



DRB MEETING

Tuesday, November 21, 2023 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

Call to Order at 7:02pm

BOARD PRESENT

Chair Suzanna Brown
Vice Chair James Powell
Charles Cross
Greg Drew
Gilles Rainville
Glenn Sjoblom

BOARD ABSENT

Lisa Faure

STAFF PRESENT

Doug Bergstrom, Zoning Administrator
Kollene Caspers, Zoning Clerk

OTHERS PRESENT

Brian & Martha Bechard
Luke Willey, Ruggiano Engineering, FP-006-23
Theresa Poirier
Justin Holmes, Pinnacle Engineering, FP-005-23

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. PUBLIC HEARINGS

A. Boundary Line Adjustment (BLA-002-23) for Kevin Harrison at 1420 Georgia Mountain Road Parcel ID# 104170000 Lot 1, and 1420 Georgia Mountain Road Parcel ID # 104170000 Lot 2, R-1 Zoning District.

- The boundary line request is to adjust the plat for Applicant Harrison, to transfer ±0.758 acres from Lot 1 to Lot 2, both owned by Applicant, to allow for a new sugaring building on Lot 2.
- The Applicant has submitted all of the application materials required by the Georgia Development Regulations.
- No abutting property owners attended the hearing.

Motion to close hearing.

Motion made by Rainville, Seconded by Cross.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

B. Final Plat Review (FP-005-23), Site Plan Review (SP-002-23) and Conditional Use (CU-004-23) for Anthony and Lillian Gamache proposed 2-lot minor subdivision at 147 Georgia Middle Road Parcel ID# 109960000, AR-1 & AR-2 Zoning districts.

- Justin Homles, Pinnacle Engineering appeared for Applicants Anthony & Lillian Gamache.
- Applicants will need 60 ft ROW, requesting a waiver. Will also need a road frontage waiver for AR-2.
- Abutting property owners the Bechard's had concerns about water in cellar, water collected 50 ft from the back pin. Justin explained there is a culvert that will drain the water from the road area and swale in the front side. Based on grading a culvert is required. Justin had photos of the area to explain the area, 4 inch drain, will go into a culvert and will cross the road.
- Landscaping spruces may be at 5-6 ft height at planting but will grow a foot a year until maturity. This will work to screen the new building.
- There is a high demand for housing, this four-unit dwelling structure will serve to help new residents in the town of Georgia.
- The building from the closest house is 400 ft, within the regulations in AR-2 zone, and visibility will be low from the road based on existing landscaping.
- Justin provided a copy of the Letter to Serve by the Town of Georgia Fire Department.
- Motion to close hearing.

Motion made by Drew, Seconded by Cross.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

C. Final Plat Review (FP-006-23) for Simone Martin & Theresa Poirie at 1871 Oakland Station Road Parcel ID# 110740200, AR-1 Zoning district.

- Luke Willey, Ruggiano Engineering and Theresa Poirier appeared for Simone Martin.
- Received Letter to Serve by the Town of Georgia Fire Department.
- Applicant is requesting a slight reduction to open space (19%) but there is a bonus lot that overcompensates for the open space reduction. This was mentioned in Preliminary Plat

reviews on December 20, 2022, February 7, 2023 and March 21, 2023 and agreed upon by the DRB.

- Applicant will submit a formal waiver request for the open space reduction and road length and frontage.
- Applicant will also need the Deed language for the lots as well as the HOA documents.
- Wetland buffer delineations on all of the lots but Lot 5 are needed. The Deeds should have wetland buffer, rock wall, and protection of the wetlands written into the Deed language. Deed Review documents are completed and ready to submit.
- Martin Lane was the first choice for road name but may not be able to use the name as there is a Martin Lane in St. Albans (this property is a St. Albans zip code.) Once name has been selected it will be submitted to e911 for approval.
- Motion to exit deliberations.

Motion made by Drew, Seconded by Cross.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

4. APPROVAL OF MINUTES

A. DRB Meeting Minutes October 3, 2023

Motion to approve with no changes.

Motion made by Drew, Seconded by Rainville.

Voting Yea: Chair Brown, Cross, Drew, Rainville, Sjoblom

Voting Abstaining: Vice Chair Powell

5. OTHER BUSINESS

A. Approve 2024 DRB Schedule

Will take the November 5th meeting date off the DRB Schedule as Election Day.

Motion to accept the 2024 DRB Schedule with the one change.

Motion made by Cross, Seconded by Sjoblom.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

6. PLAN NEXT MEETING AGENDA

December 5, 2023 DRB Meeting cancelled, there are no items on the agenda.

7. DELIBERATIONS

Motion to enter Deliberative Session at 8:30pm

Motion made by Drew, Seconded by Rainville.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

Motion to exit Deliberative Session at 9:02pm

Motion made by Rainville, seconded by Cross.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

8. ADJOURN

Motion to adjourn meeting at 9:05 pm

Motion made by Rainville, Seconded by Cross.

Voting Yea: Chair Brown, Vice Chair Powell, Cross, Drew, Rainville, Sjoblom

Posted to the Town website, four designated places within the Town of Georgia (Town Clerk's Office, Georgia Public Library, Maplefields & Georgia Market), and e-mailed to the local media.

Signed: Douglas Bergstrom, Zoning Administrator, DRB Coordinator

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