



# PLANNING COMMISSION MEETING

Tuesday, July 25, 2023 at 6:30 PM

Chris Letourneau Meeting Room and via Zoom

**AGENDA**

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## 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 - 7:00 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **DISCUSSION**
  - A. Town Plan - Discuss questions for survey
  - B. Development Regulations - discuss changes
4. **APPROVAL OF MINUTES**
  - A. Planning Meeting Minutes from July 11, 2023
5. **PLAN NEXT MEETING AGENDA**
  - A. August 8, 2023
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](http://townofgeorgia.com)



# PLANNING COMMISSION MEETING

Tuesday, July 11, 2023 at 6:30 PM

Chris Letourneau Meeting Room and via Zoom

## MINUTES

### Zoom Details:

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Meeting ID: 616 584 3896 | Passcode: 5243524

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### 1. CALL TO ORDER - 6:30 PM

#### BOARD PRESENT

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

#### STAFF PRESENT

- Doug Bergstrom, Zoning Administrator/Planning Coordinator
- Kollene Caspers, Zoning Clerk

#### PUBLIC PRESENT

- Tina and David Bailey

### 2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

Tina and David Bailey addressed the Planning Commission regarding zoning along Mill River Road.

### 3. DISCUSSION

- A. Town Plan Discussion

- Selectboard still to determine if funds will be allotted to complete the Town Plan. In the meantime, the Planning Commission will put together a survey for an August event to gather data for the new Town Plan.
- Discussion by Planning Commission for survey questions, US Census comparison data, what kind of public input should be included in the Town Plan?
- Survey will pose questions to get input, will start conversations to aid in in-person meetings to further the discussions of Town wants/needs.
- G. Drew suggested the Planning Commission may receive better discussion and input with anonymous survey answers.
- Fairfax Town Plan survey questions reviewed, discussion on what might work for Town of Georgia. S. Brown, compared North Hero Town Plan survey questions well.
- Northwest Regional Planning Commission is available to help with survey questions. ZA will work on putting together questions for survey.
- Revisited discussion on Georgia as a Charter town, and the 1% available that is currently going to St. Albans and Milton.
- Planning Commission would like to reach out to a variety of groups in Georgia- Conservation committee, Friends of Lake Champlain, Lions, GCEC, Library, Fire station, churches, school, etc. Outreach to get discussion points and input from a variety of people and perspectives, and questions for survey for Georgia Town Plan.
- Planning Commission will finalize the questions by August 8th meeting, by then the new town website will be in place to host the survey questions.

**4. APPROVAL OF MINUTES**

- A. Planning Meeting Minutes 6/27/23  
Minutes approved with minor changes.  
Motion made by Drew, Seconded by Johnson.  
Voting Yea: Chair Brown, Johnson, Drew  
Voting Abstaining: Waite, Heinlein

**5. PLAN NEXT MEETING AGENDA**

A. July 25, 2023

- Questions for community survey.
- Discussion on lot sizes, Zoning Regulations and zoning acres. ZA will go through the Development Regulations to see what areas can be updated for Zoning purposes.
- ZA will also work on a list of survey questions for gathering data for Town Plan.
- S. Brown will not be present for 7.25.2023 Planning Commission meeting, G. Drew will run the meeting as Vice chair.

**6. OTHER BUSINESS**

- Tina and David Bailey live at 569 Mill River Road, Georgia residents for 20+ years. Would like to know why Mill River Road has so many different Zoning districts. They have 5 acres and wish to subdivide. They are in the AR-1 Zone (minimum 5 acre lots).
- Mill River Road is host to AR-1, B, R1, and AR-2 Zoning districts. Zoning districts were put in place over a long period of time, S. Brown explained. The variety of Zoning districts are put in place to protect the shoreline, recreation zones; and N-1 Zones have large parcels to protect the wetlands, wildlife, natural species, etc.
- G. Drew explained AR-1 Zoning district for farmland protection, to maintain large land lots and keep farmland and agricultural production available.
- Discussion on Accessory Dwelling Units (ADU's) and adding another dwelling unit to the property instead of subdividing, conversation on renting and wastewater permits, etc. The Bailey's will make an appointment with the ZA to talk about this further.

**7. DELIBERATIONS**

**8. ADJOURN**

Motion to adjourn 8:10pm

Motion made by Drew, Seconded by Waite.

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

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