOT 2C
(0.16 AC.)

SFR 3

PROPOSED LOT 2D
(0.16 AC.)

SFR 4

PROPOSED LOT 2E
(0.16 AC.)

SFR 5

VILLAGE CORE
ZONING
DISTRICT

PLAYGROUND

PROPOSED 4' PERIMETER
BLACK CHAINLINK FENCE

PROPOSED LOT 5
(0.84 AC.)

PROPOSED COMMUNITY
RECREATIONAL
AREA

PROP. PAVED
COMMUNITY
PATH (8' WIDE)

BALLARD ROAD

3 ROD R.O.W. WIDTH

PROPOSED 6415
GPD LEACH FIELD
(SEE WW-6-0245-1)

26 BALLARD ROAD

LOT 4
(1.0 ACRES TO BE
REDUCED TO
0.85 AC.)

N/F DC LANG, LLC
GEORGIA DAYCARE
863 ETHAN ALLEN
(109640000)
(V 12, PG 59)
(FORMERLY LOT #3)

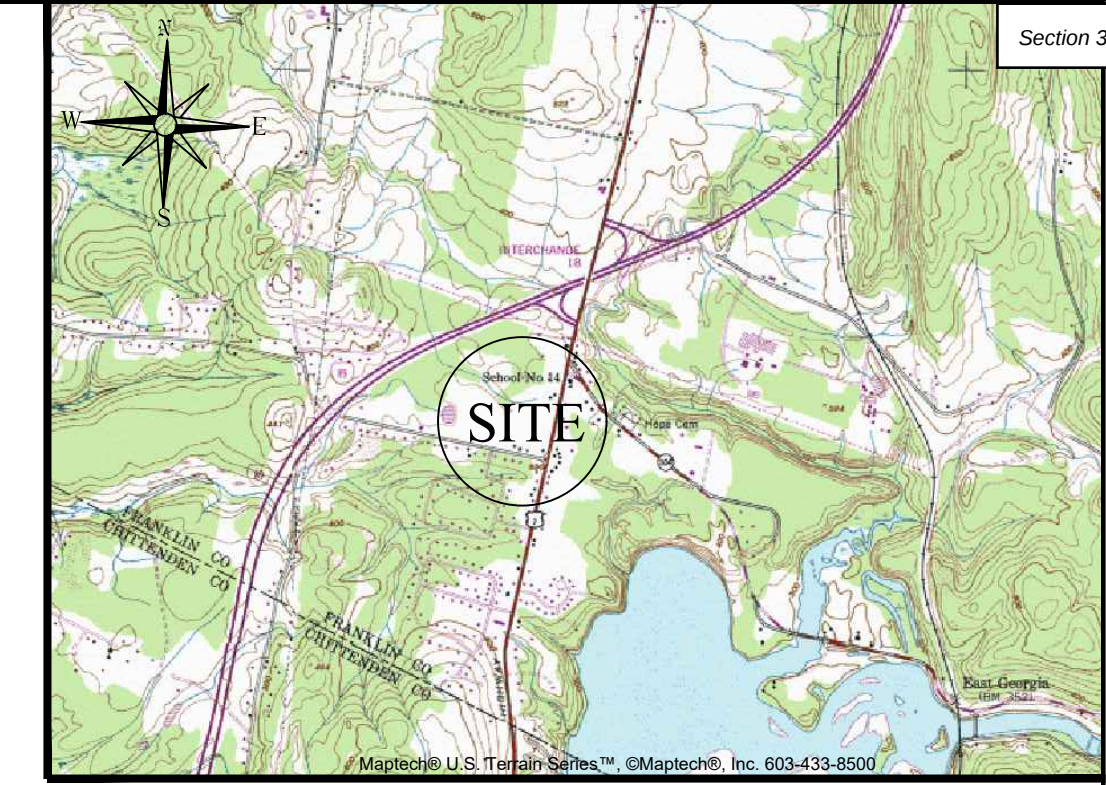
17 BLACK WALNUT, LLC
PROPOSED DEVELOPMENT
BALLARD ROAD, GEORGIA, VERMONT

PRELIMINARY SITE PLAN

PINNACLE
ENGINEERING, PLC

189 Maple Drive
Georgia, VT 05478
(802) 782-5980

DATE: 4/28/26
SHEET 1 OF 8



SITE LOCATION MAP

SOURCE: USGS 7.5 Minute Topographic Map Series Milton, Vermont Quadrangle.
APPROXIMATE SCALE: 1" = 2,000'

GENERAL NOTES:

- OWNER/APPLICANT: 17 BLACK WALNUT, LLC
c/o KEVIN CAMISA
85 SOUTH BAY CIRCLE
COLCHESTER, VT 05446
- SUBJECT PROPERTY: 104 BALLARD RD
(REDESIGN OF LOTS 2, 5 & 6)
GEORGIA, VT (DEED VOLUME 279, PAGE 277)
- THIS PLAN IS INTENDED TO DEPICT THE PROPOSED DEVELOPMENT OF THE
SUBJECT PARCELS WITH 18 TWO-STORY SINGLE-FAMILY HOMES AND AN
OFFSETTING COMMUNITY RECREATION AREA IN ACCORDANCE WITH SECTION
6.7.D.2 TO SATISFY SECTION 3.3.18.C.3 OF THE CURRENT GEORGIA
DEVELOPMENT REGULATIONS.
- ZONING REQUIREMENTS:
VC - VILLAGE CORE ZONING DISTRICT

CRITERIA	MINIMUM	PROPOSED
LOT SIZE	3,000 SF (0.07 AC.)	0.16 TO 0.25 AC
FRONTAGE	30 FT	71 TO 78 FT
FRONT YARD	8 FT (16' MAX)	10 TO 16 FT
SIDE YARD	10 FT	> 10 FT (VARIES)
REAR YARD	10 FT	> 10 FT (VARIES)
BUILDING HEIGHT	2 STORIES	2 STORIES
- THIS LAYOUT DEPICTS SINGLE-FAMILY HOMES WITH A GARAGE. TWO PARKING
SPACES ARE PROVIDED IN FRONT OF THE GARAGE AND OUTSIDE THE
RIGHT-OF-WAY. THE DRIVEWAY AND PARKING SPACES ARE TO THE SIDE OF
THE BUILDING PRIMARY ENTRANCE IN ACCORDANCE WITH SECTION 2.10.4.D.5.
A WAIVER IS REQUESTED IN ACCORDANCE WITH SECTION 5.7.2.D.4 TO ALLOW
BACKING INTO THE PRIVATE STREET. HOUSES ARE TO BE LIMITED TO LESS
THAN 1,500 SF OF GROSS HABITABLE AREA.

REFERENCES:
THESE PLANS REFERENCES THE FOLLOWING:

- BOUNDARY SURVEY PLAT PREPARED BY WARREN ROBSTENSTEN, L.S. DATED
SEPTEMBER 15, 2020, SLIDE 281, MAP 591 OF THE GEORGIA LAND RECORDS.
- A RECORD DRAWING PREPARED BY DUFRESNE-HENRY, INC. FOR RICHARD &
DANIELLE JACKSON ENTITLED BUMPER BOATS SITE PLAN DATED DECEMBER,
1997, PROJECT #6179001, DRAWING #6179001-01 & 02.
- A TOPOGRAPHIC FIELD SURVEY PERFORMED BY PINNACLE ENGINEERING, PLC
ON 11/22/15 & 11/25/15.
- THE VERMONT NATURAL RESOURCES ATLAS.



(IN FEET)
1 inch = 30 ft.

REV.	DATE	DESCRIPTION	BY

PERMIT PLANS - NOT FOR CONSTRUCTION

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PINNACLE ENGINEERING, PLC



GEORGIA VERMONT

Developer: 17 Black Walnut, LLC

Zoning District: VC

Parcel Tax ID #109630200, 109630400, 109630500, 109630600

Permit # SUB-014-26

Project Description: Multi Unit Development with proposed public park

Decision by Town of Georgia Selectboard

On Monday June 8, 2026 the Town of Georgia Selectboard made a **motion to approve** the 17 Black Walnut, LLC exception to the Development Regulations to allow a recreational space to become town property in the Village Core.

Motion made by J. Nasca, Seconded by Vice Chair Dunsmore

Voting Yea: Chair Bosenberg, Vice Chair Dunsmore, J. Nasca, C. Rosenquist, T. Hardy

The Selectboard would like the following issues discussed at the next DRB meeting:

- playgrounds and other uses for the recreation space
- bike racks
- fencing
- sidewalks
- lighting
- benches
- trash receptacles
- security cameras
- automatic gate
- crossing sections
- Potential for a future maintenance fund

A community survey forum and financial cost analysis were also recommended.

Kollene Caspers

Zoning Clerk/ DRB Clerk



GEORGIA VERMONT

DRB MEETING Tuesday, May 19, 2026 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 - 7:05 PM

DRB PRESENT

Chair Charles Cross, Vice Chair James Powell, Lisa Faure, Gilles Rainville, Jared Waite, Alternate Glenn Sjoblom

DRB ABSENT

Tony Gabel, Leigh Horton, Alternate Chris Caspers

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PUBLIC PRESENT FOR DRB-013-26 RenoVermont LLC

Peter Mazurak

PUBLIC PRESENT FOR SUB-011-26 Cline Road LLC

Jake Smith, Luke Willey (via Zoom), M. Bovat, Ken Minck, Brendan West, Wade Matot, Christina Beck, Annette Villani, Scott MacArt, Doug Buckley, Brian Kiniry, Heather Grimm, Fred Grimm

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. DRB-0013-26, RenoVermont LLC, Sketch Plan Review

- Chair Cross introduced the hearing and swore in the parties.
- Peter Mazurak, engineer with Apex Engineering, was present for the applicant and explained the updated project to the DRB.

- Changes to the project since the last Sketch application include a single-family residence on Lot 1 and a multifamily dwelling on Lot 2, either a duplex or triplex; and a proposed commercial building on Lot 3. The same road network with cul-de-sac and driveway serving Lot 1 for the single-family residence.
- The project has received access approval from VTrans.
- The wastewater permit number was added to the Site Plan.
- The Lot 3 commercial space will be for warehouse purposes, not retail. The plans include a small parking lot and plantings along the building. The Conditional Use and Site Plan for the Lot 3 commercial building will go before the DRB on 6/2/2026.

Motion to close the hearing at 7:13PM

Motion made by G. Rainville, Seconded by Vice Chair Powell

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, G. Rainville, J. Waite, G. Sjoblom

B. Cline Road LLC, Preliminary Plat for 32- Lot/30-Unit PUD Subdivision

- Chair Cross introduced the hearing and swore in the parties.
- Luke Willey with Mumley Engineering and Jake Smith with Cline Road, LLC were present to explain the updated project to the DRB.
- There were changes to the project after the decision from sketch approval. These changes include redesigning the entrance/exit so the road no longer aligns with the windows of the residence across the street.
- Additional screening and landscaping have been added for neighbors in the front, primarily screening in front of the 3 houses. They did not include the screening as recommended by the DRB, as it was screening open space.
- The Ability to Serve letter was provided by Georgia Fire Chief, who has no concerns with emergency access.
- The double cul-de-sac was eliminated, and the road was redesigned, simplified and makes the grading much nicer. The change still retains the number of lots and general layout.
- Lot 32 will be retained by the applicant.
- Lot 31 includes the open space easement, wastewater disposal area and the remaining lots with community mounds and entryway into the subdivision.
- DRB members had questions about the easement near Lots 28-30 for entry into the Open Space Easement.
- DRB also questioned the landscaping for coverage near Cline Road residences.
- Open Space will be owned by the HOA, or the Applicants will retain Lot 31. Both are acceptable under the Town's Development Regulations.

The DRB opened questions to the public:

- Fred Grimm asked about wetland delineations and if there will be future development on Lot 32.
- Ken Minck said Lot 32 should not be part of the PUD.
- Discussion on the PUD's obligation to maintain the private road, which will be addressed in the draft HOA documents and draft deeds in accordance with state laws by applicants' attorneys.
- K. Minck read from Georgia's Town Plan on the Ag/Res zoning district. He interprets the plan and state statute to disagree with development in this zone.
- Wade Matot from Kirker Drive requested a traffic study. He is concerned with additional cars/traffic this PUD will bring to Cline Road.

- F. Grimm opined this project is uncharacteristic of the area.
- Annette Villani, an abutter of the property, voiced concerns with wetlands the area being a large wildlife corridor.
- Brendan West said the residents in that area want the rural characteristics of the Town of Georgia to be protected.
- Doug Buckley said he moved to Georgia to get away from the high density, and this project is high density growth.
- Micheline Bovat wished the Town had mailed maps and plans with the abutter notice.
- Heather Grimm asked for site plans to be included with the mailings.
- B. West and C. Beck requested additional landscaping near Cline Road for cars/traffic while waiting for children off the bus.
- D. Bergstrom and L. Willey showed the retention areas on the maps.
- L. Willey explained there will be State Permits required of this project, including a State Stormwater permit, Water and Wastewater from the State, clear and strict rules for how this is designed and permitted. This will also be subject to an Act 250 permit.
- Jake Smith answered questions on how long the development will take to build. He explained it would all depend on the market, availability, and if he will sell the lots off.
- K. Minck requested the DRB entertain a motion to look at the Town Plan in depth before making any decisions. D. Bergstrom explained to K. Minck this is a quasi-judicial hearing for a specific property; this request cannot be accommodated in this forum.
- H. Grimm requested a traffic study be completed before Final Plat.

Motion to close the hearing at 8:32PM

Motion made by G. Rainville, Seconded by J. Waite

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, G. Rainville, J. Waite, G. Sjoblom

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes, April 21, 2026

Motion to approve the minutes as written.

Motion made by Vice Chair Powell, Seconded by G. Rainville

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, G. Rainville, J. Waite

Voting Abstaining: G. Sjoblom

5. OTHER BUSINESS

A. SUB-012-2026, Dunsmore Two-Lot Administrative Subdivision

- Two-lot administrative subdivision SUB-012-26 for Bette Dunsmore. This subdivision is located east of Rt 7 and north of Conger Road in the Business zoning district. No proposed building is proposed.
- This is an administrative subdivision, which will be approved after May 20th if there are no appeals for a public meeting with the DRB.

6. PLAN NEXT MEETING AGENDA

A. June 2, 2026

- There will be four hearings at this meeting, including 17 Black Walnut subdivision Preliminary Plat, RenoVermont CU/SP, Newton/Dixon Final Plat, and the Town of Georgia Conditional Use for ACO in-poundment kennel.

7. DELIBERATIONS

Motion to enter into Deliberative Session at 8:38PM

Motion made by Vice Chair Powell, Seconded by G. Sjoblom

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, G. Rainville, J. Waite, G. Sjoblom

Motion to exit out of Deliberative Session at 9:21PM

Motion made by J. Waite, Seconded by G. Sjoblom

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, G. Rainville, J. Waite, G. Sjoblom

A. DRB-009-2026 Decision Letter, RenoVermont LLC Three-Lot Subdivision

- Chair Cross signed the Sketch Plan Review decision letter.

8. ADJOURN

Motion to adjourn at 9:22PM

Motion made by G. Rainville, Seconded by J. Waite

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, G. Rainville, J. Waite, G. Sjoblom

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Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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