



GEORGIA VERMONT

DRB MEETING

Tuesday, April 07, 2026 at 7:00 PM
Chris Letourneau Meeting Room and via Zoom
Minutes

Zoom Details:

<https://us02web.zoom.us/j/7852587431?pwd=PBv40gFdgVnMmCTlaw2gLkbXfbpeH4.1&omn=87114687124>

Meeting ID: 785 258 7431 | **Passcode:** 5243524

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

1. CALL TO ORDER - 7:00 PM

DRB PRESENT

Charles Cross, James Powell, Lisa Faure, Leigh Horton, Gilles Rainville, Jared Waite

DRB ABSENT

Tony Gabel, Alternate Chris Caspers, Alternate Glenn Sjoblom

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PRESENT FOR DRB-007-26

Alecia Dixon, Don Dixon, Erin Lowell, Forrest Newton (via Zoom), Tony McCracken (via Zoom)

2. OTHER BUSINESS

A. Reorganization:

- DRB Coordinator D. Bergstrom opened the meeting and requested nominations for DRB Board Chair.

Motion to nominate Charles Cross as Chair of the DRB

Motion made by G. Rainville, Seconded by J. Powell

Voting Yea: C. Cross, J. Powell, L. Faure, L. Horton, G. Rainville, J. Waite

- Chair Cross assumed the meeting and requested nominations for DRB Vice Chair.

Motion to nominate James Powell as Vice Chair of the DRB

Motion made by Chair Cross, Seconded by G. Rainville

Voting Yea: Chair Cross, J. Powell, L. Faure, L. Horton, G. Rainville, J. Waite

B. DRB Rules of Procedure & Conflict of Interest Policy

Motion to accept the Rules of Procedure & Conflict of Interest Policy

Motion made by G. Rainville, Seconded by L. Horton

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, L. Horton, G. Rainville, J. Waite

- Chair Cross signed the policy.

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

- D. Bergstrom requested the addition of administrative subdivision DRB-008-2026

4. **PUBLIC HEARINGS**

A. DRB-006-26, Site Plan Amendment for Miles Trudell

- Chair Cross introduced the application to the hearing.
- Applicant was not present for the hearing and there were no interested parties.
- This project proposes the change in landscaping required in prior subdivision decision (PC-016-20) specifically for Lot #5, now 113 Radharc Drive.
- D. Bergstrom explained the applicant planted a row of evergreens on his property, which were the wrong trees to plant as dictated by DRB decision letter for the Final Plat of the property subdivision and boundary line adjustment (PC-16-20) #15 of the orders.
- Order #15 reads *“A row of a mix of a minimum of six – 2” caliper- Sugar Maples (Acer saccharum) and 20 Lilacs shrubs shall be planted and maintained in perpetuity, by the Homeowners Association, along Ethan Allen Highway on Lot 5. The Site Plan Mylar shall depict the plantings and delineate a 15’ common easement for the maintenance of said Sugar Maples and Lilacs shrubs, native to Vermont. Applicants shall submit to the Zoning Administrator, a letter from a licensed engineer stating that the plantings have been completed prior to the issuance of a Certificate of Occupancy for Lot-5. The following language shall be placed on the Site Plan Mylar stating, The required six Sugar Maple trees and 20 Lilac shrubs shall be maintained in perpetuity by the Homeowners Association.”*
- Applicant is claiming the landscaping language was very specific and placed an undue burden upon the homeowner and Town of Georgia Zoning office to comply with the order in perpetuity.
- Zoning offices and municipalities are legally obligated to ensure that conditions for occupancy on new home builds are reasonable and do not create "unnecessary hardship" or an "undue burden" on property owners. (24 VSA §4302)
- Applicant is requesting order #15 be suspended from the PC-16-20 decision letter and permission to keep the row of evergreen trees on his property.
- No other changes to the PC-016-20 Decision Letter are proposed.

Motion to close the hearing at 7:10pm

Motion made by G. Rainville, Seconded by Vice Chair Powell.

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, L. Horton, G. Rainville, J. Waite

B. DRB-007-26 Sketch Plan Application for Dixon/Newton

- Chair Cross introduced the application and swore parties into the hearing.
- Alecia Dixon, Don Dixon, Erin Lowell, Forrest Newton (via Zoom) and Tony McCracken (via Zoom) were present at the hearing.
- D. Dixon explained the project application and history of the property. 20 Conger Road will be divided into two lots, Lot 2A will have the dwelling and outbuildings and Lot 2B will be

open space for future development. And area A will be annexed from 20 Conger Road into 214 Conger Road.

- F. Dixon said the information shared was correct and had no other questions.
- D. Bergstrom explained why the project went to the DRB; the three-lot subdivision would be cleaner in lieu of two lot subdivision with a boundary line adjustment.

Motion to close the hearing at 7:19pm

Motion made by G. Rainville, Seconded by Vice Chair Powell

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, L. Horton, G. Rainville, J. Waite

C. DRB-008-26 Two Lot Administrative Subdivision for Hemond

- D. Bergstrom introduced the administrative subdivision and answered DRB questions.

5. APPROVAL OF MINUTES

A. DRB Meeting Minutes: March 3, 2026

Motion to approve the minutes as written.

Motion made by Vice Chair Powell, Seconded by G. Rainville

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, G. Rainville

Voting Abstaining: L. Horton, J. Waite

6. PLAN NEXT MEETING AGENDA

A. April 21, 2026

7. DELIBERATIONS

Motion to enter into deliberative session 7:27pm

Motion made by G. Rainville, Seconded by L. Faure

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, L. Horton, G. Rainville, J. Waite

Motion to exit from deliberative session 8:12pm

Motion made by Vice Chair Powell, Seconded by J. Waite

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, L. Horton, G. Rainville, J. Waite

Motion to approve both DRB-006-26 & DRB-007-26 with conditions as stated in deliberative.

Motion made by Vice Chair Powell, Seconded by G. Rainville

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, L. Horton, G. Rainville, J. Waite

A. 7 North Real Estate LLC Mylar

B. Gray Three Lot Subdivision Mylar

- Chair Cross signed the mylars.

8. ADJOURN

Motion to adjourn at 7:13pm

Motion made by G. Rainville, Seconded by J. Waite

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, L. Horton, G. Rainville, J. Waite

Minutes and videos of the meetings are posted on the Town of Georgia website.

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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