



GEORGIA VERMONT

Planning Commission Meeting Tuesday, July 09, 2024 at 6:30 PM Chris Letourneau Meeting Room and via Zoom Agenda

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 - 6:30 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **DISCUSSION**
 - A. Review Completed Draft of the New Town Plan
4. **APPROVAL OF MINUTES**
 - A. Planning Meeting Minutes: June 25, 2024
5. **PLAN NEXT MEETING AGENDA**
 - A. Planning Commission Meeting: June 23, 2024
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, June 25, 2024 at 6:30 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWLzVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

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1. CALL TO ORDER - 6:30 PM

BOARD PRESENT

- Chair Suzanna Brown
- Vice Chair Jared Waite
- Charles Cross
- Heather Dunsmore
- Tony Heinlein

STAFF PRESENT

- Doug Bergstrom, Zoning Administrator
- Kollene Caspers, Zoning Clerk

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. DISCUSSION

A. Continue Review of the Town Plan Draft

- No additional questions or edits of the most recent version of Town Plan Draft.
- S. Brown asked if any additions or changes are recommended to the Historical document she prepared to be included in the Town Plan. No additions were recommended.

B. Definitions

- Definition Review began with "Parking Spaces" and continued to the end of the definitions. All revised definitions will be added to the Development Regulations when they are revised.

- **Provisional License**, important to make sure Cannabis is listed.
- **Reconstruction**, discussion on whether it matters if reconstruction is in the same footprint if any issues of grandfather clauses or nonconforming lots are absent.
- **Public Outdoor Recreation**, should include hiking & bike trails.
- **Recreational Trails**, should also include horseback riding.
- **Recreational Vehicles**, Tiny Homes should be added to the definition as recreational vehicles. Most campers are under the 10,000 pound weight limit.
- **Renewable Energy**, include new definition language as well as the last sentence of the old definition.
- **Research & Testing Lab**, definition not needed as "research facility" encompasses.
- **Retail Store**, add "outdoor accessory structures" to the definition.
- **Retaining Wall**, include "sea walls" in the definition.
- **Right of Way**, maintain language of the original definition and add "for a specific reason."
- **Rural Retail**, should continue current language in new definitions.
- **Self-storage**, include language prohibiting the practices of running commercial businesses out of self-storage units.
- **Setbacks**, include language explaining corner lots have two back-yards to maintain, include the image. South Village will have their own set of regulations.
- **Shipping containers**, will need to be included in the new development regulations, permitting is needed as storage or any other use. Portable structures, like tents, etc. also need permitting definitions.
- **Attached structures**, also add "floating" structures, that are explained as "attached or adjacent to".
- **Village Green**, T. Heinlein recommended the Planning Commission review the Deed language of the Town greenspace before making any changes to the definition.
- Definition review completed.

4. APPROVAL OF MINUTES

A. Planning Meeting Minutes: June 11, 2024
Motion to approve minutes with minor change.

Motion made by Cross, Seconded by Dunsmore.
Voting Yea: Chair Brown, Vice Chair Waite, Dunsmore

5. PLAN NEXT MEETING AGENDA

A. Planning Meeting: July 9, 2024

- Review the full draft Town Plan. Michael Allen from ReGrowth will be present at the meeting.

6. OTHER BUSINESS

7. DELIBERATIONS

8. ADJOURN

Motion to adjourn the meeting at 8:50 p.m.

Motion made by Heinlein, Seconded by Cross.
Voting Yea: Chair Brown, Vice Chair Waite, Cross, 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

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