



GEORGIA VERMONT

Planning Commission Meeting Tuesday, September 10, 2024 at 6:30 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWLzVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

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

1. CALL TO ORDER - 6:30 PM

PLANNING BOARD PRESENT

Chair Suzanna Brown
Vice Chair Jared Waite
Charles Cross
Heather Dunsmore
Tony Heinlein

STAFF PRESENT

Kollene Caspers, Planning Clerk
Doug Bergstrom, Planning Administrator

GUESTS PRESENT

Michael Allen, ReGrowth (via Zoom)
Butch McCracken
Tony McCracken

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. DISCUSSION

A. Meeting with Michael Allen, ReGrowth to Review Town Plan Draft 2.0

- Butch and Tony McCracken started the discussion on the Town Plan and questioned the Zoning map and Regulations.
- The McCracken's suggested changes to the zoning and development regulations to the South Village to increase full use of their property and to make development and growth in the South Village and Business districts of Georgia easier. Referred to the

Fairbanks property and the South Village regulations impairing the sale and development of the land.

- S. Brown explained the South Village will be examined when the Planning Commission updates the Development Regulations in the coming months.

M. Allen from ReGrowth joined the Planning Commission via Zoom at 6:48pm

- The Planning Commission examined the latest changes, additions and edits to the Town Plan Draft 2.0.
- Changes were made to timeline of Georgia history for sequential continuity.
- Conservation map will be updated for clarification.
- Several edits were made for clarifications purposes.
- K. Caspers will follow up with M. Allen with additional information to add to the Town Plan regarding schools, bussing and maps.
- D. Bergstrom joined the meeting at 8:40pm
- Maps within the draft document are designed to be shown in poster size (18 x 24 inches) so they are a little harder to view when shrunk down to fit the Town Plan.
- M. Allen went over the proposed schedule to complete the Town Plan, including distribution of draft materials, warning meetings, Planning Commission and Selectboard hosting ed meetings, and official copy sent to Northwest Regional Planning.

B. Zoning Map Discussion

- D. Bergstrom utilized the NEMRC Vermont Parcel Map of Georgia to reference the current town zoning districts.
- Discussion ensued over adding to the Industrial Zones and where that would make sense, adding another high-density growth zone and including some property currently located in the South Village.
- The Business district was examined to determine where business development was sensible and where farm and wetland areas could be preserved. Discussion over AR-1, AR-2 and AR-3 residential and farm zones, including minimum acre sizes and areas where those regulations could change.
- D. Bergstrom will incorporate discussed changes into a draft Town of Georgia zoning map for the Planning Commission to continue revision discussion.

4. APPROVAL OF MINUTES

A. Planning Meeting Minutes: August 13, 2024

Motion to accept with no changes.

Motion made by Cross, Seconded by Dunsmore.

Voting Yea: Chair Brown, Vice Chair Waite, Cross, Dunsmore, Heinlein

5. PLAN NEXT MEETING AGENDA

- September 24, 2024. Planning Commission with distribute Town Plan Draft 2.0. and continue to work towards approval timeline together with ReGrowth.
- Continue discussion on Zoning map and areas to revise.
- Revision of Development Regulations.

6. OTHER BUSINESS

7. DELIBERATIONS

8. ADJOURN

Motion to adjourn at 9:26pm

Motion made by Vice Chair Waite, Seconded by Heinlein.

Voting Yea: Chair Brown, Vice Chair Waite, Cross, Dunsmore, Heinlein

Posted to the Town website.

Signed: Kollene Caspers, Zoning Clerk, Planning Clerk

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