



# GEORGIA VERMONT

## DRB MEETING

Tuesday, November 19, 2024 at 7:00 PM  
Chris Letourneau Meeting Room and via Zoom  
Minutes

### Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWVadz09>

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  
James Powell  
Gilles Rainville  
Glenn Sjoblom  
Lisa Faure  
Jared Waite

#### STAFF PRESENT

Doug Bergstrom, Zoning Administrator  
Kollene Caspers, Zoning Clerk

#### PUBLIC PRESENT

Heather Dunsmore  
Justin Holmes  
Christian Jablonski  
Jon Fick  
Michael Dugan  
Mari Jo Hanbury  
Jill Richardson  
Tim Ebbers  
BJ Walters

Nicholas Smith  
Cindy Rutkowski  
Nancy Connor  
Lynn Cemel  
Kim Asch  
Sara Nye Vester  
Mary Chiappinelli  
Dixons (Zoom)

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

- Cline Road LLC Decision Letter
- Ethics Policy

## **3. PUBLIC HEARINGS**

### **A. Sketch Plan Review (SK-004-24) Hanbury, Two-Lot Subdivision**

- S. Brown introduced the Sketch Plan Review for 2 Lot Minor Subdivision.
- Christian Jablonski, engineer with Barnard & Gervais, was present to explain the project and answer questions.
- Documentation from Agency of Natural Resources (ANR) regarding the wetlands will be submitted with the Final Plat documents.
- Discussion on the wetland buffer and whether it will be monumented to delineate the wetland buffer. Agricultural fields that are wetlands do not prevent owners from using the field for agricultural purposes.
- Kim Asch, abutter, asked about the number of houses & examination of map and wetlands areas.
- There is a limited amount of property to build outbuildings outside the buffer area, only one dwelling is proposed.

Motion to adjourn the hearing at 7:10pm.

Motion made by Rainville, Seconded by Vice Chair Cross.

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

### **B. Concept Plan Review (CN-001-24) Redeeming Grace Church, for New Construction of Worship Building**

- S. Brown introduced the new building project description.
- Nicholas Smith, engineer with Smith Site Engineering, was present to answer questions about the project and field questions.
- Primary access is via the driveway near the ROW for the town/ town access road. The proposed larger worship building is to be built in the area that is currently the parking lot. The existing building may be updated but will remain as education and office space.
- Parking spaces and locations were discussed. There will be an average of about 400-450 worshippers in the new building, so at least 200 parking spots will be needed.
- The congregation will do their own traffic study. The parking lot will be evaluated as a paved parking lot if financially feasible but would be necessary per zoning regulations in the South Village Zoning district.

- A new access point will be added across from Blakewood Drive, and the church would also keep the current access.
- N. Smith also discussed the expansion of sidewalks, and potential for water and stormwater.
- DRB explained the changes coming to the Development Regulations in the next year, changes to the South Village and how that may change the church's proposed plans.

Motion to exit hearing at 7:38pm

Motion made by Sjoblom, Seconded by Rainville.

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

C. Site Plan Review and (SP-005-24) & Conditional Use (CU-003-24) Dunsmore, for Nine-Unit Multi-Tenant Senior Housing

- Justin Holmes, Pinnacle Engineering was present to answer questions for the project. Heather Dunsmore, Applicant, was also present for the hearing.
- S. Brown introduced the project, 9-unit multi-tenant housing for older persons. There is a designation in the regulations for 55+, differentiated from the 62+ and engineer confirmed that no children will be permitted to reside full time in the community.
- J. Holmes explained the new private road will be added off the 60 ft wide right of way to the South of the property. Dewey Drive will connect to the new road, cul-de-sac and 9 new units. The location of the cul-de-sac may change due to the Green Mountain Power easement, but there is plenty of space to work with between wetlands, mound systems and other easements.
- There are no concerns with the water/well system on the property.
- J. Holmes addressed the efficiency and use of solar/wind best practices while drafting the site plans.
- 9 units will be condominium buildings, group land owned with a separate HOA from Alexander Acres.
- Traffic study shows an average of 33 trips per day through Dewey Drive into the new phase.
- D. Bergstrom said the Town of Georgia Roadway Agreement will be necessary for the new development.
- The wetland buffer was explained, there is a 20 ft offset area for easements with a land buffer delineation built in.
- Public comments: Cynthia Rutkowski, Dewey Drive resident, asked about drainage from septic and the leach field.
- The residents of Alexander Estates are taking over the HOA from Carl Laroe. There was a question about the Dewey Drive easement in the deed language. J. Holmes had a copy of the deed language that he shared with abutters at the meeting.
- Once the 9 units in the new phase are built, the new HOA will care for the maintenance of their own private drive, and that HOA will work together with Alexander Estate HOA to maintain Dewey Drive.

Motion to adjourn the hearing at 8:06

Motion made by Vice Chair Cross, Seconded by Drew.

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

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

**A. DRB Meeting Minutes: October 15, 2024**

Motion to approve with minor changes.

Motion made by Vice Chair Cross, Seconded by Drew.

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

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

- Ethics Policy- Town of Georgia passed an Ethics Policy that mandates no one individual may serve as chair or vice chair on more than one board. Also no one individual may serve on both Planning Commission and DRB, though those who are currently serving are "grandfathered" into their positions.
- This policy affects S. Brown and C. Cross, both can stay on Planning Commission & DRB until their respective terms run out.

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

**A. December 3, 2024**

- December 3, 2024 meeting will be cancelled, no hearings were scheduled by the deadline for public notice.
- December 17, 2024 will be the next DRB meeting. Currently there will be one hearing and decision letters from tonight's hearings for signature.

#### **7. DELIBERATIONS**

Motion to enter into deliberative session at 8:26pm

Motion made by Rainville, Seconded by Vice Chair Cross.

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

Motion to exit deliberative session at 9:10pm

Motion made by Drew, Seconded by Rainville

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

Cline Road LLC Decision Letter was signed by DRB Chair.

#### **8. ADJOURN**

Motion to adjourn at 9:11pm

Motion made by Rainville, Seconded by Drew.

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

**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)**