



# GEORGIA VERMONT

---

## DRB MEETING

Tuesday, January 07, 2025 at 7:00 PM  
Chris Letourneau Meeting Room and via Zoom  
Minutes

---

### 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

#### DRB BOARD PRESENT

Chair Suzanna Brown, Vice Chair Charles Cross, Greg Drew, Gilles Rainville, Lisa Faure  
Jared Waite

#### DRB BOARD ABSENT

James Powell, Glenn Sjoblom, Chris Caspers

#### STAFF PRESENT

Doug Bergstrom, Zoning Administrator, Kollene Caspers, Zoning Clerk

#### PARTIES FOR BLA

Michael Johnston, Barnard & Gervais

Liz Charron (via Zoom)

Catherine Dingle, Attorney for Willmuth (via Zoom)

#### PARTIES FOR SA-03-24

Paul Janson, Town of Georgia Selectboard

Brian Dunsmore, Town of Georgia Selectboard

#### PARTIES FOR SP-006-24/CU-004-24

Brad Ruderman, Ruderman & Assoc.

Tim Reed, 7 North Real Estate Holdings

Jeff Blanchard (via Zoom)

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

### 3. PUBLIC HEARINGS

- A. Continuance of Boundary Line Adjustment (BLA-002-24) Willmuth, Drinkwater & Frangipane
- Michael Johnston, Barnard & Gervais, was present to answer questions on the project.
  - M. Johnston passed out an updated site plan for the project, addressing the property lines and easement questions from the 12/17/2024 hearing.
  - Updated deeds were given to D. Bergstrom.
  - D. Bergstrom will email the engineer the new stamp for the mylars.
  - Liz Charron & Catherine Dingle, Attorney for Willmuth, were present via Zoom and did not have any questions.

Motion to close the hearing at 7:13pm

Motion made by Drew, Seconded by Rainville.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Faure, Waite

- B. Site Plan Amendment (SA-003-24) for the Town of Georgia, Town Garage
- P. Jansen, Selectboard member, was present for the hearing on behalf of the Town of Georgia.
  - P. Jansen explained Order #9 in the prior Site Plan decision creates a problem regarding public access at the Town Garage. With Town vehicles and hazardous materials, there is no place to safely park or entertain visitors.
  - S. Brown spoke on behalf of the Conservation Commission, advocating for the education space and suggesting alternatives for the area.

Motion to close the hearing 7:34pm

Motion made by Rainville, Seconded by Vice Chair Cross.

Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Faure, Waite

- C. Site Plan (SP-006-24) and Conditional Use (CU-004-24) for 7 Real Estate Holdings, LLC, Mini-Storage Complex
- Brad Ruderman, Engineer; and Applicant Tim Reed, 7 North Real Estate Holdings LLC were both present for the hearing.
  - There will be 23 Buildings in the mini-storage complex total, with a single access off Rt 7. Paving will be around the buildings and the road. The road will be paved to A-76 standards, roughly 1250 ft from the top of the road to the turnaround.
  - Permits have been received from VTrans, State Wetlands and US Army Corps of Engineers.
  - A gate and Knox box access are planned. There will also be an office with a wastewater mound system. The oversized wastewater system is for potential future development.
  - Changes were made to the location of the gate, on advice from the Fire Chief in the Ability to Serve Letter.
  - S. Brown requested a variety of trees for landscaping to safeguard the longevity of the trees.
  - Vernal pool location pointed out.
  - Storage Units and use question, will the storage unit be prevented from running a business. T. Reed will investigate this. No power to the units for now, T. Reed will gauge interest from customers.
  - The wetlands permit orders are written out and will be included in the SP/CU decision letter.

- Jeff Blanchard, party present for the hearing, had no questions.

Motion to close the hearing at 8:02pm  
Motion made by Rainville, Seconded by Drew.  
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Faure, Waite

**4. APPROVAL OF MINUTES**

A. DRB Meeting Minutes: December 17, 2024  
Motion to approve minutes with changes to explanation of water run off (SK-005-24).  
  
Motion made by Drew, Seconded by Vice Chair Cross.  
Voting Yea: Chair Brown, Drew, Rainville, Faure, Waite

**5. OTHER BUSINESS**

**6. PLAN NEXT MEETING AGENDA**

A. January 21, 2025: meeting cancelled  
B. February 4, 2025 meeting will have 4 hearings.

**7. DELIBERATIONS**

Motion to enter into deliberative session at 8:13pm  
Motion made by Vice Chair Cross, Seconded by Rainville.  
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Faure, Waite

Motion to exit from Deliberative session at 9:57  
Motion made by Drew, Seconded by Vice Chair Cross,  
Voting Yea: Chair Brown, Vice Chair Cross, Drew, Rainville, Faure, Waite

**8. ACTION TAKEN AFTER DELIBERATION:**

Signed Decision Letter BLA-002-24 (Willmuth, Drinkwater & Frangipane)  
Signed Decision Letter SK-005-24 (Gamache)

Motion to approve the Site Plan Amendment (SA-003-24)

Motion made by Rainville, seconded by Cross.

YEA: Waite, Faure, Cross & Rainville

NAY: Drew & Brown

Abstained: 0

Signed Decision letter SA-003-24

**9. ADJOURN**

Motion to adjourn at 10:03pm  
Motion made by Rainville, Seconded by Vice Chair Cross.  
Voting Yea: Vice Chair Cross, Drew, Rainville

**Posted to the Town website.**

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

**Phone: 802-524-3524 | Fax: 802-524-3543 | Website: [townofgeorgia.com](http://townofgeorgia.com)**