



GEORGIA VERMONT

DRB MEETING Tuesday, June 02, 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 - 7:00 PM

DRB PRESENT

Chair Charles Cross, Vice Chair James Powell, Lisa Faure, Leigh Horton, Gilles Rainville, Alternate Glenn Sjoblom

DRB ABSENT

Tony Gabel, Jared Waite, Alternate Chris Caspers

STAFF PRESENT

Doug Bergstrom, Kollene Caspers

PRESENT FOR CU-001-26

Brian Dunsmore, Heather Dunsmore, Judy Nasca & Dr. Nasca, Karen Heinlein Grenier (via Zoom)

PRESENT FOR SUB-013-26

Peter Mazurak, Sean Fitzgerald (via Zoom)

PRESENT FOR DRB-017-26

Forrest Newton (via Zoom), Alecia and Donald Dixon

PRESENT FOR SUB-014-17

Justin Holmes, Kevin Camisa, Joe and Judy Nasca, Cindy and Dave Lang

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. CU-001-26, Town of Georgia- Conditional Use for Impound Kennel

- Chair Cross introduced the hearing.
- Selectboard Vice Chair Brian Dunsmore was present to explain the statutory need for an impound kennel for the short-term internment by the Town's Animal Control Officer (ACO).
- The DRB asked questions on logistics, kennels, what happens to the dogs after 10 days, how many dogs a year.
- The state has mandated towns identify a kennel for impounded dogs.
- ACO will be the person in charge of the kennel/impounded dog(s).
- K. Grenier wants it stated in the decision that it's only Town of Georgia dogs with only the Georgia ACO to use the facility.

Motion to close the hearing at 7:08pm

Motion made by G. Sjoblom, Seconded by L. Horton

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

B. SUB-0013-26, RenoVermont LLC - Conditional Use & Site Plan Review for 3 Lot Subdivision

- Chair Cross introduced the application.
- Engineer Peter Mazurak was present in person and property owner Sean Fitzgerald via Zoom to answer DRB questions.
- P. Mazurak explained the Conditional Use application for the 8,000 square foot commercial warehouse. The project conforms to the allowable uses for the zoning district.
- State permits will be applied for shortly, including stormwater, construction general (erosion control) and wastewater permits.
- The DRB inquired into access with VTrans, lighting, and landscaping.
- Applicants will secure an Ability to Serve letter from the Fire Chief upon Final Play application.

Motion to close the hearing at 7:17pm

Motion made by G. Sjoblom, Seconded by L. Horton

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

C. DRB-017-26, Newton/Dixon - Final Plat Review for 3 Lot Subdivision

- Chair Cross introduced the application.
- Alecia and Donald Dixon were present in person and Forrest Newtown was present via Zoom for the hearing.
- Donald and Alecia Dixon explained the project for the DRB. No changes have been made since the sketch plan application hearing.
- ZA D. Bergstrom said the site plan description will need to be changed before the mylar is filed, name changed from "subdivision and BLA" to "3 lot subdivision".

Motion to close the hearing at 7:19pm

Motion made by G. Rainville, Seconded by G. Sjoblom

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

D. SUB-014-26, 17 Black Walnut, LLC - Preliminary Plat Review for 18 Lot Subdivision

- Chair Cross recused himself.

- Vice Chair Powell introduced the application.
- Justin Holmes, engineer with Pinnacle Engineering and Kevin Camisa, property owner, were present for the hearing. Joe and Judy Nasca and Cindy and Dave Lang were abutters present for the hearing.
- J. Holmes explained the project, which includes the 18-unit housing, recreation area, water and wastewater systems. These plans are a change from the 20 lots initially presented to the DRB at sketch. The Recreation area has been expanded so the square footage is in conformance with the allowed use for community recreation space in lieu commercial offset.
- The DRB asked questions regarding the paved path, fencing, water and wastewater.
- All of the housing is intended as “Missing Middle” affordable housing and will be a maximum of 1,500 square feet.
- J. Holmes and K. Camisa answered questions on the project and the future of the area. Working toward more affordable housing in the area utilizing CHIP funding.
- A traffic study has already been done for the area and no improvements were warranted for the intersection.
- D. Bergstrom talked about the recreation area, which is intended to be taken over by the Town of Georgia. This project will need to be presented to the Selectboard for approval prior to Final Plat Application. This is the first project under the new Development Regulations that requires approval for a private entity donating a recreational area.

Motion to continue the hearing until June 16, 2026 DRB Meeting. Motion made at 8:12PM

Motion made by G. Rainville, Seconded by L. Horton

Voting Yea: Vice Chair Powell, L. Faure, L. Horton, G. Rainville, G. Sjoblom

Voting Abstaining: Chair Cross

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes May 19, 2026

- Email from Ken Minck was read to the DRB, he is requesting the addition of Vermont State Statute he read in-meeting added to the minutes. The DRB questioned whether the statutes requested were actually read in the meeting. Town staff will have to go through the meeting video to confirm.

Motion to table the minutes till the next regular DRB meeting.

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

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

5. OTHER BUSINESS

A. BLA-010-26, Cadieux/Wilson Administrative Boundary Line Adjustment

- D. Bergstrom explained the administrative BLA to the DRB.

6. PLAN NEXT MEETING AGENDA

A. June 16, 2026

7. DELIBERATIONS

Motion to enter into Deliberative Session at 8:31PM

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

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

Motion to exit deliberative session at 9:11PM

Motion made by G. Rainville, Seconded by G. Sjoblom

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

- A. SUB-0013-26, RenoVermont LLC Sketch Decision Letter
 - Approved by the DRB and signed by Chair Cross.
- B. SUB-011-26 Cline Road LLC Decision Letter
 - Approved by the DRB and signed by Chair Cross.
- C. CU-001-26, Town of Georgia Conditional Use Decision Letter
 - Approved by the DRB and signed by Chair Cross.

8. ADJOURN

Motion to adjourn at 9:12PM

Motion made by G. Rainville, Seconded by G. Sjoblom

Voting Yea: Chair Cross, Vice Chair Powell, L. Faure, L. Horton, G. Rainville, 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 | Website: townofgeorgia.com