



# DRB MEETING

Tuesday, July 18, 2023 at 7:00 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 - 7:00 PM

Call to Order 7:00 pm- Vice Chair Powell swears in Interested Persons of Record

#### BOARD PRESENT

Vice Chair James Powell  
Charles Cross  
Greg Drew  
Gilles Rainville  
Glenn Sjoblom

#### BOARD ABSENT

Chair Suzanna Brown  
Lisa Faure

#### STAFF PRESENT

Doug Bergstrom, Zoning Administrator  
Kollene Caspers, Zoning Clerk

#### INTERESTED PERSONS OF RECORD

Ben Avery

Rick Bove

Bryan Curry

## PUBLIC PRESENT

Keith Baker

Ray Bouffard

Tony Heinlein

Cindy & Dave Lang

## ZOOM PRESENT

Barb Dow

Lorrene Palermo

Thomas Palermo

Kathi Goudell

Mark Esposito

Amanda Reid

C. Wetmore

Megan Lavalley

Justin Holmes

Shane Bluto

Jared Waite

Kevin Camisa

Jackie DiBartolo

The Dixons

Amanda Tracy

Jeremiah Gilbert

Rick Giroux

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

### 3. PUBLIC HEARINGS

#### A. SK-005-23 864 Ethan Allen Highway, LLC - Sketch Plan Review for a proposed 18-lot multi-unit residential and commercial complex located at 864 Ethan Allen Highway in the South Village

- Ben Avery, on behalf of 864 Ethan Allen Highway LLC, presented the proposed sketch for Commercial, Residential, and Senior Housing buildings. Bryan Curry included an overview of the mixed-use project, including an added use of public road, with which they are working on with VTrans.
- There is an easement for Dollar General driveway, however, in the future their curb cut could be eliminated. Will refer to Zoning Office/DRB to work with Dollar General in the future.
- Lots 1 and 3 will be mixed use residential and commercial buildings along Route 7. Lots 2 and 4 will be full residential buildings. A 3-way intersection (perhaps a future 4-way intersection) will lead to 8 single family houses (Lots 10-15), two 5-plex apartment homes and a 33-unit senior living facility.
- There is an option for a future ROW to reach connections to the North, East and South.
- 66 units total. There is a possibility for a public community water source instead of private well. This would work best for the 33 unit senior living facility. However state well permits and research is still in progress.
- Discussion over DRB report, Comment 14, Vehicular Traffic and cul de sacs. DRB asked to consider turnarounds instead of cul de sacs because the future of the roads are uncertain, may be reconfigured to through roads. Applicants will work with Town of Georgia Fire Department on turn around templates for fire safety.
- Discussion over DRB report, Comment 16, State permits. Applicant will seek local approval before state permit approvals. Water and wastewater, water supply, stormwater, erosion control, VTrans and Act 250 will be completed with the Preliminary and Final Plat Reviews; and before breaking ground.
- DRB can track the Act 250 navigator to follow permit process. Applicants have not started Act 250 yet. VTrans asked for traffic study for engineers, but will not do so as early as Sketch Review.
- VTrans cannot mandate Dollar General to close their curb cut, but Applicants can work together with DRB and VTrans to show the easement through their property isn't the best use for the size of the commercial and housing community. Act 250 and a traffic study will help determine the best use.
- DRB explained sidewalks will need to be installed on both sides of the road per Town of Georgia Development Regulations. This change will be noted in the Sketch Plan decision for Preliminary Plat approval.
- Septic system is at capacity with the number of units that were presented. For future development lots 6 and 9 have room for more septic systems.
- There is room for potential play spaces, pickleball court, but nothing too large.
- Each lot could be developed individually, completed in phases, with development to commence closest to Route 7 at first.
- Commercial businesses on properties- are still to be determined. Interest is hard to gauge in the Sketch phase. More information will be available in the future, and will

depend on the water system. Without public water it is likely to host some service type businesses, but probably not a large scale restaurant. Once Applicants are further along in planning there will be more information.

- Post-sketch possibilities could also include stand-alone businesses, full commercial space, if approached with the right business in the future, but mixed use buildings are attractive to developers due to the shared parking analysis. Peak parking will be available for commercial use as the lots won't be full by residents during work hours.
- DRB questioned the potential for vacant commercial spaces. Vacant commercial spaces can be found in towns all over Vermont, how can we safeguard the commercial spaces from being vacant? Applicants explained the advantage of early agreements, but they are still in the early stages of development.
- The DRB addressed the parking for the 33 unit senior living facility. Underground garage parking necessary for 18+ units in the South Village per Town of Georgia Development Regulations.
- The 33 unit Senior living facility will be a two-story 55+ rental community, and not assisted living. The building will offer third party services, but no direct care or full-time services. The building will offer community room and still unsure as to laundry room or in-unit laundry. Tenants on the lease will have to meet standards, typically no children live in these communities.
- Applicants explained all 66 units in this multi-use subdivision will be market value, not subsidized housing.
- The buildings in Lots 1-4 will be traditional rental apartments. The two 5 plex townhomes are TBD if they will be rentals or owner occupied. The single family homes will be owner occupied. These 2 story homes will have 3 bedrooms and parking garage.
- Questions from the public include privacy fences for abutter private property. Applicants are not able to address this currently in sketch process, but this will be addressed in the Final Plat approval with landscaping and lighting.
- The 6 single family homes will need hammerheads in their driveways for turnaround, as is the requirement in the SV zoning district. No vehicles can back out into the street. Discussed options for proper parking egress.
- Discussion for reconfiguration of 5-plex townhouses. Sidewalk in front and parking in the back.
- DRB asked when the existing buildings on the property be removed and demolished. Only one has been tested for asbestos, gutted and demolished. Applicant initially said when construction begins. However, after explanation of timeline- two years or more, DRB asked that the properties be removed prior to construction.
- Stormwater discussion, where will runoff drain? State stormwater regulations are still to be determined, perhaps more than one stormwater section will be put into place. Stormwater pond or other will be detailed in the next plat review.
- Keith Baker- Town of Georgia Fire Chief addressed the senior living building and water system. The building will meet the threshold for sprinkler system including the underground storage.
- Keith Baker- Suggested fire retardant siding/materials be used for the 6 houses, given they will be built within 20 feet apart.
- Finally, Keith Baker explained the necessity for cul de sacs or turnaround roads for the tankers used by the Town of Georgia firefighters. These bigger trucks have harder maneuverability that is made easier with cul de sacs.

- No fire hydrants would be available with the proposed water system. If public water was made available, then it might be possible. But with the well water system it would not likely be helpful in a fire situation, not when fire trucks pump water 1000/gal minute.
- No dry hydrant stormwater collection. The State will likely want stormwater to go back into the ground, not retained or held.
- Concerns were raised over the 66 units affecting the local school capacity. Applicants explained this will be addressed with Act 250 process. School administration will have the opportunity to address concerns with capacity.
- Traffic Study and volume for signal warrant analysis. Applicants need to meet all of the warrants, consistent throughout the day to determine if a traffic light at Ballard Road and Rt 7 is needed. Also see Criterion 5 in Act 250 regarding Traffic.
- Question from public regarding property maintenance. An HOA and/or property maintenance plan will be in place once development has been completed. Central management plan for plowing, landscaping, etc. Single family lots will have an HOA, along with 5-plex residents if owned.

Motion to close hearing 8:21pm

Motion made by Rainville, Seconded by Cross.

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

#### **4. APPROVAL OF MINUTES**

##### **A. DRB Meeting Minutes**

Minutes approved with minor changes.

Motion made by Rainville, Seconded by Drew.

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

#### **5. OTHER BUSINESS**

##### **A. DRB Decision Letter APL-001-23**

Decision approved with minor changes.

Motion to task Vice Chair Powell with signing the decision.

Motion made by Sjoblom, Seconded by Rainville.

Voting Yea: Cross, Drew, Rainville, Sjoblom

Voting Abstaining: Vice Chair Powell

#### **6. PLAN NEXT MEETING AGENDA**

A. August 1, 2023

- No agenda items are scheduled on the August 1, 2023 meeting. This meeting is cancelled and the DRB will reconvene on August 15, 2023.

## **7. DELIBERATIONS**

Motion to enter into Deliberations 8:28pm

Motion made by Sjoblom, Seconded by Cross.

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

Motion to exit Deliberations at 9:40pm

Motion made by Rainville, Seconded by Sjoblom.

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

## **8. ADJOURN**

Motion to Adjourn 9:45pm

Motion made by Rainville, Seconded by Drew.

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

**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, DRB Coordinator**

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