



GEORGIA VERMONT

Planning Commission Meeting Tuesday, December 12, 2023 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 COMMISSION PRESENT

Chair Suzanna Brown
Emily Johnson
Greg Drew

PLANNING COMMISSION ABSENT

Jared Waite
Tony Heinlein

STAFF PRESENT

Doug Bergstrom, Zoning Administrator and Planning Coordinator

GUEST PRESENT

Micheal Allen, ReGrowth (via Zoom)

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. DISCUSSION

A. Approve Town Plan Survey

Michael Allen, ReGrowth presented the Town Plan Survey for the Town of Georgia.

- Town Plan survey was approved by Planning Commission with minor edits and changes to view-shed question, diversity of community question, solar/wind question and stable tax language question. Michael Allen will make the edits to both print and online versions, and will submit the approved Survey back to the Town to disseminate.

- Final Town Plan survey will be available on Wednesday, December 13th for launch on Friday December 15th. Surveys will be due on Wednesday, January 17, 2024.

- Printed copies will be made available to the public at Georgia Elementary & Middle School, Town of Georgia offices and Georgia library.

- QR code handouts will also be available at Maplefields, Georgia Market and Georgia Auto.

B. Development Regulation research and review was divided among Planning Commission members.

- S. Brown volunteered to review Tiny Homes, Communal Living and Zoning acres versus actual acres as measurement standards.

- In comparison to other surrounding towns, lot sizes in the Town of Georgia are large. Lot sizes outside of Georgia are quarter acre, rather than the 1+ acres in Georgia's AR-3, AR-2 and AR-1 zones. S. Brown questioned if AR-3 Zone regulations should be changed to smaller lot sizes to increase density in these areas and be comparable to surrounding towns.

- G. Drew brought up Transfer of Development Rights to reduce size of lots. This led to discussion of the AR-3 zone near AR-1 zones.

- Regarding Tiny Homes and Communal Living, S. Brown is still in early research. Both have shared common space and garden space, with home less than 1,000 square feet in size.

- Tiny Homes with wheels have to be registered as an RV/Mobile home and follow the same rules (i.e., wastewater, etc.)

- Condominium rules and regulations and footprint lots should also be researched for Development Regulation updates.

- G. Drew continues to research child daycare and senior living facilities. Different types of childcare, depending on number of children served and degrees from kinship, etc. Also different types of senior living arrangements, depending on type of services offered (i.e. memory care or assisted living, etc.)

- E. Johnson to work on Short Term Rentals, different types of Certificates of Occupancy and Footprint Lots.

- The Planning Commission will continue research and will revisit this discussion in the January meeting.

4. APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes 11/28/2023

Motion to approve with minor changes.

Motion made by Drew, Seconded by Johnson.

Voting Yea: Chair Brown, Johnson, Drew

5. PLAN NEXT MEETING AGENDA

A. Planning Commission Meeting 1/9/2024

- Development Regulations review and research continued

6. OTHER BUSINESS

7. DELIBERATIONS

8. ADJOURN

Motion to adjourn at 8:00 p.m.

Motion made by Drew, Seconded by Johnson.

Voting Yea: Chair Brown, Johnson, Drew

Posted to the Town website.

Signed: Douglas Bergstrom, Zoning Administrator, Planning Coordinator

Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com