



GEORGIA VERMONT

DRB MEETING

Tuesday, August 18, 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-015-26, Wright, Sketch Plan Application for Four-Lot Major Subdivision
4. **APPROVAL OF MINUTES**
 - A. DRB Meeting Minutes from August 4, 2026
5. **OTHER BUSINESS**
6. **PLAN NEXT MEETING AGENDA**
 - A. September 1, 2026
7. **DELIBERATIONS**
 - A. Decision Letter - SUB-014-26, 17 Black Walnut LLC
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: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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

BARNARD & GERVAIS, LLC



Land Surveyors, Licensed Designers, Environmental Consultants

www.barnardandgervais.com

July 14, 2026

To whom it may concern:

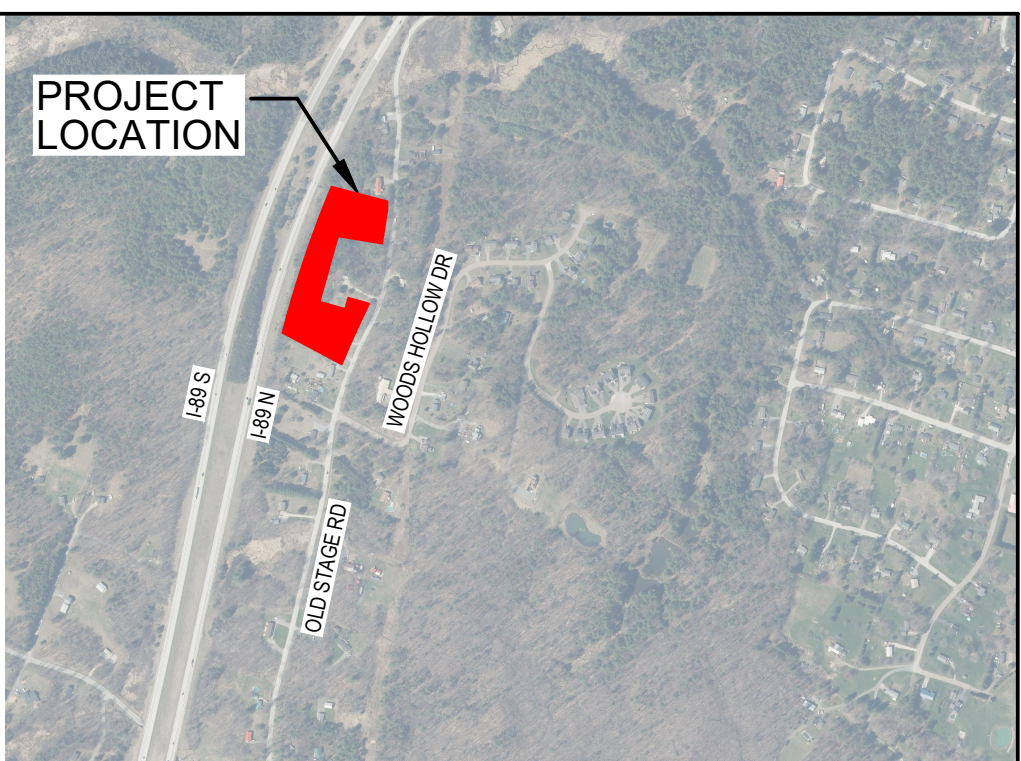
Subject: Zoning Narrative for 3-Lot Subdivision at 586 Old Stage Road, Georgia

This proposal is for a 3-lot subdivision at the site of 586 Old Stage Road for Gary and Deborah Wright. This goal of this subdivision is to separate the current house onto a 0.98+/- acre lot and utilize the rest of the property to make new lots. It is with this that we are looking to go before the Development Review Board in order to obtain approval for this subdivision..

Should you have any questions, please feel free to call me at (802)-933-5168 or email me at mjohnston@barnardandgervais.com

Sincerely,

Mike Johnston



SURVEY NOTES:

- RECEIVED FOR RECORD IN THE TOWN OF GEORGIA
- THIS _____ DAY OF _____, 20____
- MAP BOOK# _____, PAGE# _____, SLIDE# _____
- AT _____ O'CLOCK _____ MINUTES _____ M
- THIS IS A PRELIMINARY PLAN
AND SHOULD NOT BE
USED FOR CONVEYANCES**
- TOWN CLERK

DATE	DESCRIPTION		BY
REVISIONS			
	BARNARD & GERVAIS, LLC 167 Main Street, P.O.Box 820 Enosburg Falls, VT 05450 Telephone: (802) 933-5168		Land Surveying Water & Wastewater Environmental Consulting
	10523 VT Route 116, P.O.Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2557		PROJECT NO. 26041
LANDS OF DRAFT GARY & DEBORAH WRIGHT			DATE: 04-23-2026 SCALE: 1" = 60' SURVEY: SL, WF DRAWN: SL
586 OLD STAGE ROAD, GEORGIA, VERMONT 3-LOT SUBDIVISION SURVEY PLAT			CHECKED: MG DRAWING NO. PL-1
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:			
☒ SKETCH/CONCEPT ☐ PRELIMINARY ☐ FINAL LOCAL REVIEW			
			SHEET 1 OF 1



GEORGIA VERMONT

DRB MEETING Tuesday, August 04, 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 - 7:00 PM

DRB PRESENT

Chair Charles Cross, Vice Chair James Powell, Lisa Faure, Tony Gabel, Leigh Horton, Gilles Rainville, Jared Waite, Alternate Chris Caspers

DRB ABSENT

Alternate Glenn Sjoblom

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PRESENT FOR SUB-014-26

Kevin Camisa, Justin Holmes, Cindy & Dave Lang

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 & 6/16/26

- Chair Cross recused himself.
- Vice Chair Powell took over the meeting and J. Holmes with Pinnacle Engineering continued the discussion on the project.
- A *Commercial Offset Financial Calculation* handout was provided by J. Holmes which provided numbers on the commercial offset for the residential project, including estimated land costs, potential community recreation area and potential commercial space.

- The commercial space would be located at 26 Ballard Road, Lot 4. If utilized in full, additional square footage is needed but would be able to change building plans to 23 building lots.
- J. Holmes also introduced a site plan for potential recreation/playground area.
- K. Camisa and J. Holmes answered questions by the DRB and the public present.

Motion to close the hearing at 7:27 PM

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

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

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes June 2, 2026

Motion to approve the minutes as written.

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

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, T. Gabel, L. Horton, G. Rainville

Voting Abstaining: J. Waite

B. DRB Meeting Minutes June 16, 2026

Motion to approve the minutes as written.

Motion made by Vice Chair Powell, Seconded by L. Horton

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

5. OTHER BUSINESS

6. PLAN NEXT MEETING AGENDA

A. August 18, 2026

- Sketch Plan for Four-Lot Major Subdivision hearing and 17 Black Walnut decision letter.

7. DELIBERATIONS

Motion to enter into deliberative session at 7:33PM

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

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

Motion to exit out of deliberative session at 8:22PM

Motion made by G. Rainville, Seconded by T. Gabel

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

8. ADJOURN

Motion to adjourn at 8:23PM

Motion made by L. Horton, Seconded by G. Rainville

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

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Signed: Kollene Caspers, Zoning Administrator, DRB Clerk

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