

GEORGIA PLANNING COMMISSION

October 11, 2016

7:00 pm

Board Members Present: Peter Pembroke, George Bilodeau, Suzanna Brown, Tony Heinlein, Greg Drew, and Maurice Fitzgerald

Absent: Tara King

Staff Present: Lary Martell, Planning Coordinator.

Others Present: Denis Bourbeau, Lisa & Garry Lewis, Jana Caldwell, Jason Barnard, Melissa Hersh, Andrew Patten, Eric & Krista Lothrop, Brad Brouillette, Stephen Vock, Alden Ehler, Heidi Brouillette, and Jim and Susan Brouillette

Approved: October 25, 2016

The meeting was called to order at 7:00 pm by Peter Pembroke, Chair. Peter gave a brief overview of how the meeting will run.

PC-024-16 Sketch Plan Review

Nancy W. Matthews Revocable Trust

Near 522 Decker Rd. /AR-1 Ag/Rural Residential Zoning District

Parcel # 102950000

Peter Pembroke read the background information into the record.

"A sketch plan hearing was conducted on August 9th, 2016, for a proposed subdivision by Nancy W. Matthews Revocable Trust, hereafter referred to as applicant. Following the sketch plan hearing the planning commission mailed the applicant a letter outlining the hearing discussions and allowing the proposal to move to final as a 2 lot minor subdivision with several request on a vacant 10.73 acre parcel of land located on the northerly side of Decker Road in the AR1 zoning district. Said parcel is benefited by 266.42 feet of frontage on Decker Road. The parcel was part of a previous 10 lot subdivision, as recorded in Map Slide 82 of the Georgia Land Records, entitled "Plan of Portion of Decker Farm, Georgia, Vermont", by Warren Robenstein, dated September, 1972.

The applicant is proposing the creation of two lots currently designated on the submitted plans as Lot 1, a 5.13 acre lot benefited by 266.42' of road frontage on the Decker Road, and Lot 2, a 5.59 acre lot with no proposed frontage. The applicant is requesting a waiver from the Planning Commission in lieu of the required AR-1 zoning district road frontage of 250 feet and is proposing a 60' wide right-of-way over proposed Lot 1 for access to proposed Lot 2. Single family dwellings are proposed for both lots"

Denis Bourbeau is here representing Nancy Matthews. Denis gave a summary of the change to the plans that were made. One of the changes was to modify the dividing lot line between lot one and lot 2 so it no longer comes to a point. This therefore changed the acreage of the final lots but they are still both over 5 acres. The rest of the changes were minor administrative changes.

Peter opened the meeting up to the Board for questions. As there were no questions from the Board, Peter opened up the meeting to the public.

Andrew Pattin who lives on the adjacent property has some concerns. First concern is with the driveway culvert being put in, which will flooding his driveway. Andrew also questions if the acreage of the new lot is 5.02 acres, he would like more clarification. Lastly there was no follow up as far as about the tree stand that was never built with permits in the first place.

Denis states that he did look at the drainage at the road and he believes the culvert will actually drain the water that currently gets trapped in between the two driveways. There was a general discussion regarding the culvert and drainage of the driveways.

Eric Lothrop had a comment about the over shadowing of the septic system which over shadows onto my property a lot and is may impact us in ways that we may not be able to drill a well in that location, this restricts our property. Is there anything we can do to lessen the impact on our land?

Peter Pembroke states that there is not a lot that we the Planning Commission can do and not a lot that the State is prepared to do either on that. Unfortunately, we don't have a good answer for you or a good direction to point you in other than what our limited experience has been in the past. We hope that State will remedy it but it doesn't look like it will happen all too soon.

George Bilodeau made the motion to close the hearing at 7:45 pm; seconded by Suzanna Brown. The ayes were unanimous; the motion carried.

**PC-025-16 Sketch Plan Review
Jana & Cary Caldwell & Garry Lewis
The Cedars/Georgia Shore Rd. /L-1 & L-2 Zoning District
Parcel # 107240000**

Peter Pembroke read the background information into the record.

"Jana Caldwell, hereafter referred to as the Applicant, is requesting Final Site Plan Review for a 3-lot minor subdivision on property owned by the Applicant, Cary Caldwell and Garry Lewis, within the Lakeshore (L-1) and Lakeshore Residential / Recreational (L-2) zoning districts. The subject parcel contains approximately 11.66 acres and is benefitted by an existing private road (The Cedars), which is located off of Georgia Shore Road.

The planning commission reviewed the applicant's proposal on April 22, 2016 and a letter was sent to the applicant following the hearing allowing the proposal to continuation to final plat review as a 3 lot minor subdivision. The letter also outlined the hearing discussions and the planning commission's recommendations. (See attached Sketch Letter, dated August 25, 2015)...."

Jason Barnard is here representing Jana Caldwell. Jason went over the survey that was done. Wastewater, Storm Water and Shore Land permits have been completed.

Peter opened the meeting up to the Board for questions. As there were no questions from the Board, Peter opened up the meeting to the public for questions.

There was a general discussion regarding the existing right of way that has been existing for 70 years or more. The current right of way is 14'. We would like the board to re-consider the ditching requirements. Brad Brouillette doesn't believe the road needs to be upgraded.

Jana Caldwell has been discussing the power line issues with Green Mountain Power, they don't like all the overhead lines. There was a general discussion regarding the power.

Greg Drew made the motion to close the hearing at 8:30 pm; seconded by George Bilodeau. The ayes were unanimous; the motion carried.

Maurice Fitzgerald made the motion to approve the minutes of September 27, 2016, with changes discussed, seconded by Suzanna Brown. The ayes were unanimous; the motion carried.

Peter Pembroke recognized that George Bilodeau, received the VLCT Municipal Service Award for 2016. This is a state wide award. Congratulations George!

George Bilodeau made the motion to move into deliberative session at 8:35 pm; seconded by Suzanna Brown. The ayes were unanimous; the motion carried.

The Commission moved to deliberative session.

Greg Drew made the motion to come out of deliberative session at 9:10 pm; seconded by Suzanna Brown. The ayes were unanimous; the motion carried.

The Commission returned to open session.

Suzanna Brown made the motion out of deliberative session to accept the Matthews Final Plat, with conditions; seconded by Greg Drew. The ayes were unanimous; the motion carried.

Suzanna Brown made the motion out of deliberative session to accept the Caldwell 3 Lot Minor Subdivision, with conditions; seconded by Greg Drew. The ayes were unanimous; the motion carried.

George Bilodeau made the motion to adjourn the meeting at 9:15 pm; seconded by Greg Drew. The ayes were unanimous; the motion carried. The meeting was adjourned.

Respectfully Submitted,

Krissy Jenkins, Secretary Pro-Tem