



# GEORGIA VERMONT

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## DRB MEETING

Tuesday, May 07, 2024 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

Chair Suzanna Brown  
Vice Chair Charles Cross  
Greg Drew  
James Powell  
Gilles Rainville  
Glenn Sjoblom  
Chris Caspers (alternate)

#### BOARD ABSENT

Lisa Faure

#### STAFF PRESENT

Doug Bergstrom, Zoning Administrator  
Kollene Caspers, Zoning Clerk

#### GUESTS PRESENT

Heather Dunsmore, Applicant  
Justin Holmes, Consultant  
Nancy Connor  
Lynn Cemel  
Kristie Russell

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

Sidewalks discussion will be added to Other Business

### 3. PUBLIC HEARINGS

#### A. Boundary Line Adjustment (BLA-001-24) for Brian and Heather Dunsmore

Justin Holmes, Pinnacle Engineering presented for Heather Dunsmore, Applicant.

- Original property had a homestead exemption provided by the state. Current Lot 2 will become Lot 2A. The remaining property boundary line will be adjusted.
- Right-of-way access to the new lot is across the CAX properties. Lot with the existing house has access to Route 7 and a 65 ft wide ROW. Lot 1 will be accessed via ROW off Dewey Drive and up North off Dewey/Dunnaway. VTrans would not likely permit access by the rocky ledge in existing ROW near Route 7.
- Kristie Russell, abutter on 31 Dewey Drive, voiced concerns on where the road is going to go. Her home is near the ROW. H. Dunsmore explained there are currently no plans for additional homes, this hearing is for adjusting the boundary line.
- Abutters present had further development concerns for more traffic, if additional houses will have a separate identity from the first phase, sharing responsibilities of the private road, etc.
- G. Drew questioned the northern easement for septic on the homestead property. Duplexes also have ROW to use the leachfield off the homestead property.
- J. Holmes gave more information on the Homestead Exemption and how it is no longer in use by the State of Vermont; as well as additional information about the site plan.

Motion to close hearing at 7:17pm

Motion made by Rainville, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Caspers

### 4. APPROVAL OF MINUTES

#### A. DRB Meeting Minutes: April 16, 2024

Motion to accept minutes with changes to Rhodeside Acres decision moved from Section 1 to Section 7; recognition of the Sherwood Forrest neighborhood in Section 3 (A) notes; and other minor changes.

Motion made by Rainville, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Caspers

### 5. OTHER BUSINESS

#### A. PR-002-24 Sandy Birch Road, LLC Decision Letter

Edits made to document, S. Brown signed Preliminary Plat Approval and ability to apply for Final Plat with conditions.

#### B. Sidewalks: VTrans regulations mandate the responsibility to towns and cities to maintain sidewalks along state roads. Thus, the sidewalks along Rt 7 and Rt 104, any sidewalks along any VTrans roads in the Town of Georgia, must be maintained by the Town of Georgia.

- Ditches along Rt 7 and sidewalks for Georgia Market, sidewalk will go from Dollar General, across the driveway and along the grass front. Will continue to the next property. Town trying to find the authority document to pave or include sidewalks along Rt 104.
- The DRB will need to examine Gaudette properties, will need to look at decision letter to determine driveway narrowing and sidewalks.

- VTrans ditches, should we wait to put sidewalks in until VTrans can work on the ditches?  
Sidewalks are 16 ft from Rt 7, so the sidewalks at Georgia Market shouldn't be an issue to install.

**6. PLAN NEXT MEETING AGENDA**

- A. Next Meeting: May 21, 2024  
Nye, (SK-001-24) 2 Lot minor subdivision

**7. DELIBERATIONS**

Motion to enter deliberative session 7:39pm  
Motion made by Vice Chair Cross, Seconded by Drew.  
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Caspers

Motion to exit deliberative session 7:59pm  
Motion made by Vice Gilles, Seconded by Drew.  
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Caspers

Motion to approve Boundary Line Adjustment (BLA-001-24) for Dunsmore.  
Motion made by Sjoblom, Seconded by Powell.  
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Caspers

**8. ADJOURN**

Motion to adjourn 8:05pm  
Motion made by Rainville, Seconded by Powell.  
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Powell, Rainville, Sjoblom, Caspers

**Posted to the Town website.**

**Signed: Kollene Caspers, Zoning Clerk, DRB Clerk**

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