



# DRB MEETING

Tuesday, September 19, 2023 at 7:00 PM  
Chris Letourneau Meeting Room and via Zoom  
MINUTES

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## 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

Vice Chair James Powell  
Charles Cross  
Greg Drew  
Gilles Rainville  
Lisa Faure

#### BOARD ABSENT

Chair Suzanna Brown  
Glenn Sjoblom

#### STAFF PRESENT

Kollene Caspers, Zoning Clerk  
Doug Bergstrom, Zoning Administrator

#### INTERESTED PERSONS OF RECORD

Kevin Camisa  
Sarah Camisa  
Justin Holmes  
Tony McCracken  
Butch McCracken

#### PUBLIC PRESENT

Bruce and Amy Leo  
Fred and Heather Grimm  
Annette Villani  
Scott MacArt  
Eric Watts

Sam Watts  
Owen Richer  
Christopher Caspers

## 2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

## 3. PUBLIC HEARINGS

- A. Site Plan Amendment (SA-001-23) for 17 Black Walnut, LLC to allow for the extension of the expiration dates for three (3) Site Plan Approvals (SP-001-21, SP-002-21 and SP-003-21) at North of 26 Ballard Road (Lot 2) Parcel #109630200; 104 Ballard Road (Lot 5) Parcel #109360500; and behind 104 Ballard Road (Lot 6) Parcel #109360600 in the South Village Zoning district.
- J. Powell swore in Justin Holmes, Pinnacle Engineering and Keving Camisa, 17 Black Walnut LLC.
  - Justin Holmes explained the 2021 Site Plans did not include an expiration date, and is asking the DBR to extend the date to June 1, 2029, which will match the Road Agreement expiration date.
  - 17 Black Walnut Road Agreement, page 5, #11 Covenant amendment to expire June 1, 2029. Right-of-way on Redeeming Church property to be taken over by the Town of Georgia after construction of Lot 5 in the development.
  - Extending the date to 2029 is preferable, but 2026 could also be a possibility. The new Town Plan will not be in place until 2026 at the earliest.
  - The Road Agreement took 10-11 months to reach conclusion, it will suit the town to get some dates in alignment for Phase 1 (Lot 2), development of 5 unit buildings. Other improvements include the in-ground mound system, 3 buildings, an entrance, parking, 3900 gallon per day wastewater disposal system and community water supply. 17 Black Walnut hopes to start land work in Spring 2024, so long as approvals come in the next 45 days or so.
  - Water treatment will need a separate building for public community water supply.
  - Hydrogeologist has looked at the water supply, same Aquaphor as the South Village Fire Station water supply. 50 gallons of water per minute was withdrawn for 3 days. The water didn't need treatment, will be a good water source for the community.
  - State of Vermont will allow you 10% additional flow. South Village Fire Station is 82/minute, so the 17 Black Walnut well is smaller; but with sand layers, deep clay layer, that impedes water travel, which will control the area around the well.
  - No questions from public present.
  - Motion to close hearing at 7:18pm
- Motion made by Vice Chair Powell, Seconded by Drew.  
Voting Yea: Vice Chair Powell, Cross, Drew, Rainville, Faure

B. Conditional Use Application CU-003-23 for Moose Mountain Creations, LLC for the operation of retail sales of manufactured sheds and out-buildings at 1149 Ethan Allen Highway Parcel #117470000 in the South Village Zoning district.

- J. Powell swore in Tony McCracken & Butch McCracken, Moose Mountain Creations, LLC for Conditional Use for the property at 1149 Ethan Allen Highway. BTMC, operating under Moose Mountain Creations, is requesting a space of 3000 sq ft to display sheds and other outdoor buildings.

- DRB questioned how much traffic will come into the area, and if there will be tractor trailers in the area. Tony McCracken explained very little traffic will be added to the area, only 4-5 cars per day, maybe more on the weekends. The driveway will not paved, will be wide enough for 2 cars at a time but they don't anticipate that much traffic.

- No tractor trailers will be utilized for shed moving or delivery, but will use gooseneck trailers and the like.

- VTrans permit is in place to accommodate state regulations for depth of entry, the driveway is already in place but culvert may be worked on with new VTrans roadwork going on in that area.

- This will be Moose Mountain Creation's second location. The Mill River Road location will stay in place for additional shed sales.

- The South Village location will be a temporary retail space for a period of 5 years. Future property development plans will come thereafter.

Motion to close hearing at 7:31pm

Motion made by Vice Chair Powell, Seconded by Rainville.

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

#### **4. APPROVAL OF MINUTES**

A. DRB Meeting Minutes from September 5, 2023

- Discussion from public present regarding regulations on PUDs.

- Motion to approve minutes with no changes.

Motion made by Rainville, Seconded by Cross.

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

#### **5. OTHER BUSINESS**

#### **6. PLAN NEXT MEETING AGENDA**

A. October 3, 2023

- Variance Application (VAR-002-23) for Park and Nancy Newton to change current setbacks for a new home build in an AR-1 Zoning District at 0 Conger Road, Georgia Vermont, Parcel #102690200.

## 7. DELIBERATIONS

Motion to move to Deliberations 8:05pm

Motion by Cross, Seconded by Drew.

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

Motion to exit Deliberations 9:40pm

Motion by Rainville, Seconded by Drew.

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

- PR-002-23 Cline Road, LLC - Decision Letter

Motion for James Powell to sign the Cline Road LLC decision letter

Motion made by Rainville, Seconded by Drew.

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

- FP-004-23 St Pierre - Decision Letter

No action taken.

## 8. ADJOURN

Motion to adjourn the meeting 9:45pm

Motion made by Faure, Seconded by Rainville.

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

**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, DRB Coordinator**

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