



GEORGIA VERMONT

Planning Commission Meeting Tuesday, November 12, 2024 at 6:30 PM Chris Letourneau Meeting Room and via Zoom Agenda

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWVadz09>

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

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

1. **CALL TO ORDER - 6:30 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **DISCUSSION**
 - A. Update on Town Plan Draft
 - B. Development Regulations Review
4. **APPROVAL OF MINUTES**
 - A. Planning Meeting Minutes: October 22, 2024
5. **PLAN NEXT MEETING AGENDA**
 - A. November 26, 2024
6. **OTHER BUSINESS**
7. **DELIBERATIONS**
8. **ADJOURN**

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.

Signed: Douglas Bergstrom, Zoning Administrator, Planning Coordinator

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



GEORGIA VERMONT

Planning Commission Meeting Tuesday, October 22, 2024 at 6:30 PM Georgia Fire and Rescue Community 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 - 6:30 PM

PLANNING COMMISSION PRESENT

Chair Suzanna Brown
Vice Chair Jared Waite
Charles Cross
Heather Dunsmore
Tony Heinlein

STAFF PRESENT

Doug Bergstrom, Zoning Administrator
Kollene Caspers, Zoning Clerk

GUESTS PRESENT

Michael Allen, ReGrowth Planning
Esther Lotz
Greg Drew
Kevin Camisa
Terry Cleveland
Paul & Martha Jansen
Fred Grimm
Justin Holmes
Kirk Waite
Gene & Shelley Bonnett

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

A. PUBLIC HEARING: Town Plan Update

Michael Allen introduced the Town Plan Draft 2.0:

- Timeline of the Town Plan revision
- "Goals" of the Town Plan, timeframes and parties responsible for the individual goals were explained
- Updated change in "look" of the document
- Introduction of the new Zoning Map

Question & Answer Session:

- Q: What are the next steps to the changing in Zoning regulations introduced in the New Town Plan?
- A: Once the Town Plan has been approved, the Planning Commission will continue to work with ReGrowth to update the Development Regulations. These regulations will go through a similar process of approval to the Town Plan.
- Q: How is the Town Plan revision being financed?
- A: The Selectboard allocated ARPA funds for both the Town Plan and Development Regulations
- Q: Is the Georgia Public Library Board of Trustee's goals for bringing the library into ADA compliance represented in the new Town Plan?
- A: Yes, with a goal for reaching ADA compliance within two years.
- T. Cleveland wanted to make sure this was included, as well as to thank the Planning Commission for the additional information provided on the Georgia Public Library.
- Q: Has the Town of Georgia has applied for Village Designation in the past?
- A: S. Brown explained the Planning Commission has made efforts toward Village Designation with the State of Vermont, however, because we did not have the necessary language in our Town Plan, Georgia was not considered a candidate. The Planning Commission plans to pursue Village Designation once the new Town Plan is in place.
- Discussion was had in regard to rezoning and non-conforming lots in the newly expanded business district, as well as changing the residential density zone along Route 7.
- A statement was made to ensure the Town Plan included "known wildlife" on the relevant maps, given that some areas of town have not been widely explored to determine wildlife corridors.
- A request was made for the Town Plan to include Transportation Trails, connecting some housing and neighborhoods and allowing for walkable trails.
- K. Waite Thanked the Planning Commission, Zoning Staff and ReGrowth Planning for their time and energies in drafting the new Town Plan.

B. Planning Commission Hearing Summary and Discussion

- Planning Commission members recapped the Public Hearing and discussed the potential changes to the Town Plan Draft.
- The Future Land Use Vision map was examined, and changes were made to the Business District and higher density residential areas along Route 7.

- A map indicating properties in "Current Use" and "Land Trust" was asked to be included in the Town Plan in relation to the Wildlife Areas map.
- D. Bergstrom will reach out to Gretchen at Northwest Regional Planning Commission for any feedback to the Town Plan Draft 2.0 before revising for the Selectboard and the next phase of Public Hearings.

- C. Development Regulation Review, if time allows
- Planning Commission members will continue to examine the current Development Regulations and bring ideas for edits and revisions to the next meeting.

3. DISCUSSION

4. APPROVAL OF MINUTES

- A. Planning Meeting Minutes: October 8, 2024
Motion to approve minutes with no changes.

Motion made by Cross, Seconded by Vice Chair Waite.
Voting Yea: Chair Brown, Vice Chair Waite, Cross, Dunsmore, Heinlein

5. PLAN NEXT MEETING AGENDA

- A. November 12, 2024

6. OTHER BUSINESS

7. DELIBERATIONS

8. ADJOURN

Motion to adjourn at 9:00pm

Motion made by Cross, Seconded by Heinlein.
Voting Yea: Chair Brown, Vice Chair Waite, Cross, Dunsmore, Heinlein

Posted to the Town website.
Signed: Kollene Caspers, Zoning Clerk, Planning Clerk
Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com