



GEORGIA VERMONT

Planning Commission Meeting Tuesday, October 22, 2024 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**
 - A. PUBLIC HEARING: Town Plan Update
 - B. Planning Commission Hearing Summary and Discussion
 - C. Development Regulation Review, if time allows
3. **DISCUSSION**
4. **APPROVAL OF MINUTES**
 - [A.](#) Planning Meeting Minutes: October 8, 2024
5. **PLAN NEXT MEETING AGENDA**
 - A. November 12, 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, October 08, 2024 at 6:30 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

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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

GUESTS PRESENT

Michael Allen, ReGrowth

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. DISCUSSION

A. ReGrowth to Introduce Templates for Development Regulation Revision

- M. Allen introduced the three options for Code Mockups 1, 2 and 3. He went through the chapters, subchapters, and additional formatting.
- K. Caspers opined the Zoning office preference for Mockup 2, given the text, the layout and the ease in searching to find needed information.
- The Planning Commission chose Mockup 2, after fielding questions regarding graphics and graphic sizes.

- S. Brown discussed changing titles of the different town zoning districts, as "high density agricultural" could be construed as contradictory.
- M. Allen introduced the Proposed Code Organization and explained the layout of zoning districts and information.
- Question on "Uses," should these be kept in the particular Zones, or at the end of each zoning section for ease of searching. The Planning Commission agreed "Uses" should be in a separate section for ease of finding information, as it may get lost among the other Zoning information provided.
- M. Allen agrees, Section 2 will be very large when it is completed. "Uses" could also encompass a new section of its own.
- M. Allen asked if the Planning Commission had any additions to the code or outline, otherwise he will work on creating the template to update the new regulations.
- The next draft from ReGrowth will include a transfer of the Development Regulations to the new Code 2 Template, together with a new numbering and organizing format. The Planning Commission can expect this new draft before the November 12th meeting.

B. Development Regulation Review and Revision

- The Planning Commission discussed the process of updating the Development Regulations, they decided to start the review with Articles 1 and 2.
- K. Caspers printed copies of Article 1 and some of Article 2 for Planning Commission members to review and revise.
- The title, location and minimum acreage of the current Zoning districts were examined and updated to include:
 - **AR-1, "Agricultural/Rural Residential Low Density"** stays the same.
 - **AR-2, changed to HH, "Historic Hamlet"** with the same acreage.
 - New Zoning district created, among Historic Hamlet & Business Zones along Rt 7 created as **RB-1, "Residential Business Mixed-Use"** with 1 acre.
 - **AR-3 changed to HD-1, "High Density"** Zoning district with minimum acreage changed to ½ acre.
 - New Zoning district created as **VN, "Village Neighborhood"** with ¼ minimum acreage.
 - **B, "Business"** Zoning district will stay the same.
 - **I-1, "Industrial"** will change to **I, "Industrial"** Zoning district and minimum acreage will be reduced to 1 acre.
 - **I-2, "Commercial Light Industrial"** will be absorbed into **I, "Industrial"** and minimum acreage will remain at 1 acre.
 - **R-1, Recreational**, will change to **CR, "Conservation/Recreation"** Zone and will remain at 20 acres.
 - **N-1, Natural Area**, will change to **CR, "Conservation/Recreation"** Zone and will remain at 20 acres.
 - **L-1 and L-2 Zones** will be discussed at the next regular Planning Commission meeting.
- South Village regulations were discussed, commercial and residential regulations will be examined for modification in the SV. Changes are needed to the mixed-use specifications in the SV, as well as for the new Village Neighborhood residential

Zone. Ideas include requiring parks or recreation areas in lieu of open spaces, and updating regulations for sidewalks.

4. APPROVAL OF MINUTES

- A. Planning Meeting Minutes: September 24, 2024
Motion to approve minutes with no changes.

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

5. October 22, 2024 6:30pm - Town Plan Public Meeting - Fire Station

- The October 22nd meeting will be a Public Meeting at the Fire Station Community Room at 6:30pm to introduce the Draft 2.0 of the new Town Plan.
- M. Allen will be present to introduce the Town Plan Draft, go over the major changes since the last community meeting, explain the schedule and process for approval, and take questions and comments from the public.
- This meeting should run 6:30pm to 8pm with the public, and Planning Commission members will stay afterwards to recap the meeting and continue the meeting’s Agenda.
- C. Cross will not be able to attend the Dec 10th Planning Commission meeting as he will be out of town.

6. OTHER BUSINESS

7. DELIBERATIONS

8. ADJOURN

Motion to adjourn at 9:15pm
Motion made by Cross, Seconded by Vice Chair Waite.
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