



GEORGIA VERMONT

Planning Commission Meeting Tuesday, November 28, 2023 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. Review of Town Plan Survey
 - B. Development Regulation Discussion
4. APPROVAL OF MINUTES
 - A. Planning Meeting Minutes 11/24/23
5. PLAN NEXT MEETING AGENDA
 - A. Meeting 12/12/23
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



Town Plan Survey

Town of Georgia Vermont

The Town of Georgia Vermont Planning Commission is conducting this survey to collect public input for the **Georgia Town Plan**. The confidential and anonymous public input collected as part of this survey will be used to identify issues of importance to the community and ideas for future improvement and discussion. The results of this survey will be used to identify topics for additional public meetings in the Spring of 2024 and will help inform the language of the updated Town Plan. Please take a moment to fill out this survey and return by mail addressed to: **Town of Georgia Survey, 47 Town Common Road, St. Albans, VT 05478** or leave at the **dropbox** located at the same address no later than [xxDate]. Thank you!

Prefer to take this survey online, or have other people on the household who would like to fill it out? No problem! An online version of this survey can be found by scanning the QR Code at right with your smartphone camera or visiting the following webpage:



<https://tinyurl.com/GeorgiaSurvey>

Questions? Contact: info@regrowthplanning.com

On a scale of 1-10, please rank each of the following topics/issues in terms of their importance for the Town of Georgia to address over the next several years:

(1 = Not Important, 5 = Average, 10 = Top Priority)

	1	2	3	4	5	6	7	8	9	10
Improving availability and affordability of housing options	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improving roadway maintenance and safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improving bicycle and pedestrian infrastructure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Managing future growth and development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adding new recreational amenities or activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increasing police presence and enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accommodating more local shops and services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improving municipal government function & communications	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improving cellular phone and internet services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Addressing energy use, climate change and sustainability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Addressing diversity, equity and inclusion in the community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increasing revenues to support a healthy tax base / low taxes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (write in):

X How much do you agree or disagree with the following statement? (Select one)

“The housing needed in the area is available and affordable in the Town of Georgia.”

- Strongly Agree
 Agree
 Neutral / Unsure
 Disagree
 Strongly Disagree

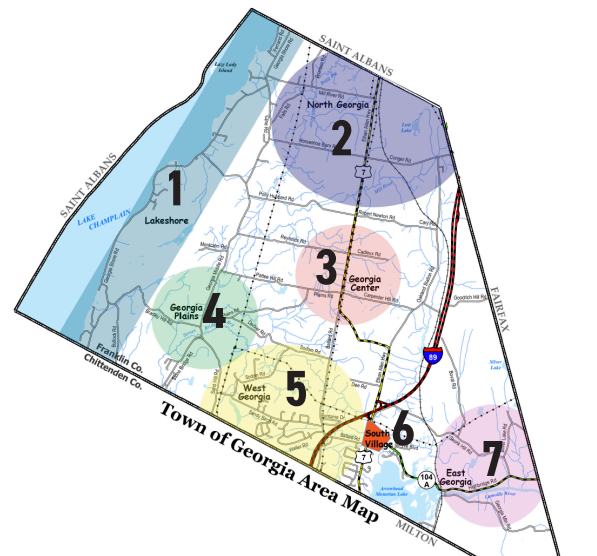
X What types of housing do you feel are needed in the town?

	Not Needed	Somewhat Needed	Highly Needed
Smaller, affordable starter homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single-family homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family / duplex homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental apartments (year-round)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory Dwelling Units / In-Law Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Townhouse / condominiums	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior Citizen housing / apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Assisted living / nursing homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile homes / mobile home parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal homes / camps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Second homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned neighborhoods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tiny house / communal living	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (write-in):

X How appropriate do you think each of the following areas of town are for new housing growth? (Refer to map)

	Not Appropriate	Somewhat Appropriate	Most Appropriate
AREA 1 - Lakeshore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AREA 2 - North Georgia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AREA 3 - Georgia Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AREA 4 - Georgia Plains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AREA 5 - West Georgia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AREA 6 - South Village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AREA 7 - East Georgia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other rural areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Other (write-in):

X In managing future growth and development within the town, how important are each of the following factors to you?

	Not Important	Somewhat Important	Important	Very Important	Top Priority	Unsure
Increasing revenue to support a healthy tax base	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection of small town, rural character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection of water quality and natural resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection of scenic vistas and views	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection of farms and farmland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accommodating affordable rental apartments / duplexes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accommodating additional commercial, residential or industrial growth in South Village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accommodating additional commercial or residential growth in Georgia Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accommodating additional industrial growth in industrial areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accommodating additional residential growth in the rural areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Expanded opportunities for home occupations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alleviating traffic congestion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

X How appropriate do you think each of the following areas of town are for new commercial growth? (Refer to map)

	Not Appropriate	Somewhat Appropriate	Most Appropriate
AREA 1 - Lakeshore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AREA 2 - North Georgia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AREA 3 - Georgia Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AREA 4 - Georgia Plains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AREA 5 - West Georgia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AREA 6 - South Village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AREA 7 - East Georgia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other rural areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Other (write-in):

X How much do you agree or disagree with the following statement? (Select one)

“New commercial shops and services are desired within the town to serve locals, instead of having to drive outside of town.”

- Strongly Agree
 Agree
 Neutral / Unsure
 Disagree
 Strongly Disagree

X What types of shops and services do you feel are desired within the Town of Georgia?

	Not Desired	Somewhat Desired	Highly Desired	No opinion / Unsure
Child care / day care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pharmacy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hardware	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Groceries / market	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doggie daycare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bookstore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Professional services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fitness / health center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural / farm support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Casual restaurant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Take-out & delivery restaurant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chain / fast-food / drive-thru restaurant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Upscale restaurant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bakery / coffee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bar / brewery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kids entertainment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General entertainment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lodging / hotel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (write-in):

X Would you support the Town of Georgia providing water and/or sewer service to the South Village area to support new commercial and residential growth there? (Select one)

- Yes
 Yes, but would depend on the amount of impact to local taxes
 Yes, but only if it was funded and maintained by a local district with no tax impact to locals outside of that district
 No
 Unsure

X Would you want to see a High Density Growth Center in the Town of Georgia? (Select one)

- No
 Yes  If "Yes", where: South Village Georgia Center Other:

X On a scale of 1-5 (where 1 = Poor / 5 = Great) how would you rate each of the following services?

	1	2	3	4	5	Unsure
Town Office communicating and providing information to locals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police presence and law enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Winter maintenance/plowing of <u>Town</u> roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Winter maintenance/plowing of <u>State</u> roads (e.g. Rt. 7, 104A, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paving/repair of <u>Town</u> roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paving/repair of <u>State</u> roads (e.g. Rt. 7, 104A, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clearing of right-of-ways/mowing/ditching along <u>Town</u> roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clearing of right-of-ways/mowing/ditching along <u>State</u> roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Handling of vacant or underutilized properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

X In what ways do you think municipal services or communication could be improved? (Write in)

X How much do you agree or disagree with the following statement? (Select one)

"I am concerned about the potential impacts of short term rentals (e.g. Airbnb, VRBO, etc.) on our neighborhood."

- Strongly Agree Agree Neutral / Unsure Disagree Strongly Disagree

X How much do you agree or disagree with the following statement? (Select one)

"The Town of Georgia is improved by being a community which celebrates diversity and welcomes all persons, regardless of race, color, religion, national origin, sex, gender identity or expression, sexual orientation, age, or disability."

- Strongly Agree Agree Neutral / Unsure Disagree Strongly Disagree

X What types of community amenities or activities do you feel are desired within the Town of Georgia?

	Not Desired	Somewhat Desired	Desired	Very Desired	Top Priority	Unsure
Refurbished / improved facilities at Georgia Beach	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional activities or uses at Georgia Beach	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional community events	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Activities or facilities for seniors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Activities or facilities for youth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community playground / park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community garden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community gathering / multi-purpose event space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Off-road recreational walking/biking trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On-road bike lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New or improved sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

X Regarding the question above, do you have any specific ideas or recommendations? (Write in)

X How much would you desire to see bike lanes or wider road shoulders added to the following roads?

	Not Desired	Somewhat Desired	Desired	Very Desired	Top Priority	Unsure
Ballard Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgia Middle Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgia Shore Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sandy Birch Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mill River Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plains Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (write-in):

X Should the town try to coordinate with adjacent municipalities to plan for shared community recreation amenities, so that each municipality doesn't need to construct their own? (Select one)

- Yes
- No
- Unsure

X What shared community and recreation amenities might you suggest? (Write in)

X How important is it to protect the view of the lake along Georgia Shore Road? (Select one)

- Not Important
- Somewhat Important
- Important
- Very Important
- Unsure

X What views would you like to see protected? (Write in)

X How much do you agree or disagree with the following statement? (Select one)

“Cellular phone service within the town is adequate for my daily needs.”

- Strongly Agree
- Agree
- Neutral / Unsure
- Disagree
- Strongly Disagree

X How much do you agree or disagree with the following statement? (Select one)

“High-speed internet service within the town is adequate for my daily needs.”

- Strongly Agree
- Agree
- Neutral / Unsure
- Disagree
- Strongly Disagree

X How much do you agree or disagree with the following statement? (Select one)

“The Town of Georgia municipality should work to pursue sustainable energy solutions for its operations, such as solar or wind energy sources, reduced energy use, fossil fuel reductions.”

- Strongly Agree
- Agree
- Neutral / Unsure
- Disagree
- Strongly Disagree

X How much do you agree or disagree with the following statement? (Select one)

“The Town of Georgia municipality should work to encourage and support ways in which homeowners and businesses can pursue sustainable energy solutions, such as solar or wind energy sources, reduced energy use, fossil fuel reductions.”

- Strongly Agree
- Agree
- Neutral / Unsure
- Disagree
- Strongly Disagree

X Please feel free to add any additional comments or suggestions for the Town Plan here:

[Large dashed box for additional comments]

X What is your age? (Select One)

- Under 20 25 - 34 45 - 54 60 - 64 75 - 84
- 20 - 24 35 - 44 55 - 59 65 - 74 85 and older

X Check all of the following that may apply: (Select all that apply)

- I am a full-time resident of the Town of Georgia, VT. I own land in the Town of Georgia, VT.
- I am a part-time resident of the Town of Georgia, VT. I own a business in the Town of Georgia, VT.

X If you are a part-time resident, about how many months of the year do you typically live here in town?

[Dashed box for number of months]

months per year

X Where do you work? (Select all that apply)

- I commute to (full-time) work location inside of town. I work from home part-time.
- I commute to (full-time) work location outside of town. I am a self-employed contractor at various locations.
- I commute to (part-time) work location inside of town. I am not currently working.
- I commute to (part-time) work location outside of town. I am retired.
- I work from home full-time. Other.

X Do you own or rent your place of residence in Georgia? (Select One)

- Own Rent

X How long have you lived in the Town of Georgia? (Select One)

- Less than 1 year Less than 5 years Greater than 5 years Greater than 20 years

Thank you for participating in this survey!

Please complete and return this survey by mail addressed to: **Town of Georgia Survey, 47 Town Common Road, St. Albans, VT 05478** or leave at the **dropbox** located at the same address.



PLANNING COMMISSION MEETING

Tuesday, November 14, 2023 at 6:30 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 - 6:30 PM

Meeting Call to Order at 6:32 p.m.

BOARD PRESENT

- Chair Suzanna Brown
- Emily Johnson
- Greg Drew
- Jared Waite
- Tony Heinlein

STAFF PRESENT

- Doug Bergstrom, Zoning Administrator
- Kollene Caspers, Zoning Clerk

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

- Review the **Town of Georgia Planning Commission 2024 Meeting Dates and Hearing Publication Deadlines** calendar.

3. DISCUSSION

A. Follow-up discussion from Town Plan public event October 24, 2023

- Planning Commission discussed the Georgia community's questions and comments during the meeting. Review of the Preliminary Survey Questions- Version 1 document, provided by ReGrowth.
- Home ownership versus rentals in Georgia should be kept in the survey. As well as where is your primary residence? Is Homestead claimed? Are you a full/part time resident? How long have you lived in the Town of Georgia: under 1 year, 5 years, over 5 years?

- Housing: adding Accessory Dwelling Units (ADU or/In-law apartments); seasonal homes/camps; housing developments and Planned Neighborhoods (PUDs).
- Areas in Town for New Housing: include explanations/give examples for each area listed, and add areas such as East Georgia, Mill River, Lakeshore, North Georgia, etc.
- Growth & Development: Industrial should not be an option listed in South Village but can keep Commercial. Add in another line for Industrial in I zones.
- New Commerical Shops, add in "Professional Services," such as accountants, lawyers, mental health facilities, etc.
- "Take Out and Delivery" are more in-line than "Take Out and Casual." Casual dining can stand alone as an option, the goal is to try to group each option appropriately. Beer/liquor establishment (bar or brewery) should also be added. Senior Center as an option for activities and events.
- Services added to Town of Georgia should be weighed against what Milton or St. Albans have in place already. Is there a way to increase the delivery options to accommodate Town of Georgia residents? Services should include public transportation.
- Drive-thru businesses in the South Village area by Exit 18 should remain in the Survey. There is potential for a large amount of tax base by allowing travel services.
- Add "Farms and Farmland" to the top of page 4 on the Survey, are they an important feature to remain in our town?
- "New Commercial Development" to use the provided list and mapped area.
- Questions on Pg 5, will residents pay for the water/sewer infrastructure to bring those wanted businesses/services to the town?
- Town Hall & Library, would it serve better if located in SV "as it develops?" Should the wording be changed to Town Offices?
- Should Georgia Beach be designated as another recreational area separate from the parks, such as Silver Lake, Mills River, or the walking/biking trails, etc?
- What types of community or recreational facilities and event spaces are needed? How can we share recreational space and facilities with local towns, for example, utilizing Hard'ack Pool.
- More questions needed addressing roads and winter maintenance, trees and maintenance, road maintenance questions for 104A and Route 7 only.
- Do you want to see a High-Density growth area in the Town of Georgia? If so, where would you like to see it?
- More questions should be added to address scenic vistas and views, such as "which scenic views would you want to protect?"
- Bookstore and Doggie Day-care establishments should be added to the survey as needed businesses.

B. Impact Fee Discussion

Impact Fee Ordinance review requested by Treasurer and Selectboard.

- Are Impact Fees being used as intended? Some funds are used for specific equipment in each different department. Roads, mowing, curbing, culvert, etc. A receipt is being submitted to the Treasurer, asked to charge to Impact Fees. The ordinance is very clear what Impact Fees can be used for.
- The Impact Fee funds must be tracked, taken from an account in the specific division of town. As the fees are used, and the receipt is crossed out as it is being used. This can be very time-consuming for the town Treasurer.
- These fees must be used within a 6-year time period (per State of VT) or they can be returned to the person who paid it. But the onus is on the person who paid it to ask for the fee to be returned. VLCT Impact Fees 5-year plan structure flow-chart, explains it well. 2007, most current plan presented by VLCT.
- Impact Fees should be used for things that are affected by growth in the community. Funds restricted to these uses only.
- The Impact Fees Ordinance spells out what the Impact Fees can be used for, saving the Treasurer any argument on what can be used for the benefit of the different Town departments.
- Conclusion- Impact Fees Ordinance does not need to be rewritten or revised by the Planning Commission as requested by the Selectboard.
- The Selectboard may want to consider raising Impact Fees in the future, as well as adjusting the percentage of the Impact Fees that go to each department.
- “Fire/Public Safety” does not entirely include Fire Department. Public Safety should also include police and other safety measures.

4. APPROVAL OF MINUTES

A. Planning Meeting Minutes: October 10, 2023

Review Planning Meeting minutes from October 10, 2023.

Minutes approved with no changes.

Motion made by Waite, Seconded by Heinlein.

Voting Yea: Chair Brown, Johnson, Drew, Waite, Heinlein

5. PLAN NEXT MEETING AGENDA

A. Planning Meeting November 28, 2024

Agenda for the next Planning Meeting should include:

- Draft questions for the new Town of Georgia Town Plan Survey.
- Michael Allen will attend the meeting via Zoom to recap the October 24th Town Plan Meeting and work with the Planning Commission on the Town of Georgia Town Plan survey.
- If time allows, review additional “Definitions” sections for the Development Regulations update. Suggestion to add “Communal Living” and “Paid Parking Lots.”

6. OTHER BUSINESS

- Review of the Town of Georgia Planning Commission 2024 Meeting Dates and Hearing Publication Deadlines calendar.

Motion to approve made by Drew, Seconded by Waite.
Voting Yea: Chair Brown, Johnson, Drew, Waite, Heinlein

7. DELIBERATIONS

8. ADJOURN

Motion to adjourn at 8:40 p.m.
Motion made by Drew, Seconded by Waite.
Voting Yea: Chair Brown, Johnson, Drew, Waite, Heinlein

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

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