



GEORGIA VERMONT

Planning Commission Meeting Tuesday, February 11, 2025 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. Northwest Regional Planning Commission Update
 - B. Development Regulations Review
4. **APPROVAL OF MINUTES**
 - A. Planning Meeting Minutes: January 28, 2025
5. **PLAN NEXT MEETING AGENDA**
 - A. February 25, 2025
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, January 28, 2025 at 6:30 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWVLzVadz09>

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 BOARD PRESENT

Suzanna Brown, Chair Jared Waite, Charles Cross, Tony Heinlein, Vice Chair Heather Dunsmore (via Zoom)

STAFF PRESENT

Doug Bergstrom, Zoning Administrator, Kollene Caspers, Zoning Clerk

GUESTS PRESENT

Michael Allen, ReGrowth (via Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

- J. Waite asked to address an email received from Georgia resident Ken Minck on concerns with zoning changes in the new Town Plan.

3. DISCUSSION

A. Development Regulations Review

- J. Waite read the email from Ken Minck regarding Zoning changes at Polly Hubbard and Mill River Roads.
- S. Brown suggested we keep this information in mind as the Planning Commission revises the Development Regulations.
- Discussion ensued regarding the State's need for housing and land conservation.
- The "Definitions" sections of the new Development Regulations should be examined by each Planning Commission member and any edits should be sent to D. Bergstrom.

- The Zoning districts in the new Development Regulations will be coordinated differently to those labeled in the Future Land Use map, as presented in the new Town Plan. The former was for clarity, and the latter will be to further distinguish and specify each zone.
- The Planning Commission went through Article 2, Zoning Districts to confirm and edit each zone for continuity.

B. Town Plan Discussion: Regional Approval Meeting 1/29/2025 at 6pm

- Northwest Regional Planning Commission will be meeting 1/29/25 at 6pm to approve the Town of Georgia Town Plan. This meeting is open to all in person or remotely.
- M. Allen and D. Bergstrom will attend remotely.

C. Zoning Administrator

- Discussion regarding the renewal of the 3-year term for Zoning Administrator. Planning Commission must present their decision to the Selectboard before the termination of D. Bergstrom’s third year.

Motion to recommend Doug Bergstrom for renewal of the 3-year Zoning Administrator term to the Selectboard.

Motion made by Chair Waite, Seconded by Cross.

Voting Yea: Brown, Chair Waite, Cross, Vice Chair Dunsmore, Heinlein

4. APPROVAL OF MINUTES

A. Planning Meeting Minutes: December 10, 2024

Motion to approve minutes with no changes.

Motion made by Brown, Seconded by Chair Waite.

Voting Yea: Brown, Chair Waite, Vice Chair Dunsmore, Heinlein

Voting Abstaining: Cross

B. Planning Meeting Minutes: December 16, 2024

Motion to approve minutes with no changes.

Motion made by Brown, Seconded by Heinlein.

Voting Yea: Brown, Chair Waite, Vice Chair Dunsmore, Heinlein

Voting Abstaining: Cross

C. Planning Meeting Minutes: December 18, 2024

Motion to approve minutes with no changes.

Motion made by Brown, Seconded by Vice Chair Dunsmore.

Voting Yea: Brown, Cross, Vice Chair Dunsmore, Heinlein

Voting Abstaining: Chair Waite

D. Planning Meeting Minutes: January 6, 2025

Motion to approve minutes with no changes.

Motion made by Chair Waite, Seconded by Cross.

Voting Yea: Brown, Chair Waite, Cross, Vice Chair Dunsmore, Heinlein

5. PLAN NEXT MEETING AGENDA

A. February 11, 2025

- Continue Development Regulation Review

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6. OTHER BUSINESS

- Discussion regarding Planning Commission, there will be two open positions to fill by appointment, as no one is running in the upcoming election.
- Planning Commission members will reach out to people they know who may be qualified and interested.

7. DELIBERATIONS

8. ADJOURN

Motion to Adjourn at 9:17pm

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