



GEORGIA VERMONT

DRB MEETING

Tuesday, December 16, 2025 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

Chair Charles Cross, Lisa Faure, Leigh Horton, Gilles Rainville, Jared Waite, Alternate Glenn Sjoblom

DRB ABSENT

Vice Chair James Powell, Tony Gabel, Alternate Chris Caspers

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PRESENT FOR CU-004-25, McCullough Crushing Inc.

Ian McCullough (via Zoom) & Luke Willey (via Zoom)

PRESENT FOR CU-005-25, Lora's Farm Georgia, LLC

Nick Smith, Cheryl LeTourneau, Laura Handy, Emanuele & Mary Chiappenelli, Malcolm & Susan Baker, Michael Daidneault, Julie Chiappenelli (via Zoom), Sara Vester (via Zoom), Mary Joe Hanbury (via Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

- A. CU-004-25, Continuance of Conditional Use Application for McCullough Crushing, Inc.
G. Rainville recused himself from the hearing.

- Chair Cross introduced the application and swore in the parties. Ian McCullough, Applicant and Luke Willey, engineer with Mumley Engineering were present for the hearing.
- Zoning Administrator D. Bergstrom explained need for additional information as the reason for the continuance. I. McCullough provided the additional information on the amount of materials extracted. There is 100,000-125,000 yards remaining on the bottom shelf to close the quarry out completely. This can be removed within the next four years.
- The reclamation process and screening process was explained by I. McCullough. All extraction operations will conclude by October, 2029 and all reclamation will be completed in 2030.
- The escrow amount for reclamation is currently a CD in the amount of \$77,000.

Motion to close the hearing at 7:37pm

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

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

Abstaining: G. Rainville

B. CU-005-25, Conditional Use Amendment Application for Lora's Farm Georgia LLC

- Chair Cross introduced the application and swore in the parties. Laura Handy and Nick Smith, engineer with Smith Site Engineering, were present for the hearing.
- L. Faure recused herself from the hearing.
- N. Smith explained the Conditional Use Amendment application; the conditions placed upon the property in the 2022 Conditional Use decision letter and the reasoning for requesting the change in conditions. There have been no events on the property to date.
- M. Hanbury asked about the stated capacity of 91 cars and 200 people and wondered if this is any day of the week, with most events occurring on Friday-Sunday. She is also concerned about hours during the week.
- L. Handy explained community events/farmers markets/food events would occur during the week which would close earlier, with weekend hours set for later night events/weddings.
- E. Chiappinelli also voiced his concerns about weekday events that will effect the "character & quality of the neighborhood." Sound decibels and traffic will increase. His property will be affected. The area is prime agriculture, but the barn was built for events and not for agriculture.
- N. Smith explained they will still host the same number of events- 28 events a year- but to increase the number of events per month. The facility is only open from May to December.
- M. Chiappenelli presented a petition to the DRB with 34 signatures against the proposed changes. They are seeking to protect the local farms and agricultural plans and protecting the rural character of the area. They agreed upon the conditions a few years ago when the events barn first was approved.
- M. Baker said it is a residential area and noise travels. He is requesting the hours end earlier, 9pm max, for the benefit of residents in the area. Limitations on time should be considered with safety concerns, as there is only a small stop sign and cars there often do not stop at that stop sign. He recommended the Town upgrade the stop sign and include flashing lights. He also addressed the lack of police coverage in the area.

- J. Chiappenelli agreed with a lot of the other neighbors who have spoken during the meeting, and asked about the weekday events hours as they did not seem rational.
- E. Chiappenelli is asking L. Handy to be specific with the events they want to host rather than request a blanket approval for all events. L. Handy was aware of the conditions before she built the barn so she should not be able to change those now.
- Chair Cross asked the public present what they would like to see in terms of hours? They voiced the options of no late nights during the week and Saturdays need to end earlier than midnight.
- G. Sjoblom asked if L. Handy would meet with the neighbors to come up with an agreement and submit such to the DRB, so the DRB could take that into consideration along with state and local laws.
- D. Bergstrom clarified the term "event" as any use of the barn. Anything outside of the use of the barn is not considered an "event". There are signage and notifications during events to address traffic concerns. Noise level and the measuring process must be clarified in any decision for enforcement purposes.
- L. Handy will coordinate a community meeting prior to the next DRB hearing.

Motion to continue the hearing until January 20, 2026. Motion made at 8:48pm

Motion made by L. Horton, Seconded by J. Waite

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

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes: December 2, 2025

Motion to approve minutes as written.

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

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

5. OTHER BUSINESS

6. PLAN NEXT MEETING AGENDA

A. January 6, 2025 – Meeting cancelled, no hearings scheduled.

7. DELIBERATIONS

Motion to enter into deliberative session 8:53pm

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

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

G. Rainville recused himself from deliberations at 9:20pm before McCullough Crushing, Inc. discussion.

Motion to exit deliberative session at 9:42pm

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

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

A. SA-004-25, Havers Site Plan Amendment Decision Letter – signed.

B. SK-006-25, Cline Road LLC Sketch Plan Decision Letter – signed.

8. ADJOURN

Motion to adjourn at 9:42pm

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

Voting Yea: Chair Cross, L. Faure, L. Horton, 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: Kollene Caspers, Zoning Clerk, DRB Clerk

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