



GEORGIA VERMONT

Planning Commission Meeting Tuesday, April 08, 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: Regional Future Land Use
 - B. Development Regulations Draft Review
4. **APPROVAL OF MINUTES**
 - A. Planning Meeting Minutes: March 25, 2025
5. **PLAN NEXT MEETING AGENDA**
 - A. April 22, 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, March 25, 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

Chair Suzanna Brown, Vice Chair Jared Waite, Heather Dunsmore, Tony Heinlein, Emily Johnson

STAFF PRESENT

Doug Bergstrom, Zoning Administrator
Kollene Caspers, Zoning Clerk

PUBLIC PRESENT

Justin Holmes (via Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. DISCUSSION

A. Development Regulations Review

- Public Comment: Butch McCracken, via email, questioned the zones in regard to his property at 1149 Ethan Allen Highway. This parcel is located in the Village Core Zone, and he is requesting the Planning Commission consider this area to be in the Business Zone.
- After discussion, D. Bergstrom will get in touch with Mr. McCracken to let him know the Planning Commission considered his email and decided to keep the Village Core as outlined.
- Public Comment: Ken Minck, via email, had questions regarding the new Business Zoning District to the north and on Polly Hubbard Road.
- The new Zoning Map was reviewed by the Planning Commission, there were three (3) areas that were modified after examination and discussion. A reduction of the residential district on Sodom

Road; a reduction of the Residential Neighborhood District near Ballard Road; and a reduction of the Industrial Zone around the Russell Greene Natural Area.

B. Section 8: Flood Hazard Area & River Corridor Buffer Regulations (from State of Vermont)

- Planning Commission reviewed and discussed changes to Section 8.
- D. Bergstrom will reach out to NRPC for additional information.

4. APPROVAL OF MINUTES

- A. Planning Meeting Minutes: March 11, 2025
- Motion to approve the minutes with minor changes.
- Motion made by Heinlein, Seconded by Johnson.
- Voting Yea: Chair Brown, Dunsmore, Heinlein, Johnson
- Voting Abstaining: Vice Chair Waite

5. PLAN NEXT MEETING AGENDA

- A. April 8, 2025: Northwest Regional Planning Commission Visit

6. OTHER BUSINESS

7. DELIBERATIONS

8. ADJOURN

- Motion to adjourn at 7:34pm
- Motion made by Johnson, Seconded by Dunsmore.
- Voting Yea: Chair Brown, Vice Chair Waite, Dunsmore, Heinlein, Johnson

Minutes are posted on the Town of Georgia website.
Signed: Kollene Caspers, Zoning Clerk, Planning Clerk
Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com