



GEORGIA VERMONT

Planning Commission Meeting Tuesday, May 28, 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

BOARD PRESENT

Chair Suzanna Brown
Vice Chair Jared Waite
Charles Cross
Tony Heinlein

BOARD ABSENT

Heather Dunsmore

STAFF PRESENT

Doug Bergstrom, Zoning Administrator
Kollene Caspers, Zoning Clerk

GUESTS PRESENT

Michael Allen, ReGrowth

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. DISCUSSION

A. Review ReGrowth Updates to Town Plan, Michael Allen

- Micheal Allen presented information on the most recent Town Plan draft updates:
 - Discussed timeline going forward.
 - Introduced maps, explanations of the different types of maps shared.
 - Discussed some of the town plan draft edits made by the Planning Commission at the last meeting, needed clarification on some of the changes.

- D. Bergstrom will help M. Allen obtain the data he needs from the Town Assessor to include tax information
- Part III of the Town plan will go into more detail on what the public wants and share the results of town survey.
- M. Allen would like to add a section on the future of South Village, what opportunities are available for growth, etc.
- S. Brown requested additional data be included under the Childcare and Adult Daycare services.
- Average/Median Home Price in Georgia, the information provided in the Draft is not reflective of current home prices in Georgia. The Planning Commission requests updated data to portray more accurate home prices.
- Questions regarding Historic data and what will be included, including historical buildings in Georgia as well as historic bridges, structures and other markers; agreed to include information on the State historic register.
- Going forward, M. Allen will provide an Adobe file to make changes to the draft town plan digitally as needed.
- Edits to the draft are on track to be completed by summer, estimated by July or August at the latest.
- Question to M. Allen, how can we protect certain areas in Georgia, without revealing their location, to protect the areas from excess tourism. Examples of such "rare sensitive features" include caves, archaeological sites, etc. on private property. Similar to protecting viewsheds, how can the Town of Georgia refer to them in the Town Plan for Zoning protection without revealing the specific locations.
- Discussion ensued on the accuracy of maps, and what should be included in the new Town Plan. The maps should be easy for the public to understand. D. Bergstrom will follow up with Georgia's Assessor to get more information and streamline the Land Use map.
- Short Term Rentals should also be included in the Land Use map. D. Bergstrom will get M. Allen the data.
- M. Allen will include additional legal trails and remove Green Mtn Transit lines from the Transportation map.
- Some maps will not be needed to include in the Town Plan. The most important are road & zone maps. Planning Commission recommends narrowing down maps for the most relevant information.
- M. Allen will provide the next draft before the next meeting on June 11th. There are still miscellaneous areas in the draft to make additions and changes.

B. Town Plan Revisions, starting page 19

- Tabled for next meeting.

4. APPROVAL OF MINUTES

A. Planning Meeting Minutes: May 14, 2024

Motion to approve minutes with no/ minor changes.
 Motion made by Cross, Seconded by Heinlein.

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

5. PLAN NEXT MEETING AGENDA

A. Planning Meeting: June 11, 2024

- M. Allen will share an updated draft of the town plan for the Planning Commission to review. He will be present at the meeting to answer questions.
- Town Plan revisions, starting on page 19, "Existing Demographics".
- D. Bergstrom will be putting out the bids for the Development Regulations, will give one month to respond, add this to agenda in July.

6. OTHER BUSINESS

7. DELIBERATIONS

8. ADJOURN

Motion to adjourn at 8:30 pm

Motion made by Cross, Seconded by Vice Chair Waite.

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

Posted to the Town website.

Signed: Kollene Caspers, Zoning Clerk, Planning Clerk

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