



# GEORGIA VERMONT

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**Planning Commission Special Meeting: Public Hearing for New Town Plan during  
Selectboard Special Meeting  
Monday, December 16, 2024 at 6:00 PM  
Chris Letourneau Meeting Room and via Zoom  
Minutes**

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**1. CALL TO ORDER - 6:00 PM**

**2. DISCUSSION**

A. Joint Meeting with the Selectboard

- See Selectboard Meeting Minutes for list of participants and discussion.

B. Discuss and Approve Potential Changes to Town Plan, if needed

PLANNING BOARD PRESENT: Chair Jared Waite, Suzanna Brown, Vice Chair Heather Dunsmore, & Tony Heinlein

PLANNING BOARD ABSENT: Chuk Cross

STAFF PRESENT: Doug Bergstrom, Kollene Caspers

GUEST: Michael Allen, ReGrowth

- Recapped Public Hearing with Selectboard. The Town Plan was not passed after discussion with the Planning Commission, public and Greta Brunswick who was representing Northwest Regional Planning Commission.
- Concern was expressed over the new *Mixed Business* zone. The area's purpose statement should be more specific in what types of development is allowed. This zone will also have to comply with "Smart Growth Principles" as delineated in Vermont State statute. This includes specific language against "strip development" and change to the map for a more compact settlement, more in line with a "Historic Hamlet."
- The Zoning office will work on the changes and send them to M. Allen to update the Town Plan draft. The Zoning office will coordinate with the Planning Commission members to review the changes before warning the third Town Plan hearing on Monday, January 6th with the Selectboard.

**3. DELIBERATIONS**

**4. ADJOURN (7:50pm)**

Posted to the Town website.

Signed: Kollene Caspers, Zoning Clerk, DRB & Planning Clerk

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