



# GEORGIA VERMONT

## Planning Commission Meeting Tuesday, March 11, 2025 at 6:30 PM Chris Letourneau Meeting Room and via Zoom Minutes

### Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWVzVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

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

### 1. CALL TO ORDER - 6:35 PM

#### PLANNING COMMISSION PRESENT

Suzanna Brown, Heather Dunsmore, Tony Heinlein, Emily Johnson

#### PLANNING COMMISSION ABSENT

Jared Waite

#### STAFF PRESENT

Doug Bergstrom, Zoning Administrator  
Kollene Caspers, Zoning Clerk

#### GUESTS PRESENT

Michael Allen, ReGrowth (via Zoom)

#### PUBLIC PRESENT

Lori Hobart, Noah Lavalley (via Zoom)

#### A. Reorganization

Motion to Nominate Suzanna Brown as Chair of the Planning Commission.

Motion made by Dunsmore, Seconded by Heinlein.

Voting Yea: Brown, Dunsmore, Heinlein, Johnson

Motion to nominate Jared Waite as Vice Chair of the Planning Commission.

Motion made by Heinlein, Seconded by Dunsmore  
Voting Yea: Brown, Dunsmore, Heinlein, Johnson

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

D. Bergstrom added Perrigo discussion to Other Business.

**3. DISCUSSION**

**A. Development Regulations Review**

- D. Bergstrom gave an overview of the Development Regulations review and ReGrowth's draft versions.
- Flood plain information from the State of Vermont and Fairfield's template were sent to M. Allen, who is currently working on Section 8, Flood Hazard and River Corridor.
- Sections 2 and 7 were reviewed and edited.
- Northwest Regional Planning Commission sent a Georgia Zoning Map this afternoon with updated zones. Planning Commission members reviewed the map and suggested changes for clarification.
- N. Lavallee (via Zoom) voiced concerns with Lakefront zone property values and density.
- The timeline of the Development Regulation review was discussed. The Planning Commission is hoping to have the Regulations complete by June or July 2025.

**4. APPROVAL OF MINUTES**

**A. Planning Meeting Minutes: February 25, 2025**

Motion to approve minutes with no edits.

Motion made by Heinlein, Seconded by Dunsmore.

Voting Yea: Brown, Dunsmore, Heinlein

Voting Abstaining: Johnson

**5. PLAN NEXT MEETING AGENDA**

**A. March 25, 2025**

**6. OTHER BUSINESS**

- Discussion on Perrigo closing the facility in two years and the fate of their water and sewer system. There may be an opportunity for the Town of Georgia to apply for grants for water and sewer infrastructure. The Town of Georgia and GIDC will work together for the possible project.

**7. DELIBERATIONS**

**8. ADJOURN**

Motion to adjourn at 9:23pm

Motion made by Johnson, Seconded by Heinlein.

Voting Yea: Brown, Johnson, Dunsmore, Heinlein

**Posted to the Town website.**

**Signed: Kollene Caspers, Zoning Clerk, Planning Clerk**

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