



GEORGIA VERMONT

Planning Commission Meeting Tuesday, June 25, 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
Heather Dunsmore
Tony Heinlein

STAFF PRESENT

Doug Bergstrom, Zoning Administrator
Kollene Caspers, Zoning Clerk

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. DISCUSSION

A. Continue Review of the Town Plan Draft

- No additional questions or edits of the most recent version of Town Plan Draft.
- S. Brown asked if any additions or changes are recommended to the Historical document she prepared to be included in the Town Plan. No additions were recommended.

B. Definitions

- Definition Review began with "Parking Spaces" and continued to the end of the definitions. All revised definitions will be added to the Development Regulations when they are revised.

- **Provisional License**, important to make sure Cannabis is listed.
- **Reconstruction**, discussion on whether it matters if reconstruction is in the same footprint if any issues of grandfather clauses or nonconforming lots are absent.
- **Public Outdoor Recreation**, should include hiking & bike trails.
- **Recreational Trails**, should also include horseback riding.
- **Recreational Vehicles**, Tiny Homes should be added to the definition as recreational vehicles. Most campers are under the 10,000 pound weight limit.
- **Renewable Energy**, include new definition language as well as the last sentence of the old definition.
- **Research & Testing Lab**, definition not needed as "research facility" encompasses.
- **Retail Store**, add "outdoor accessory structures" to the definition.
- **Retaining Wall**, include "sea walls" in the definition.
- **Right of Way**, maintain language of the original definition and add "for a specific reason."
- **Rural Retail**, should continue current language in new definitions.
- **Self-storage**, include language prohibiting the practices of running commercial businesses out of self-storage units.
- **Setbacks**, include language explaining corner lots have two back-yards to maintain, include the image. South Village will have their own set of regulations.
- **Shipping containers**, will need to be included in the new development regulations, permitting is needed as storage or any other use. Portable structures, like tents, etc. also need permitting definitions.
- **Attached structures**, also add "floating" structures, that are explained as "attached or adjacent to".
- **Village Green**, T. Heinlein recommended the Planning Commission review the Deed language of the Town greenspace before making any changes to the definition.
- Definition review completed.

4. APPROVAL OF MINUTES

A. Planning Meeting Minutes: June 11, 2024

Motion to approve minutes with minor change.

Motion made by Cross, Seconded by Dunsmore.

Voting Yea: Chair Brown, Vice Chair Waite, Dunsmore

5. PLAN NEXT MEETING AGENDA

A. Planning Meeting: July 9, 2024

- Review the full draft Town Plan. Michael Allen from ReGrowth will be present at the meeting.

6. OTHER BUSINESS

7. DELIBERATIONS

8. ADJOURN

Motion to adjourn the meeting at 8:50 p.m.

Motion made by Heinlein, Seconded by Cross.

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

Posted to the Town website.

Signed: Kollene Caspers, Zoning Clerk, Planning Clerk

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DRAFT