

1 **GEORGIA PLANNING COMMISSION**

2 **November 22, 2016**

3 **7:00 pm**

4
5 **Board Members Present:** Peter Pembroke, George Bilodeau, Suzanna Brown, Tara King, Tony Heinlein, Greg
6 Drew, and Maurice Fitzgerald

7
8 **Absent:** Greg Drew

9
10 **Staff Present:** Lary Martell, Planning Coordinator.

11
12 **Others Present:** Derick Reed, Peter Mazurak and Ronnie Sweet

13
14 **Approved: Unapproved**

15
16 The meeting was called to order at 7:00 pm by Peter Pembroke, Chair.

17
18 **PC-027-16 Site Plan Review**

19 **John SR McCracken and John JR McCracken**

20 **5134 Ethan Allen Drive /AR-1 Ag/Rural Zoning District**

21 **Parcel # 116230000**

22
23 Peter Pembroke read the background information into the record.

24
25 "John McCracken, Sr. and John McCracken, Jr., hereinafter referred to as applicant, are requesting Site Plan
26 review in order to operate a self-storage facility within the existing farm buildings located at 5134 Ethan Allen
27 Highway. An overall development plan labeled "Self-storage, McCracken Property", was submitted with the
28 site plan application. The parcel contains 7.22 acres with a two existing farm buildings and two farm silos. On
29 onsite wastewater or potable water supply are proposed at the site. The parcel is benefited by approximately
30 338 feet on Ethan Allen Highway (Route 7). The land is located at 5134 Ethan Allen Highway AR-1 Ag/Rural
31 Zoning District"

32
33 Derick Reed gave a summary of the proposed project. There was a general discussion regarding the square
34 footage of the actual barn sizes and the proposed square footage of the storage area. There were no
35 questions from the public.

36
37 George Bilodeau made the motion to close the hearing at 7:15 pm; seconded by Suzanna Brown. The ayes
38 were unanimous; the motion carried.

39
40 **PC-028-16 Final Plat Review**

41 **Shannon and Kevin Harrison**

42 **1420 Georgia Mountain Road. /R-1 Recreation Zoning District**

43 **Parcel # 10417000**

44
45 Peter Pembroke read the background information into the record.

46
47 "Peter Mazurak, Cross Consulting Engineers, P.C. represented Shannon and Kevin Harrison, owners/applicants,
48 hereafter referred to as applicants, are requesting review for a Final Plat review for a 2-lot minor subdivision.
49 An overall development plan labeled "Kevin & Shannon Harrison, 2 Lot Subdivision, 1420 Georgia Mountain
50 Road, Georgia, VT", was submitted with the Final Plat application. The parcel contains 218 acres with an

51 existing single family dwelling, onsite wastewater and drilled well. The parcel is benefited by approximately
52 1524 feet of frontage on Georgia Mountain Road. The land is located at 1440 Georgia Mountain Road within
53 the R-1 Recreation Zoning District

54 The planning commission reviewed Applicants' sketch plan on May 10, 2016.

55 Lot 1 is proposed to consist of 198.3 acres, benefited by 1524 feet of road frontage. Applicant has no plans to
56 further develop Lot 1 and requested a waiver of the development review requirements for Lot 1. Applicant has
57 proposed a 20.1 acre lot containing the existing single family dwelling with onsite waste water and a drilled
58 well, labeled as Lot 2. Applicant requested a waiver to access Lot 2 by means of a 60 foot wide right-of-way in
59 lieu of road frontage. There was discussion regarding the location of the legal trail, the existing driveway and
60 the proposed 60 foot, right-of-way. Applicant stated the proposed right-of-way is not located within the town
61 legal trail right of way and an Access Permit application has been submitted to the town road commissioner.

62 Tara King made the motion to close the hearing at 7:30 pm; seconded by George Bilodeau. The ayes were
63 unanimous; the motion carried.

64
65 **PC-029-16 Final Plat Review**
66 **Ronnie Sweet, Applicant / Carol Sweet, Owner**
67 **1344 Ballard Road. /AR-1 Ag/Rural / AR-3 Residential High Density Zoning Districts**
68 **Parcel # 100970000**

69
70 Peter Pembroke read the background information into the record.

71
72 Ronnie Sweet, Applicant, and Carol Sweet, Owner, Peter Mazurak, Cross Consulting Engineers, P.C. hereinafter
73 referred to as Applicant, are requesting review for a Final Plat review for a 4-lot major subdivision. Applicant
74 submitted site plans labeled "Ron Sweet Georgia VT.", sheets C-1, C-2 and C-3 as well as a survey plat labeled
75 "Carol Sweet, 1344 Ballard Road, Georgia, Vermont, Map of Subdivision" with their Final Plat application. The
76 parcel contains 145.5 acres with an existing single family dwelling, farm building onsite wastewater and drilled
77 well. The parcel is benefited by approximately 1700 feet of frontage on Ballard Road. The land is located at
78 1344 Ballard Road within the AR-1 Ag/Rural / AR-3 Residential High Density Zoning Districts"

79
80 Applicant received Preliminary Review Decision dated June 6, 2016. A sketch plan hearing was held on January
81 26, 2016.

82
83 Applicant gave a brief summary of the proposal, including changes made reducing the number of new single
84 family dwelling lots created from 5 to 3 one plus acre Lots. Applicant has proposed to access the 3 new lots,
85 labeled as Lots 4, 5 and 6 by means of a shared driveway over a 60' right-of-way from Ballard Road across Lots
86 4 and 5 in benefit of Lots 5 and 6. Applicant has requested the planning commission grant a waiver for a 60'
87 right-of-way for egress / ingress and utilities in lieu of road frontage for Lots 5 and 6. Applicant stated the
88 proposal is no longer a PUD. Applicant stated, as proposed there are no wetland buffers being impacted.

89
90 There was general discussion of the parcels terrain, the house locations, wastewater and drilled wells
91 locations. Tara King asked about the general lot configuration. Peter Mazurak explained the reasons for the
92 lot layout, including the laminations created by adjacent lot lines and general terrain of the site.

93
94 There was general discussion of the proposed access location and proposed construction / excavation of the
95 site at the town right-of-way to create a safe access for the 3 new lots. Peter Mazurak stated that following
96 the proposed work the site distances in both directions will meet the AOT requirements.

97

98 Tony Heinlein made the motion to close the hearing at 7:50 pm; seconded by Tara King. The ayes were
99 unanimous; the motion carried.
100
101 George Bilodeau made the motion to approve the minutes of October 25, 2016, as presented, seconded by
102 Suzanna Brown. The ayes were unanimous; the motion carried.
103
104 Suzanna Brown made the motion to move into deliberative session at 8:00 pm; seconded by George Bilodeau.
105 The ayes were unanimous; the motion carried.
106
107 The Commission moved to deliberative session.
108
109 George Bilodeau made the motion to come out of deliberative session at 8:15 pm; seconded by Suzanna
110 Brown. The ayes were unanimous; the motion carried.
111
112 The Commission returned to open session.
113
114 George Bilodeau made the motion out of deliberative session to approve of the McCracken Application with
115 changes; seconded by Suzanna Brown. The ayes were unanimous; the motion carried.
116
117 George Bilodeau made the motion out of deliberative session to approve the Kevin and Shannon Harrison –
118 Final Platt, with conditions; seconded by Maurice Fitzgerald. Suzanna Brown voted No, all others in favor. The
119 motion carried. The motion carried.
120
121 Tony Heinlein made the motion out of deliberative session to approve the Ronnie Sweet / Carol Sweet – Final
122 Platt, with conditions; seconded by Suzanna Brown. George Bilodeau voted No, all others in favor. The motion
123 carried. The motion carried.
124
125 Tony Heinlein made the motion to adjourn the meeting at 8:30 pm; seconded by Suzanna Brown. The ayes
126 were unanimous; the motion carried. The meeting was adjourned.
127
128 Respectfully Submitted,
129
130 Krissy Jenkins, Secretary Pro-Tem