



# GEORGIA VERMONT

## DRB MEETING Tuesday, April 15, 2025 at 7:00 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 - 7:00 PM

#### DRB BOARD PRESENT

Chair Charles Cross, Vice Chair James Powell, Lisa Faure, Leigh Horton, Gilles Rainville, Chris Caspers

#### DRB BOARD ABSENT

Glenn Sjoblom

#### STAFF PRESENT

Doug Bergstrom, Zoning Administrator; Kollene Caspers, Zoning Clerk

#### PRESENT FOR CU-003-25

Michael Florucci, Helen Ambridge (via Zoom)

#### PRESENT FOR SK-003-25

Stephen Tetreault, Ben Greene (via Zoom), Michael Flock and Debra Fraser (via Zoom)

#### PRESENT FOR SP-002-25 & CU-002-25

Sara LeBlanc (via Zoom), Tatiana LeBlanc (via Zoom)

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

D. Berstrom requested the addition of discussion of the DRB Board vacancies.

### 3. PUBLIC HEARINGS

A. CU-003-25, Florucci Home Occupation

- Chair Cross introduced the Conditional Use application. Michael Florucci, Owner/Applicant, was present for the hearing.
- M. Florucci explained the project and the Variance hearing in February, 2025 (VAR-001-25).
- The proposed garage will be used for manufacturing and delivery/shipping of goods. Light manufacturing provided, but no undue noise or pollution is expected.
- No additional questions from the public, H. Ambridge, abutting neighbor attending via Zoom, stated she was supportive of the project.

Motion to close hearing at 7:08pm

Motion made by Rainville, Seconded by Vice Chair Powell.

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Caspers

**B. SK-003-25, Letourneau Minor Subdivision**

- Chair Cross introduced the Sketch Plan application. Stephan Tetreault, Applicant/engineer, was present to answer questions and explain the project.
- A Waiver is requested for a ROW in lieu of road frontage, ±85.77 feet.
- Discussion from Board regarding the grading of the property and subdivision.
- Questions from public: Ben Greene, abutter attending via Zoom, questioned if the lot was ready to build or if it was a vacant lot. At this time there are no plans to build.
- Permit Poster was returned to Town of Georgia as “undeliverable” for Sketch, which was not a mandatory posting. For Final Plat Review, Zoning office will contact S. Tetreault to post the Permit Poster.

Motion to close the hearing at 7:17pm

Motion made by Vice Chair Powell, Seconded by Caspers.

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Caspers

**C. SP-002-25 & CU-002-25, LeBlanc Center Based Child Care Facility**

- Chair Cross introduced the Site Plan and Conditional Use applications. Sara LeBlanc, Owner/Applicant, was present to answer questions and explain the project.
- D. Bergstrom gave an overview of the past hearings of the property and use (CU-004-22 & CU-002-23) as well as decision letter conditions. The property served as a daycare then was a rented residence for 1 year. The new application is to revert back to daycare for infants only. As this would serve as a commercial operation in a residential area, not owner-occupied, a Site Plan and Conditional Use hearing is necessary.
- A Traffic study was completed in 2023, as requested by the Town of Georgia Planning Commission. Summary determined no adverse effects to traffic in the area.
- A combination of fewer children and less staff will eliminate the need for additional parking on neighboring land, as well as generate less traffic.
- Owners have been working with ANR for wetlands delineations, they've given up property and will erect a fence and plantings as requested.
- No questions from the public in person or via Zoom.

Motion to close the hearing at 7:32pm

Motion made by Rainville, Seconded by Vice Chair Powell.

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Caspers

**4. APPROVAL OF MINUTES**

**A. DRB Meeting Minutes: March 18, 2025**

Motion to approve minutes with no changes.

Motion made by Rainville, Seconded by Horton.

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Caspers

**5. OTHER BUSINESS**

DRB Membership, we are still in need of two (2) full members of the DRB Board. D. Bergstrom will reach out to the public to get more interest for the Board.

**6. PLAN NEXT MEETING AGENDA**

A. May 6, 2025

**7. DELIBERATIONS**

Motion to enter into Deliberative session at 7:38pm

Motion made by Rainville, Seconded by Caspers.

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Caspers

Motion to exit deliberative at 8:20pm

Motion made by Rainville, Seconded by Powell.

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Caspers

A. BLA-001-25, Rudden & Goad Decision Letter

B. FP-002-25, Hanbury Decision Letter

Motion to have Chair Cross sign the above decision letters.

Motion made by Rainville, Seconded by Powell.

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Caspers

**8. ADJOURN**

Motion to adjourn at 8:25pm

Motion made by Rainville, Seconded by Horton.

Voting Yea: Chair Cross, Vice Chair Powell, Faure, Horton, Rainville, Caspers

**Posted to the Town website.**

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

**Phone: 802-524-3524 | Fax: 802-524-3543 | Website: [townofgeorgia.com](http://townofgeorgia.com)**