



# GEORGIA VERMONT

## DRB MEETING

**Tuesday, October 15, 2024 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

#### BOARD PRESENT

Chair Suzanna Brown  
Vice Chair Charles Cross  
Greg Drew  
Gilles Rainville  
Glenn Sjoblom  
Lisa Faure

#### BOARD ABSENT

James Powell  
Chris Caspers  
Jared Waite

#### STAFF PRESENT

Doug Bergstrom, Zoning Administrator  
Kollene Caspers, Zoning Clerk

#### GUESTS PRESENT

John Leddy  
Nick Bouton, Cross Consulting Engineering  
Peter Mazurak, Engineer  
Dennis Abrontes  
Jake Smith  
Aaron O'Grady  
Luke Willey, Ruggiano Engineering

Fred & Heather Grimm  
Bruce Leo  
Annette Villani & Scott Macart  
Brian Kiniry

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

## **3. PUBLIC HEARINGS**

### **A. Northwest Solid Waste Management (SA-002-24) Site Plan Amendment for Setbacks**

- John Leddy and Nick Bouton, Engineer were present to answer questions.
- S. Brown read through the project description.
- D. Bergstrom explained the project changes related to the Zoning Application.
- N. Bouton explained the changes for easier truck turnaround and comply with the conservation easement.
- J. Leddy explained the garden for the staff and board members to enjoy and be memorialized.

No abutters or interested parties present.

Motion to Close the hearing made at 7:08pm

Motion made by Sjoblom, Seconded by Rainville.

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

### **B. Rooney & Rooney (SK-003-24) for Two-Lot Subdivision**

- Peter Mazurak, Engineer was present to answer questions about the project.
- S. Brown read through the project description.
- P. Mazurak explained the easements for water line from the school that is not currently in use (the property has it's own well) and the gas easement is in the rear of the property.
- S. Brown requested the easements be added to the final plat map.
- Dennis Abrontes asked for information about the creeks on the property. The DRB requested the creeks be detailed for Final Plat, P. Mazurek will contact the surveyor for that information.
- S. Brown requested a 10 foot wide easement for future sidewalks be added to the project.

Motion to close the hearing at 7:18pm

Motion made by Rainville, Seconded by Sjoblom.

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

### **C. Cline Road LLC (FP-004-24) for 16 Lot, 14 Unit Major PUD Subdivision**

- Jake Smith and Aaron O'Grady, Applicants were present with Luke Willey, engineer.
- S. Brown read through the project description.
- The project is largely the same as what was presented at preliminary plat hearing, with a few exceptions- reconfigured dividing Lot 15, the Open Space and Lot 16, the remaining land outside of the HOA.
- The private road remains part of Lot 15.
- The Ability to Serve letter was obtained from the Fire Chief.

- Permit Navigator was submitted, there were no permits outside of the known Act 250, stormwater, etc.
- S. Brown asked about the remaining rock wall, it is located on the west property line.
- The 20-foot pedestrian easement for the walking path, questions about the location and confirmed it will go in between Lots 5 & 7.
- An application for road name has not been submitted, as well as application for the private road agreement. Applicants will also need to submit the Deed Review documents and escrow money.
- G. Drew had a question about Lot 15, there are a few separate properties that are all included in Lot 15 for Open Space. Can they be delineated for future use, such as 15a, b & c?
- L. Willey explained the requested plantings across from lot 1 & 2 to provide screening from Preliminary Plat decision has been added.
- B. Leo requested additional screening on the corner to mitigate light pollution. J. Smith explained most of the landscaping and vegetation on the corner will stay.
- Proposed electrical is not in the site plans, not sure if utility lines will be underground or above, it depends on the power company.
- The septic system and number of bedrooms per unit were questioned, at this time there are not set plans for septic systems in terms of capacity for ADU's.
- Impacted wetlands on Lot 1 will have a mitigation fee. Thus, the property will not need to monument the space, etc.
- The easement for the Walking Trail does not go to Falls Road (at this time, per S. Brown) but to Villani & Macarthy property.
- F. Grimm voiced concern with isolation of septic system, this will use up 2 acres of the Wilcox Lakeshore Trust land. Is F. Grimm is asking for the 60-foot easement to neighboring property in lieu of losing their full use of land by the septic?
- F. Grimm continued with questions on Lot 16 and future development, J. Smith may develop in the future, as Lot 16 is removed from the development and is not included with the conditions of this PUD.
- Question from Brian regarding 891 Cline Road, headlights will shine into their house from the road across the street. L. Willey explained the grading will be changed so the lights will be somewhat angled.
- F. Grimm again asked for restrictions on Lot 16. L. Willey reiterated they are not maxing out the Open Space requirements. S. Brown responded they are asking for waivers for road length.
- F. Grimm asked if Lot 15 will be surveyed with pins. L. Willey said all common lands and boundary lines will be pinned.
- Any culverts already on the property not meeting A76 standards will be replaced.

Motion to close the hearing at 8:12pm

Motion made by Sjoblom, Seconded by Vice Chair Cross.

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

#### **4. APPROVAL OF MINUTES**

##### **A. DRB Meeting Minutes: October 1, 2024**

Motion to approve minutes with no changes.

Motion made by Rainville, Seconded by Sjoblom.

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

**5. OTHER BUSINESS**

**A. Decision Letter for Paradis, Two-Lot Subdivision (FP-003-24)**

Motion to accept decision letter with changes.

Motion made by Drew, Seconded by Rainville.

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

**6. PLAN NEXT MEETING AGENDA**

**A. November 19, 2024**

- No meeting the first week of November due to the election.
- At this time no hearings are scheduled on November 19, but there is still time before the filing deadline.

**7. DELIBERATIONS**

Motion to enter into deliberations at 8:20pm

Motion made by Drew, Seconded by Vice Chair Cross.

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

Motion to exit from Deliberations at 9:20pm

Motion made by Sjoblom, Seconded by Rainville.

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

**8. ADJOURN**

Motion to adjourn at 9:20pm

Motion made by Sjoblom, Seconded by Rainville.

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

**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)**