



GEORGIA VERMONT

Planning Commission Meeting Tuesday, March 25, 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. Development Regulations Review
 - B. Section 8: Flood Hazard Area & River Corridor Buffer Regulations (from State of Vermont)
4. **APPROVAL OF MINUTES**
 - A. Planning Meeting Minutes: March 11, 2025
5. **PLAN NEXT MEETING AGENDA**
 - A. April 8, 2025: Northwest Regional Planning Commission Visit
6. **OTHER BUSINESS**
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 are posted on the Town of Georgia website.

Signed: Douglas Bergstrom, Zoning Administrator, Planning Coordinator

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



GEORGIA VERMONT

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1. CALL TO ORDER - 6:35 PM

PLANNING COMMISSION PRESENT

Suzanna Brown, Heather Dunsmore, Tony Heinlein, Emily Johnson

PLANNING COMMISSION ABSENT

Jared Waite

STAFF PRESENT

Doug Bergstrom, Zoning Administrator
Kollene Caspers, Zoning Clerk

GUESTS PRESENT

Michael Allen, ReGrowth (via Zoom)

PUBLIC PRESENT

Lori Hobart, Noah Lavallee (via Zoom)

A. Reorganization

Motion to Nominate Suzanna Brown as Chair of the Planning Commission.
Motion made by Dunsmore, Seconded by Heinlein.
Voting Yea: Brown, Dunsmore, Heinlein, Johnson

Motion to nominate Jared Waite as Vice Chair of the Planning Commission.

Motion made by Heinlein, Seconded by Dunsmore
Voting Yea: Brown, Dunsmore, Heinlein, Johnson

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

D. Bergstrom added Perrigo discussion to Other Business.

3. **DISCUSSION**

A. Development Regulations Review

- D. Bergstrom gave an overview of the Development Regulations review and ReGrowth’s draft versions.
- Flood plain information from the State of Vermont and Fairfield’s template were sent to M. Allen, who is currently working on Section 8, Flood Hazard and River Corridor.
- Sections 2 and 7 were reviewed and edited.
- Northwest Regional Planning Commission sent a Georgia Zoning Map this afternoon with updated zones. Planning Commission members reviewed the map and suggested changes for clarification.
- N. Lavallee (via Zoom) voiced concerns with Lakefront zone property values and density.
- The timeline of the Development Regulation review was discussed. The Planning Commission is hoping to have the Regulations complete by June or July 2025.

4. **APPROVAL OF MINUTES**

A. Planning Meeting Minutes: February 25, 2025

Motion to approve minutes with no edits.
Motion made by Heinlein, Seconded by Dunsmore.
Voting Yea: Brown, Dunsmore, Heinlein
Voting Abstaining: Johnson

5. **PLAN NEXT MEETING AGENDA**

A. March 25, 2025

6. **OTHER BUSINESS**

- Discussion on Perrigo closing the facility in two years and the fate of their water and sewer system. There may be an opportunity for the Town of Georgia to apply for grants for water and sewer infrastructure. The Town of Georgia and GIDC will work together for the possible project.

7. **DELIBERATIONS**

8. **ADJOURN**

Motion to adjourn at 9:23pm
Motion made by Johnson, Seconded by Heinlein.
Voting Yea: Brown, Johnson, 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