



GEORGIA VERMONT

DRB MEETING Tuesday, May 19, 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 - 7:05 PM

DRB PRESENT

Chair Charles Cross, Vice Chair James Powell, Lisa Faure, Gilles Rainville, Jared Waite, Alternate Glenn Sjoblom

DRB ABSENT

Tony Gabel, Leigh Horton, Alternate Chris Caspers

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PUBLIC PRESENT FOR DRB-013-26 RenoVermont LLC

Peter Mazurak

PUBLIC PRESENT FOR SUB-011-26 Cline Road LLC

Jake Smith, Luke Willey (via Zoom), M. Bovat, Ken Minck, Brendan West, Wade Matot, Christina Beck, Annette Villani, Scott MacArt, Doug Buckley, Brian Kiniry, Heather Grimm, Fred Grimm

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. DRB-0013-26, RenoVermont LLC, Sketch Plan Review

- Chair Cross introduced the hearing and swore in the parties.
- Peter Mazurak, engineer with Apex Engineering, was present for the applicant and explained the updated project to the DRB.

- Changes to the project since the last Sketch application include a single-family residence on Lot 1 and a multifamily dwelling on Lot 2, either a duplex or triplex; and a proposed commercial building on Lot 3. The same road network with cul-de-sac and driveway serving Lot 1 for the single-family residence.
- The project has received access approval from VTrans.
- The wastewater permit number was added to the Site Plan.
- The Lot 3 commercial space will be for warehouse purposes, not retail. The plans include a small parking lot and plantings along the building. The Conditional Use and Site Plan for the Lot 3 commercial building will go before the DRB on 6/2/2026.

Motion to close the hearing at 7:13PM

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

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

B. Cline Road LLC, Preliminary Plat for 32- Lot/30-Unit PUD Subdivision

- Chair Cross introduced the hearing and swore in the parties.
- Luke Willey with Mumley Engineering and Jake Smith with Cline Road, LLC were present to explain the updated project to the DRB.
- There were changes to the project after the decision from sketch approval. These changes include redesigning the entrance/exit so the road no longer aligns with the windows of the residence across the street.
- Additional screening and landscaping have been added for neighbors in the front, primarily screening in front of the 3 houses. They did not include the screening as recommended by the DRB, as it was screening open space.
- The Ability to Serve letter was provided by Georgia Fire Chief, who has no concerns with emergency access.
- The double cul-de-sac was eliminated, and the road was redesigned, simplified and makes the grading much nicer. The change still retains the number of lots and general layout.
- Lot 32 will be retained by the applicant.
- Lot 31 includes the open space easement, wastewater disposal area and the remaining lots with community mounds and entryway into the subdivision.
- DRB members had questions about the easement near Lots 28-30 for entry into the Open Space Easement.
- DRB also questioned the landscaping for coverage near Cline Road residences.
- Open Space will be owned by the HOA, or the Applicants will retain Lot 31. Both are acceptable under the Town's Development Regulations.

The DRB opened questions to the public:

- Fred Grimm asked about wetland delineations and if there will be future development on Lot 32.
- Ken Minck said Lot 32 should not be part of the PUD.
- Discussion on the PUD's obligation to maintain the private road, which will be addressed in the draft HOA documents and draft deeds in accordance with state laws by applicants' attorneys.
- K. Minck read from Georgia's Town Plan on the Ag/Res zoning district. He interprets the plan and state statute to disagree with development in this zone.
- Wade Matot from Kirker Drive requested a traffic study. He is concerned with additional cars/traffic this PUD will bring to Cline Road.

- F. Grimm opined this project is uncharacteristic of the area.
- Annette Villani, an abutter of the property, voiced concerns with wetlands the area being a large wildlife corridor.
- Brendan West said the residents in that area want the rural characteristics of the Town of Georgia to be protected.
- Doug Buckley said he moved to Georgia to get away from the high density, and this project is high density growth.
- Micheline Bovat wished the Town had mailed maps and plans with the abutter notice.
- Heather Grimm asked for site plans to be included with the mailings.
- B. West and C. Beck requested additional landscaping near Cline Road for cars/traffic while waiting for children off the bus.
- D. Bergstrom and L. Willey showed the retention areas on the maps.
- L. Willey explained there will be State Permits required of this project, including a State Stormwater permit, Water and Wastewater from the State, clear and strict rules for how this is designed and permitted. This will also be subject to an Act 250 permit.
- Jake Smith answered questions on how long the development will take to build. He explained it would all depend on the market, availability, and if he will sell the lots off.
- K. Minck requested the DRB entertain a motion to look at the Town Plan in depth before making any decisions. D. Bergstrom explained to K. Minck this is a quasi-judicial hearing for a specific property; this request cannot be accommodated in this forum.
- H. Grimm requested a traffic study be completed before Final Plat.

Motion to close the hearing at 8:32PM

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

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

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes, April 21, 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, J. Waite

Voting Abstaining: G. Sjoblom

5. OTHER BUSINESS

A. SUB-012-2026, Dunsmore Two-Lot Administrative Subdivision

- Two-lot administrative subdivision SUB-012-26 for Bette Dunsmore. This subdivision is located east of Rt 7 and north of Conger Road in the Business zoning district. No proposed building is proposed.
- This is an administrative subdivision, which will be approved after May 20th if there are no appeals for a public meeting with the DRB.

6. PLAN NEXT MEETING AGENDA

A. June 2, 2026

- There will be four hearings at this meeting, including 17 Black Walnut subdivision Preliminary Plat, RenoVermont CU/SP, Newton/Dixon Final Plat, and the Town of Georgia Conditional Use for ACO impoundment kennel.

7. DELIBERATIONS

Motion to enter into Deliberative Session at 8:38PM

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

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

Motion to exit out of Deliberative Session at 9:21PM

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

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

A. DRB-009-2026 Decision Letter, RenoVermont LLC Three-Lot Subdivision

- Chair Cross signed the Sketch Plan Review decision letter.

8. ADJOURN

Motion to adjourn at 9:22PM

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

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

Agendas are 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.

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