



GEORGIA VERMONT

DRB MEETING Tuesday, February 20, 2024 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

Dial by your Location: 1 929 205 6099 (New York)

1. CALL TO ORDER - 7:00 PM

BOARD PRESENT IN PERSON

Chair Suzanna Brown
Vice Chair James Powell
Lisa Faure

BOARD PRESENT VIA ZOOM

Charles Cross
Greg Drew
Gilles Rainville

BOARD ABSENT

Glenn Sjoblom

GUESTS PRESENT IN PERSON

Jennifer Desautels
Rick Bove
Bryan Curran
Ben Avery

GUESTS PRESENT VIA ZOOM

Jared Waite
Keith Mitchell
Kevin Camisa

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. Site Plan Amendment (SA-001-24) for Jennifer & Joel Desautels at 1333 Bullock Road

Jennifer Desautels presented for SA-001-24

- Change in driveway plans from shared to all separate lots having their own driveways was discussed.
- A previous discussion regarding a trail from one lot down to the water was found the slope was so steep it would not be a comfortable trail path. The driveway will be built with guardrails as it will be considered a major driveway installation.
- Roadside swales and runoff were concerns for the change in driveway location. The grade is not such that any runoff will go over the road. Fill will be brought in to accommodate the driveway installation, which would have occurred off Bullock Road as well. Some blasting will be necessary, but mostly fill, and there are a few rock shelves to assist in the driveway installation.
- The ROW through Bullock Road will remain the same, no other changes are requested.
- Town of Georgia Fire Department has issued a Letter to Serve and the Public Works Director has signed the ROW permit.

Motion to close the hearing 7:13pm

Motion made by Vice Chair Powell, Seconded by Rainville.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Faure

B. Preliminary Plat (PR-001-24), Conditional Use (CU-001-24), Site Plan (SP-001-24) for 864 Ethan Allen Highway, LLC

Brian Currier, Rick Bove and Ben Avery presented for 864 Ethan Allen Highway, LLC

- Ben Avery spoke for the project, explained the housing and commercial use plans.
- Application, design, layout, waivers, phasing, will all be addressed during this meeting.
- There is a water plan in place with existing wells, and they have also been working with the South Village Fire District. They want to work to expand the water system for the benefit of the South Village.
- Bryan Currier went over the technical explanations of the current layout. The proposed public road across from Ballard Road design is based on conversations with Georgia Fire Department, the loop-style design was the best use for the space and tying into the existing 60 ft ROW.
- This is a 15 Lot subdivision with 39 units proposed, combining a mixed use of residential and commercial. There will be on-site sewer/water, with the possible use of South Village Fire District water. A proposed 33-unit senior living facility on Lot 5 is being reserved for future use and is not a part of this current project. Any future project(s) will require site plan application and all needed permits.
- Stormwater, wastewater, and sidewalks were discussed.
- Waiver requests-

1. Sidewalks, only on one side of the road in Lots 7-11. If this portion of the road remains “private” then the regulations call for sidewalks only on one side.
 2. Setbacks from the road 16 ft maximum, in SV from the ROW, asking for the houses on Lots 8-13 which are the only non-complying structures.
- Discussion around driveway entrances for the Fire Department should be limited to the houses, in the rear for example, according to SV regulations. Hammerhead turnarounds were added in the front to allow for yards in the back and individual wastewater systems. This is the reason for the waiver, as it seemed more appropriate for single-family homes instead of being surrounded by pavement.
 - Discussing shared driveways or shorter driveways, moving the houses on lots 12 and 13 closer to lots 8-11 if the future public community well is not needed. No additional single-family homes will be added to the project if this happens, as there will be no additional offset of commercial space.
 - Discussion on the proposed road and the future ROW, the proposed public road will go to the intersection, then left to connect to the 60-foot ROW.
 - Single story must be offset by commercial for anything less than a 5-plex. Anything greater than a 5-plex is exempt from commercial offset.
 - Even though there are plans for the potential use of SV Fire District water, a future well for possible public community water system is being kept in the plan for the future 33-unit senior living facility.
 - Wells are also included on Lots 1, 2, 3 (has 2), 4, 7, 8 & 15.
 - Well shields were discussed regarding the eight (8) wells that may be utilized, as well as the proposed Lot 14 well system.
 - Town of Georgia Development Regulations, Section 3.6 South Village Core Design Standards, Criteria 7, a usable public space, or parkland space should be included in the site design.
 - S. Brown voiced an idea for a bus stop or bus pull-off. This could be a possibility in between the commercial buildings, but only if the road is a public road. It will be up to VTrans for school buses, as they will not go down private roads. Applicant indicated the ability to have the conversation with VTrans.
 - There is a question as to turning lanes and if they will be needed at Rt 7 and Ballard Roads. Brian Curran will investigate the need for turn lanes at the new road location.
 - A drive-thru is proposed for Lot 3, this should not impede Rt 7 traffic. There is an opportunity for more active commercial businesses on Lot 3, while Lot 1 can be an opportunity for more passive commercial spaces given the design of the commercial space.
 - Holding ponds in the SE section of the project will include a catch basin network from the road, which will drain into a neighbor’s property. This neighbor has been in conversation with the engineers/ developers.
 - Phasing- Applicant states the infrastructure will be put in place first and to start development with the residential buildings first, commercial space second. They will start with building the residences and then work with the water supply, commercial space, and finish with the Senior living facility. Housing may overlap with the commercial space development.
 - Timeline-this is an Act 250 project so an accurate timeline cannot be determined. Applicant is hoping for final approval by the end of the year. Site work projects can be started during the winter months, and infrastructure could potentially begin by Spring 2025. The total estimated time to complete "entry level housing" is 2+ years, given this is highly desired housing by the public.

- Commercial uses will be the biggest change for Georgia.
- S. Brown suggests additional parking spaces.
- Level 2 electric vehicle charge stations were also recommended. Applicants stated they are planned and will be put near the commercial buildings.
- Questions on where will waste receptacle bins be located, these will be added for commercial space later and residential will be up to the residents.
- A sidewalk to Dollar General will be added in Lot 5 after the Senior Living facility is built.
- Property owner will be keeping the commercial buildings, the Senior Living facility and the open space lots. All of the houses and 5-plex units will be sold as privately held residential properties.
- Lighting features will follow South Village core design standards.
- G. Rainville had questions about the driveways over the property lines, these are easements into neighboring properties to address the setback requirements.
- Once residential properties have been developed, an HOA will take over all maintenance of the area, landscaping, parking lots, etc. The Town will take over the main section of the proposed public road/ ROW.

Motion to close the hearing at 8:19 pm

Motion made by Vice Chair Powell, Seconded by Drew.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Faure

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes December 19, 2023

Motion to Approve minutes with no changes.

Motion made by Rainville, Seconded by Drew.

Voting Yea: Chair Brown, Cross, Drew, Rainville

Voting Abstaining: Vice Chair Powell, Faure

5. OTHER BUSINESS

A. Decision Letter - Sketch Plan Review (SK-006-23) for Sandy Birch Road LLC

Motion to approve Decision Letter without changes.

Motion made by Rainville, Seconded by Drew.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Faure

6. PLAN NEXT MEETING AGENDA

A. March 5, 2024 DRB Meeting cancelled due to Town Meeting

B. March 19, 2024 DRB Meeting- Reorganizational meeting

- Giles Raineville will continue his service with the DRB Board in 2024-2025.

7. DELIBERATIONS

Motion to move into Deliberative Session at 8:29 pm

Motion made by Rainville, Seconded by Drew.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Faure

Motion to exit Deliberative Session at 10:15 pm

Motion made by Drew, Seconded by Rainville.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Faure

Motion to approve Site Plan Amendment (SA-001-24)

Motion made by Vice Chair Powell, Seconded by Rainville.

Voting Yea: Vice Chair Powell, Cross, Drew, Rainville

Voting Nay: Chair Brown, Faure

8. ADJOURN

Motion to Adjourn at 10:20 pm

Motion made by Rainville, Seconded by Vice Chair Powell.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Faure

Posted to the Town website.

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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