



# GEORGIA VERMONT

## DRB MEETING

Tuesday, August 04, 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)

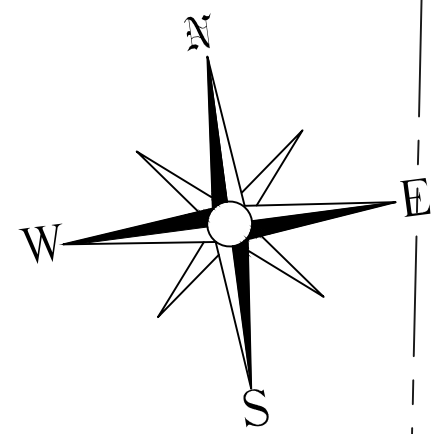
1. **CALL TO ORDER - 7:00 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **PUBLIC HEARINGS**
  - A. SUB-014-26, 17 Black Walnut LLC, Major Subdivision Continued from 6/2/26 & 6/16/26
4. **APPROVAL OF MINUTES**
  - A. DRB Meeting Minutes June 2, 2026
  - B. DRB Meeting Minutes June 16, 2026
5. **OTHER BUSINESS**
6. **PLAN NEXT MEETING AGENDA**
  - A. August 18, 2026
7. **DELIBERATIONS**
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](http://townofgeorgia.com)



APPROXIMATE

N/F REDEEMING  
GRACE CHURCH  
164 BALLARD RD.  
(109660000)  
(V 206, PG 238)  
(FORMERLY LOT #1)

VC

PROP. PAVED  
COMMUNITY  
PATH (8' WIDE)

PROPOSED LOT 2L  
(0.20 AC.)

SFR 11

DELINEATED  
CLASS II  
WETLAND  
PROPOSED LOT 2M  
(0.20 AC.)

SFR 12

PROPOSED LOT 2N  
(0.19 AC.)

SFR 13

PROPOSED LOT 2P  
(0.19 AC.)

SFR 14

PROPOSED LOT 2Q  
(0.19 AC.)

SFR 15

PROPOSED 3,900  
GPD LEACHFIELD  
(SEE WW-6-0245-1  
HELD IN RESERVE)

PROPOSED LOT 2  
(50 AC.)

PROPOSED LOT 2R  
(0.25 AC.)

PROPOSED LOT 2S  
(0.25 AC.)

PROPOSED LOT 2T  
(0.25 AC.)

26 BALLARD ROAD

LOT 4  
(1.0 ACRES TO BE  
REDUCED TO  
0.85 AC.)

N/F GEORGIA MEDICAL  
GROUP, LLC  
927 ETHAN ALLEN HWY  
(117380002)  
(V 136, PG 212)

(SEE WW-6-1452)

N/F DC LANG, LLC  
GEORGIA DAYCARE  
863 ETHAN ALLEN  
(109640000)  
(V 12, PG 59)  
(FORMERLY LOT #3)

PROPOSED LOT 2A  
(0.16 AC.)

SFR 1

PROPOSED LOT 2B  
(0.16 AC.)

SFR 2

PROPOSED LOT 2C  
(0.16 AC.)

SFR 3

PROPOSED LOT 2D  
(0.16 AC.)

SFR 4

PROPOSED LOT 2E  
(0.16 AC.)

SFR 5

PROPOSED LOT 5  
(0.84 AC.)

PROPOSED COMMUNITY  
RECREATIONAL  
AREA

PLAYGROUND

PROPOSED 4' PERIMETER  
BLACK CHAINLINK FENCE

PROPOSED 5' WIDE CONCRETE SIDEWALK

N/F FAIRBANKS - 1023 ETHAN ALLEN HWY. - (117410000) (V 243, PG 319)

**BALLARD ROAD**  
3 ROD R.O.W. WIDTH

EXISTING  
SPRING  
N/F CROSS  
185 BALLARD RD.  
(109710000)  
(V 108, PG 174)

MANOR DRIVE

N/F WINEGAR  
151 BALLARD RD.  
(109700000)  
(V 196, PG 107)

N/F LESAGE  
117 BALLARD RD.  
(109690000)  
(V 123, PG 438)

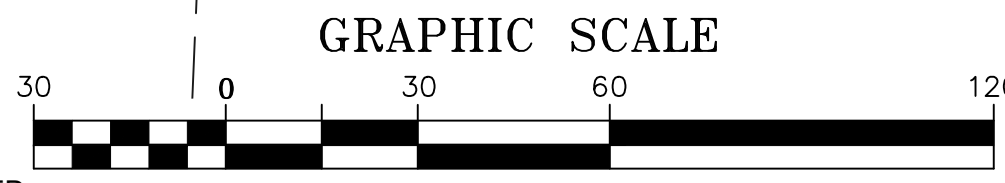
N/F FRANCIS  
97 BALLARD RD.  
(109680000)  
(V 293, PG 17)

N/F BROWN  
75 BALLARD RD.  
(109670000)  
(V 321, PG 32)

N/F MYERS  
789 ETHAN  
ALLEN HWY.  
(117190000)  
(V 122, PG 523)

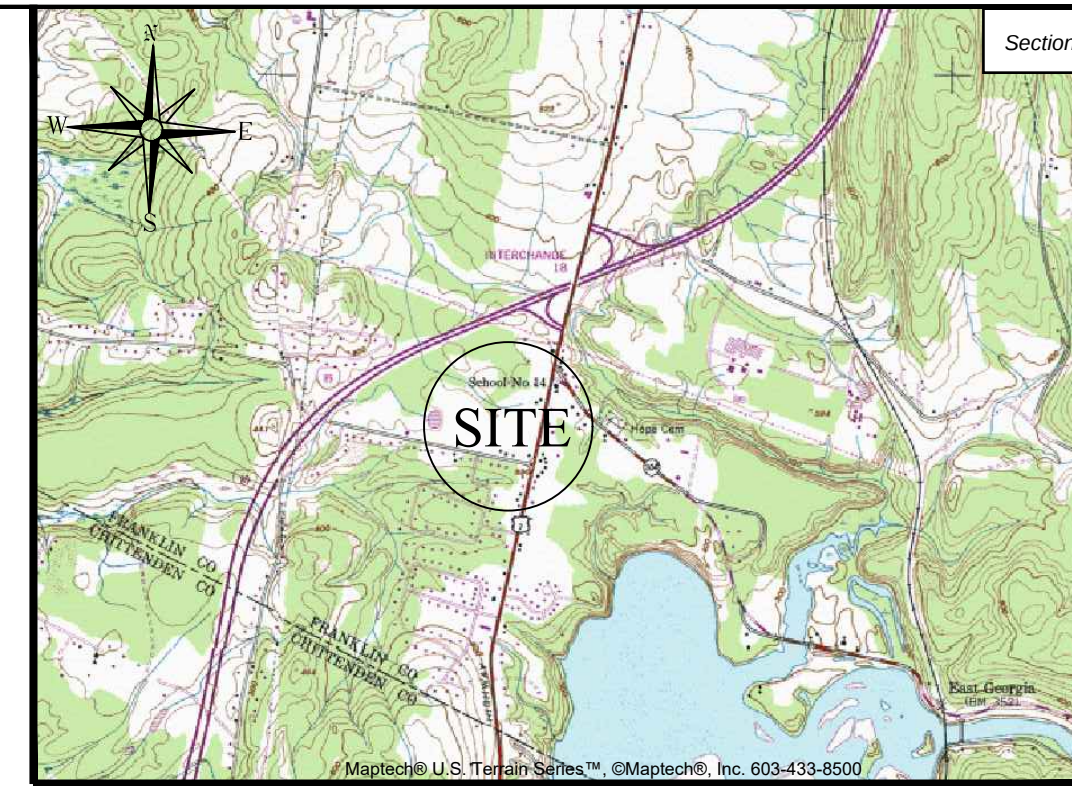
NOTE:  
The property line, easements and other real property descriptions provided on this permit application are for the use of ANR only. They do not define legal rights or meet legal requirements for a land survey described in 26 V.S.A. § 2502(4), and shall not be used in lieu of a survey for the basis of any land transfer or establishment of property right.

- REFERENCES:  
THESE PLANS REFERENCES THE FOLLOWING:
- BOUNDARY SURVEY PLAT PREPARED BY WARREN ROBSTENSTEN, L.S. DATED SEPTEMBER 15, 2020, SLIDE 281, MAP 591 OF THE GEORGIA LAND RECORDS.
  - A RECORD DRAWING PREPARED BY DUFRESNE-HENRY, INC. FOR RICHARD & DANIELLE JACKSON ENTITLED BUMPER BOATS SITE PLAN DATED DECEMBER, 1997, PROJECT #6179001, DRAWING #6179001-01 & 02.
  - A TOPOGRAPHIC FIELD SURVEY PERFORMED BY PINNACLE ENGINEERING, PLC ON 11/22/15 & 11/25/15.
  - THE VERMONT NATURAL RESOURCES ATLAS.



( IN FEET )  
1 inch = 30 ft.

| REV. | DATE | DESCRIPTION | BY |
|------|------|-------------|----|
|      |      |             |    |
|      |      |             |    |
|      |      |             |    |



SITE LOCATION MAP  
SOURCE: USGS 7.5 Minute Topographic Map Series Milton, Vermont Quadrangle.  
APPROXIMATE SCALE: 1" = 2,000'

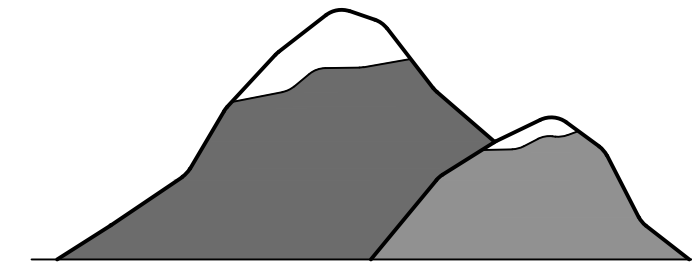
GENERAL NOTES:

- OWNER/APPLICANT: 17 BLACK WALNUT, LLC  
c/o KEVIN CAMISA  
85 SOUTH BAY CIRCLE  
COLCHESTER, VT 05446
- SUBJECT PROPERTY: 104 BALLARD RD  
(REDESIGN OF LOTS 2, 5 & 6)  
GEORGIA, VT (DEED VOLUME 279, PAGE 277)
- THIS PLAN IS INTENDED TO DEPICT THE PROPOSED DEVELOPMENT OF THE SUBJECT PARCELS WITH 18 TWO-STORY SINGLE-FAMILY HOMES AND AN OFFSETTING COMMUNITY RECREATION AREA IN ACCORDANCE WITH SECTION 6.7.D.2 TO SATISFY SECTION 3.3.18.C.3 OF THE CURRENT GEORGIA DEVELOPMENT REGULATIONS.
- ZONING REQUIREMENTS:  
VC - VILLAGE CORE ZONING DISTRICT  

| CRITERIA        | MINIMUM             | PROPOSED         |
|-----------------|---------------------|------------------|
| LOT SIZE        | 3,000 SF (0.07 AC.) | 0.16 TO 0.25 AC  |
| FRONTAGE        | 30 FT               | 71 TO 78 FT      |
| FRONT YARD      | 8 FT (16' MAX)      | 10 TO 16 FT      |
| SIDE YARD       | 10 FT               | > 10 FT (VARIES) |
| REAR YARD       | 10 FT               | > 10 FT (VARIES) |
| BUILDING HEIGHT | 2 STORIES           | 2 STORIES        |
- THIS LAYOUT DEPICTS SINGLE-FAMILY HOMES WITH A GARAGE. TWO PARKING SPACES ARE PROVIDED IN FRONT OF THE GARAGE AND OUTSIDE THE RIGHT-OF-WAY. THE DRIVEWAY AND PARKING SPACES ARE TO THE SIDE OF THE BUILDING PRIMARY ENTRANCE IN ACCORDANCE WITH SECTION 2.10.4.D.5. A WAIVER IS REQUESTED IN ACCORDANCE WITH SECTION 5.7.2.D.4 TO ALLOW BACKING INTO THE PRIVATE STREET. HOUSES ARE TO BE LIMITED TO LESS THAN 1,500 SF OF GROSS HABITABLE AREA.

17 BLACK WALNUT, LLC  
PROPOSED DEVELOPMENT  
BALLARD ROAD, GEORGIA, VERMONT

PRELIMINARY SITE PLAN



**PINNACLE**  
ENGINEERING, PLC

189 Maple Drive  
Georgia, VT 05478  
(802) 782-5980

DATE: 4/28/26  
SHEET 1 OF 8

**17 BLACK WALNUT, LLC**  
**26 – 104 BALLARD ROAD, GEORGIA, VT**

**PROPOSED MAJOR SUBDIVISION**  
**PROJECT NARRATIVE**

Revised 5/1/26

17 Black Walnut, LLC proposes a major subdivision on the property located at 26 through 104 Ballard Road within Georgia’s Village Core Zoning District (formerly South Village). The subject property was once the site of the Georgia Farm House development of Richard and Danielle Jackson that included a go-kart track, a miniature golf course, bumper boats and a driving range.

The property is located on the northerly side of Ballard Road and is currently comprised of Lots 2, 4, 5 and 6 (see PC-005-19) totaling 7.22 acres. The property is currently subject to SP-001-21, SP-002-21, SP-003-21, CU-002-21 and SA-001-23. The current proposal will supersede prior approvals. The property is bordered by the Redeeming Grace Church to the west, the Fairbanks property (formerly Cloverleaf Farm) to the north, Georgia Medical Center and KC’s Closet (formerly Georgia Restaurant) to the east and single-family residences to the south across Ballard Road. The property is shown within a Designated Neighborhood on the current Future Land Use Map adopted by the Northwest Regional Planning Commission

Under the current proposal, subdivision is planned to allow 18 two-story single-family residences with a grid of private streets and adjacent multi-use paths. Single-family dwellings are permitted with a maximum size of 1,500 s.f. of habitable area and a commercial offset of 25%. Section 6.7.D.2 of the Development Regulations allows for the donation of a Community Recreation Area parcel as a replacement for the commercial offset within the VC District. Within the Sketch letter, the DRB indicated the 0.42 acres proposal in the application would count as 3,500 s.f. of commercial offset. This proposal doubles the size of the proposed Community Recreation Area parcel to 0.84 acres which would offset 7,000 s.f. of required commercial space. Eighteen dwellings with a maximum area of 1,500 s.f. results in a commercial requirement of 6,750 s.f., therefore, the commercial requirement is met. The details of the amenities included in the Community Recreation Area remain to be finalized. We are currently showing a playground, basketball court, benches, landscaping and contemplating a pickleball ball court. Final details will be presented once we have confirmation from the DRB that the proposal meets the commercial requirement.

Access to the development is proposed with a private street off Ballard running north/south to the Fairbanks property and the public road within the Town right-of-way at the eastern edge of the Redeeming Grace Church property. There are two private cross streets connecting the two. Residences will be accessed by separate driveways off the private streets. At Sketch we presented an alternative that included shared driveways with parking behind the residences, but it was the general consensus that the current layout was preferable. It is planned that each residence will include a 2-car garage with room for two parking spaces outside the right-of-way. House footprints are to be chosen that provide a primary entrance close to the street right-of-way with the garage and parking to the side of that entrance in accordance with Section 2.10.4.D.5. A waiver is requested to allow backing into the street in accordance with Section 5.7.2.D.4. Pedestrian access is provided by a concrete sidewalk within a 10’ wide pedestrian easement along Ballard Road and multi-use paths throughout the development. An effort was made to place the multi-use paths opposite residences to limit potential conflicts with backing vehicles. Fourteen parking spaces are proposed along Ballard Road to accommodate traffic to the Community Recreation Area, though it is anticipated many users will walk to the facility.

The existing building on Lot 4 includes a residence and 1-bedroom apartment, which will remain unchanged. The existing residence is two stories. A previously approved in-ground 6,415 GPD community wastewater disposal system with pretreatment located on Lot 4 will accept effluent from all proposed uses. The 3,900 gpd wastewater disposal mound on Lot 2 will be held in reserve at this time. Lot 6 and the previously approved 6,400 gpd wastewater disposal mound are no longer proposed. Permit WW-6-0245-1 will be amended to allow these modifications though no changes to final disposal are proposed. Potable water supply is proposed by multiple wells that will each serve up to 24 residents. The well previously approved as WSID #VT0021588 will serve just 4 houses. As previously planned, a well on Lot 4 will be abandoned, and the existing well utilized by DC Lang, LLC will remain in use with a new water line and easement location.

Stormwater treatment is proposed in accordance with the Vermont Stormwater Management Manual as the proposed impervious area exceeds 0.5 acres necessitating an operational stormwater permit. The site is very flat which limits options for collection and impoundment of stormwater. The exact size and location of stormwater treatment facilities remain to be determined. Erosion control will be provided in accordance with the Low Risk Site Handbook. Stormwater and wastewater disposal permits will require a homeowner association or other legal mechanism. HOA declarations will be developed to address sharing of access, utilities, maintenance, etc. As currently comprised, the Community Recreation Area parcel (Lot 5) would not be included in an HOA.

Access to each lot was described previously. Based on the latest edition of the Institute of Transportation Engineers Trip Generation Manual, the proposed single-family residences will result in a total of approximately 18 peak PM hour trips. A Traffic Impact Study was prepared by VHB in 2019 for the previous proposal. That study concluded that the proposal resulting in 76 net new and 85 total peak PM hour trips "is not anticipated to generate unreasonable congestion or unsafe conditions on the adjacent roadway network." The current proposal results in only 18 peak PM hour trips which is a reduction of approximately 75%. This study can be updated if deemed necessary by the DRB.

Currently, no lighting is proposed within the Community Recreation Area as it is only open to the public during daylight hours in accordance with Section 6.7.D.2. Only minor lighting fixtures customary for single-family residences are proposed. No lighting will be installed that causes glare on neighboring properties. Since there are no parking areas, no pole lighting is proposed. Street and pedestrian lighting can be provided if deemed necessary by the DRB. Street trees are provided throughout the development. Existing trees and hedges are to remain where practical.

An off-site Class 2 wetland was recently delineated on the Fairbanks property. The 50' wetland buffer extends southward across the northern property line of the subject parcel. As part of Act 181 once designation is finalized, this wetland may be disregarded as it is not included in the current Vermont Significant Wetlands Inventory Map. Regardless, no disturbance of the wetland buffer is proposed. There are no other on-site or immediately adjacent environmentally sensitive features.



# GEORGIA VERMONT

## DRB MEETING Tuesday, June 02, 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, Leigh Horton, Gilles Rainville, Alternate Glenn Sjoblom

#### DRB ABSENT

Tony Gabel, Jared Waite, Alternate Chris Caspers

#### STAFF PRESENT

Doug Bergstrom, Kollene Caspers

#### PRESENT FOR CU-001-26

Brian Dunsmore, Heather Dunsmore, Judy Nasca & Dr. Nasca, Karen Heinlein Grenier (via Zoom)

#### PRESENT FOR SUB-013-26

Peter Mazurak, Sean Fitzgerald (via Zoom)

#### PRESENT FOR DRB-017-26

Forrest Newton (via Zoom), Alecia and Donald Dixon

#### PRESENT FOR SUB-014-17

Justin Holmes, Kevin Camisa, Joe and Judy Nasca, Cindy and Dave Lang

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

### 3. PUBLIC HEARINGS

#### A. CU-001-26, Town of Georgia- Conditional Use for Impound Kennel

- Chair Cross introduced the hearing.
- Selectboard Vice Chair Brian Dunsmore was present to explain the statutory need for an impound kennel for the short-term internment by the Town's Animal Control Officer (ACO).
- The DRB asked questions on logistics, kennels, what happens to the dogs after 10 days, how many dogs a year.
- The state has mandated towns identify a kennel for impounded dogs.
- ACO will be the person in charge of the kennel/impounded dog(s).
- K. Grenier wants it stated in the decision that it's only Town of Georgia dogs with only the Georgia ACO to use the facility.

Motion to close the hearing at 7:08pm

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

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

#### B. SUB-0013-26, RenoVermont LLC - Conditional Use & Site Plan Review for 3 Lot Subdivision

- Chair Cross introduced the application.
- Engineer Peter Mazurak was present in person and property owner Sean Fitzgerald via Zoom to answer DRB questions.
- P. Mazurak explained the Conditional Use application for the 8,000 square foot commercial warehouse. The project conforms to the allowable uses for the zoning district.
- State permits will be applied for shortly, including stormwater, construction general (erosion control) and wastewater permits.
- The DRB inquired into access with VTrans, lighting, and landscaping.
- Applicants will secure an Ability to Serve letter from the Fire Chief upon Final Play application.

Motion to close the hearing at 7:17pm

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

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

#### C. DRB-017-26, Newton/Dixon - Final Plat Review for 3 Lot Subdivision

- Chair Cross introduced the application.
- Alecia and Donald Dixon were present in person and Forrest Newtown was present via Zoom for the hearing.
- Donald and Alecia Dixon explained the project for the DRB. No changes have been made since the sketch plan application hearing.
- ZA D. Bergstrom said the site plan description will need to be changed before the mylar is filed, name changed from "subdivision and BLA" to "3 lot subdivision".

Motion to close the hearing at 7:19pm

Motion made by G. Rainville, Seconded by G. Sjoblom

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

#### D. SUB-014-26, 17 Black Walnut, LLC - Preliminary Plat Review for 18 Lot Subdivision

- Chair Cross recused himself.

- Vice Chair Powell introduced the application.
- Justin Holmes, engineer with Pinnacle Engineering and Kevin Camisa, property owner, were present for the hearing. Joe and Judy Nasca and Cindy and Dave Lang were abutters present for the hearing.
- J. Holmes explained the project, which includes the 18-unit housing, recreation area, water and wastewater systems. These plans are a change from the 20 lots initially presented to the DRB at sketch. The Recreation area has been expanded so the square footage is in conformance with the allowed use for community recreation space in lieu commercial offset.
- The DRB asked questions regarding the paved path, fencing, water and wastewater.
- All of the housing is intended as “Missing Middle” affordable housing and will be a maximum of 1,500 square feet.
- J. Holmes and K. Camisa answered questions on the project and the future of the area. Working toward more affordable housing in the area utilizing CHIP funding.
- A traffic study has already been done for the area and no improvements were warranted for the intersection.
- D. Bergstrom talked about the recreation area, which is intended to be taken over by the Town of Georgia. This project will need to be presented to the Selectboard for approval prior to Final Plat Application. This is the first project under the new Development Regulations that requires approval for a private entity donating a recreational area.

Motion to continue the hearing until June 16, 2026 DRB Meeting. Motion made at 8:12PM

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

Voting Yea: Vice Chair Powell, L. Faure, L. Horton, G. Rainville, G. Sjoblom

Voting Abstaining: Chair Cross

#### **4. APPROVAL OF MINUTES**

##### **A. DRB Meeting Minutes May 19, 2026**

- Email from Ken Minck was read to the DRB, he is requesting the addition of Vermont State Statute he read in-meeting added to the minutes. The DRB questioned whether the statutes requested were actually read in the meeting. Town staff will have to go through the meeting video to confirm.

Motion to table the minutes till the next regular DRB meeting.

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

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

#### **5. OTHER BUSINESS**

##### **A. BLA-010-26, Cadieux/Wilson Administrative Boundary Line Adjustment**

- D. Bergstrom explained the administrative BLA to the DRB.

#### **6. PLAN NEXT MEETING AGENDA**

##### **A. June 16, 2026**

#### **7. DELIBERATIONS**

Motion to enter into Deliberative Session at 8:31PM

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

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

Motion to exit deliberative session at 9:11PM

Motion made by G. Rainville, Seconded by G. Sjoblom

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

- A. SUB-0013-26, RenoVermont LLC Sketch Decision Letter
  - Approved by the DRB and signed by Chair Cross.
- B. SUB-011-26 Cline Road LLC Decision Letter
  - Approved by the DRB and signed by Chair Cross.
- C. CU-001-26, Town of Georgia Conditional Use Decision Letter
  - Approved by the DRB and signed by Chair Cross.

**8. ADJOURN**

Motion to adjourn at 9:12PM

Motion made by G. Rainville, Seconded by G. Sjoblom

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

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**Signed: Kollene Caspers, Zoning Clerk, DRB Clerk | Website: [townofgeorgia.com](http://townofgeorgia.com)**



# GEORGIA VERMONT

## DRB MEETING Tuesday, June 16, 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 - 7:04 PM

#### DRB PRESENT

Chair Charles Cross, Vice Chair James Powell, Leigh Horton, Gilles Rainville, Jared Waite, Alternate Glenn Sjoblom

#### DRB ABSENT 7:04PM

Lisa Faure, Tony Gabel, Alternate Chris Caspers

#### STAFF PRESENT

Doug Bergstrom, Kollene Caspers

#### PRESENT FOR SUB-014-26

Kevin Camisa, 17 Black Walnut LLC; Justin Holmes, Pinnacle Engineering; Dave and Cindy Lang

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

- D. Bergstrom requested the addition of an announcement- the LURB board approved the Northwest Regional Planning Commission's Regional Plan, which includes Village Designation status for Georgia's Village Core (South Village area) and the area around the Town offices and Fire Station (Business Hamlet area). These designations will allow the Town of Georgia to apply for infrastructure grants and changes the Act 250 requirements for developers.

### 3. PUBLIC HEARINGS

- A. SUB-014-26, 17 Black Walnut LLC, Major Subdivision Continued from 6/2/26
- The DRB board made their introductions. Chair Cross recused himself.

- Vice Chair Powell reconvened the hearing continued from June 2, 2026.
- J. Holmes recapped the Selectboard meeting from 6/8/26. The Selectboard wanted the following to be discussed at the DRB meeting:
  - The recreation area will include a playground, potential for a basketball court, and no pickleball at this time.
  - Bike Racks- can be added
  - Benches- can be added
  - Trash receptacles- can be added
  - Sidewalks- a paved, 8-foot-wide multi-use path is preferred over sidewalks.
  - Lighting- This will be up to the DRB, applicants do not have a preference.
  - Fencing- will be installed along the street for balls and child safety, and the same around the playground area. They are not sure if the recreation area will be fenced all the way around.
  - Automatic gate- The proposed recreation area will likely be open dawn to dusk; signage is requested instead of a gate to dissuade individuals from using it during the hours outside the posted times.
  - Community input was recommended by the Selectboard between Preliminary and Final plat, so there is community consensus on the park.
  - Security Cameras, some type of cameras similar to the Town Beach can be installed.
  - Crossing sections/crosswalks on Ballard Road. Cross Ballard by Manor Drive, push button with flashing lights to stop traffic to cross.
  - Potential for a future maintenance fund if the recreation area does not meet the financial threshold presented to offset the commercial space.
- The land value and recreation costs for the residential offset is estimated to be between \$1.35-\$3 million dollars. This would increase the cost of the planned 18 houses.
- Applicants and the DRB discussed CHIP funding, the recreation space is not eligible for this type of funding.
- The DRB and the Applicants discussed recreation space versus a commercial building.
- J. Holmes and K. Camisa presented an alternative to the recreation space, converting the 26 Ballard Road building (3,000+ sq ft commercial building) and then a smaller park to meet the Town's requirements.
- Applicants and DRB had discussion on keeping the cost of the planned 18 houses low for first time homeowners, which he can't do if the commercial offset is too expensive to execute. K. Camisa said he needed to run the numbers and decide what makes the most sense.

Motion to continue the meeting to August 4, 2026

Motion made at 8:26PM

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

Voting Yea: Vice Chair Powell, L. Horton, G. Rainville, J. Waite, G. Sjoblom

Voting Abstaining: Chair Cross

#### 4. APPROVAL OF MINUTES

##### A. DRB Meeting Minutes May 19, 2026

Motion to approve minutes with the addition of the state statutes requested by Ken Minck.

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

Voting Yea: Chair Cross, Vice Chair Powell, L. Horton, G. Rainville, J. Waite, G. Sjoblom

##### B. DRB Meeting Minutes June 2, 2026

- The minutes presented in the packet were not the same minutes posted on the Town of Georgia website. The approval of the June 2<sup>nd</sup> meeting minutes is tabled until the next regular DRB meeting.

5. **OTHER BUSINESS**

6. **PLAN NEXT MEETING AGENDA**

A. July 7, 2026

7. **DELIBERATIONS**

Motion to enter in deliberative session at 8:34PM

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

Voting Yea: Chair Cross, Vice Chair Powell, L. Horton, G. Rainville, J. Waite, G. Sjoblom

Motion to exit deliberative session at 8:57PM

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

Voting Yea: Chair Cross, Vice Chair Powell, L. Horton, G. Rainville, J. Waite, G. Sjoblom

A. SUB-013-26, RenoVermont LLC Conditional Use/Site Plan Decision Letter

- Approved and signed by the DRB.

B. DRB-007-26, Newton/Dixon Final Plat Decision Letter

- Approved and signed by the DRB.

8. **ADJOURN**

Motion to adjourn at 8:58PM

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

Voting Yea: Chair Cross, Vice Chair Powell, L. Horton, G. Rainville, J. Waite, G. Sjoblom

**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: Kollene Caspers, Zoning Clerk, DRB Clerk**

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