



PLANNING COMMISSION MEETING

Tuesday, November 14, 2023 at 6:30 PM

Chris Letourneau Meeting Room and via Zoom

MINUTES

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWZVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

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

1. CALL TO ORDER - 6:30 PM

Meeting Call to Order at 6:32 p.m.

BOARD PRESENT

Chair Suzanna Brown

Emily Johnson

Greg Drew

Jared Waite

Tony Heinlein

STAFF PRESENT

Doug Bergstrom, Zoning Administrator

Kollene Caspers, Zoning Clerk

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

- Review the **Town of Georgia Planning Commission 2024 Meeting Dates and Hearing Publication Deadlines** calendar.

3. DISCUSSION

A. Follow-up discussion from Town Plan public event October 24, 2023

- Planning Commission discussed the Georgia community's questions and comments during the meeting. Review of the Preliminary Survey Questions- Version 1 document, provided by ReGrowth.

- Home ownership versus rentals in Georgia should be kept in the survey. As well as where is your primary residence? Is Homestead claimed? Are you a full/part time resident? How long have you lived in the Town of Georgia: under 1 year, 5 years, over 5 years?

- Housing: adding Accessory Dwelling Units (ADU or/In-law apartments); seasonal homes/camps; housing developments and Planned Neighborhoods (PUDs).
- Areas in Town for New Housing: include explanations/give examples for each area listed, and add areas such as East Georgia, Mill River, Lakeshore, North Georgia, etc.
- Growth & Development: Industrial should not be an option listed in South Village but can keep Commercial. Add in another line for Industrial in I zones.
- New Commerical Shops, add in "Professional Services," such as accountants, lawyers, mental health facilities, etc.
- "Take Out and Delivery" are more in-line than "Take Out and Casual." Casual dining can stand alone as an option, the goal is to try to group each option appropriately. Beer/liquor establishment (bar or brewery) should also be added. Senior Center as an option for activities and events.
- Services added to Town of Georgia should be weighed against what Milton or St. Albans have in place already. Is there a way to increase the delivery options to accommodate Town of Georgia residents? Services should include public transportation.
- Drive-thru businesses in the South Village area by Exit 18 should remain in the Survey. There is potential for a large amount of tax base by allowing travel services.
- Add "Farms and Farmland" to the top of page 4 on the Survey, are they an important feature to remain in our town?
- "New Commercial Development" to use the provided list and mapped area.
- Questions on Pg 5, will residents pay for the water/sewer infrastructure to bring those wanted businesses/services to the town?
- Town Hall & Library, would it serve better if located in SV "as it develops?" Should the wording be changed to Town Offices?
- Should Georgia Beach be designated as another recreational area separate from the parks, such as Silver Lake, Mills River, or the walking/biking trails, etc?
- What types of community or recreational facilities and event spaces are needed? How can we share recreational space and facilities with local towns, for example, utilizing Hard'ack Pool.
- More questions needed addressing roads and winter maintenance, trees and maintenance, road maintenance questions for 104A and Route 7 only.
- Do you want to see a High-Density growth area in the Town of Georgia? If so, where would you like to see it?
- More questions should be added to address scenic vistas and views, such as "which scenic views would you want to protect?"
- Bookstore and Doggie Day-care establishments should be added to the survey as needed businesses.

B. Impact Fee Discussion

Impact Fee Ordinance review requested by Treasurer and Selectboard.

- Are Impact Fees being used as intended? Some funds are used for specific equipment in each different department. Roads, mowing, curbing, culvert, etc. A receipt is being submitted to the Treasurer, asked to charge to Impact Fees. The ordinance is very clear what Impact Fees can be used for.
- The Impact Fee funds must be tracked, taken from an account in the specific division of town. As the fees are used, and the receipt is crossed out as it is being used. This can be very time-consuming for the town Treasurer.
- These fees must be used within a 6-year time period (per State of VT) or they can be returned to the person who paid it. But the onus is on the person who paid it to ask for the fee to be returned. VLCT Impact Fees 5-year plan structure flow-chart, explains it well. 2007, most current plan presented by VLCT.
- Impact Fees should be used for things that are affected by growth in the community. Funds restricted to these uses only.
- The Impact Fees Ordinance spells out what the Impact Fees can be used for, saving the Treasurer any argument on what can be used for the benefit of the different Town departments.
- Conclusion- Impact Fees Ordinance does not need to be rewritten or revised by the Planning Commission as requested by the Selectboard.
- The Selectboard may want to consider raising Impact Fees in the future, as well as adjusting the percentage of the Impact Fees that go to each department.
- “Fire/Public Safety” does not entirely include Fire Department. Public Safety should also include police and other safety measures.

4. APPROVAL OF MINUTES

A. Planning Meeting Minutes: October 10, 2023

Review Planning Meeting minutes from October 10, 2023.

Minutes approved with no changes.

Motion made by Waite, Seconded by Heinlein.

Voting Yea: Chair Brown, Johnson, Drew, Waite, Heinlein

5. PLAN NEXT MEETING AGENDA

A. Planning Meeting November 28, 2024

Agenda for the next Planning Meeting should include:

- Draft questions for the new Town of Georgia Town Plan Survey.
- Michael Allen will attend the meeting via Zoom to recap the October 24th Town Plan Meeting and work with the Planning Commission on the Town of Georgia Town Plan survey.
- If time allows, review additional “Definitions” sections for the Development Regulations update. Suggestion to add “Communal Living” and “Paid Parking Lots.”

6. OTHER BUSINESS

- Review of the Town of Georgia Planning Commission 2024 Meeting Dates and Hearing Publication Deadlines calendar.

Motion to approve made by Drew, Seconded by Waite.

Voting Yea: Chair Brown, Johnson, Drew, Waite, Heinlein

7. DELIBERATIONS

8. ADJOURN

Motion to adjourn at 8:40 p.m.

Motion made by Drew, Seconded by Waite.

Voting Yea: Chair Brown, Johnson, Drew, Waite, Heinlein

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

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