



PLANNING COMMISSION MEETING

Tuesday, July 25, 2023 at 6:30 PM

Chris Letourneau Meeting Room and via Zoom

MINUTES

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWZVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

Dial by your Location: 1 929 205 6099 (New York)

1. CALL TO ORDER - 6:30 PM

Call to Order 6:37pm

BOARD PRESENT

Greg Drew

Jared Waite

Tony Heinlein

BOARD ABSENT

Chair Suzanna Brown

Emily Johnson

STAFF PRESENT

Kollene Caspers, Zoning Clerk

Doug Bergstrom, Zoning Administrator

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. DISCUSSION

A. Town Plan - Discuss questions for town plan survey

- No additional questions were submitted by Planning Commission Board Members for the community survey since the last meeting.

- 29 - Planning Commission reviewed the South Hero Town Plan questions for town survey.
30 Discussion commenced regarding the survey questions used and expressed ideas that many of
31 the same questions could be used for Georgia's Town Plan survey.
- 32 - G. Drew expressed concerned with some of the questions regarding South Hero likes/dislikes
33 questions, as Town of Georgia doesn't have control over many of those topics. Though it would
34 be good to collect the surveys with these questions so the Town can look for patterns and
35 similarities.
- 36 - South Hero Town Plan took 18 months to complete and they used a consultant. Town of
37 Georgia should move forward to get quotes to building a new Town Plan. Waiting on
38 Selectboard decision to approve the Town Plan consultant fee.
- 39 - Discussion on how the survey will be distributed and advertised. Ideally the Town Plan
40 Survey would be available online, either on the Town of Georgia new website or run by Survey
41 Monkey or like services; as well as mailed on postcard to every resident. Copies would also be
42 made available at the Georgia Town Hall.
- 43 - Planning Commission discussed recent community input after the last DRB meeting. Town of
44 Georgia residents need to understand the Town Plan is what sets the DRB rules, Development
45 Regulations, Zoning, etc. The Town Plan will be a roadmap to what residents want the Town of
46 Georgia to look in the future, 10+ years forward.
- 47 - Town Plan should address the future facilities aspects, sewer & water, roads, sidewalks, etc.
48 How far can our well water stretch for community water service, or attracting new businesses?
49 All wells in the area will need to be tested and recorded if available for use in the SV. Does
50 Town of Georgia need the water supply in place first for investment into the community? Or
51 should development be approved first and then seek out water system later?
- 52 -Town of Georgia needs to plan for the future, small businesses that need water- cafe, salons,
53 etc. all need water in order to thrive. Georgia will need to catch up in 10+ years to include these
54 services for residents.
- 55 - Grant money possible for bike path rather than sidewalks. Asphalt instead of concrete
56 sidewalks.
- 57 - Planning Commission is in a holding pattern while waiting for Selectboard to approve funds.
58 However, time is running out to get the Town Plan completed to meet the deadline.

59
60 B. Development Regulations - discuss changes

- 61 - Current list of proposed changes for the Development Regulation will be collated and
62 distributed out to the Planning Commission for review and updating at the next meeting.
- 63 - Development Regulations need to be more tailored to what the Town of Georgia encounters
64 most often; as well as updating references to prior policies or regulations in place at the time of
65 the last update.
- 66 - Most important is to reformat the regulations so keywords or topics can be easily searched.
- 67

68 **4. APPROVAL OF MINUTES**

69 A. Planning Meeting Minutes from July 11, 2023

Minutes approved with no changes.

Motion made by Waite, Seconded by Heinlein.
Voting Yea: Drew, Waite, Heinlein

5. PLAN NEXT MEETING AGENDA

A. August 8, 2023

Selectboard Meeting 8/7/2023, next scheduled Planning Meeting on 8/8/2023. Planning Commission may meet via Zoom prior to next Selectboard meeting in order to move the Town of Georgia Town Plan funding forward.

- New consultant for Town Plan
- Questions for Town Plan survey
- Development Regulation changes

6. OTHER BUSINESS

7. DELIBERATIONS

8. ADJOURN

Motion to Adjourn 8:00 p.m.

Motion made by Heinlein, Seconded by Waite.
Voting Yea: Drew

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, Planning Coordinator

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