

GEORGIA PLANNING COMMISSION

June 14, 2016

7:00 pm

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

Absent: None

Staff Present: Lary Martell, Planning Coordinator

Others Present: Michael McCarthy, Kent Henderson, Brad & Cindy Wright, John Jonesik, Peter Mazurak and Matt LaBelle

Approved: June 28, 2016

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

PC-012-16 Final Plat Review

Town of Georgia

Highbridge Rd., VT Route 104A I-2 and AR-1 Zoning District

Parcel # 107950700

Peter Pembroke read the background information into the record.

“Town of Georgia, hereafter referred to as the Applicants, is requesting Sketch Plan review for a 10 Vehicle Parking Lot on a section of the applicants’ property located at the Russell Green Natural Area off VT Route 104A within the I-2 and AR-1 Zoning Districts. The purpose of the proposed parking lot is intended for day use of the area. The design meets the needs of school bus parking to encourage local school field trips to the natural area. The subject parcel has received a Letter of Intent for a commercial driveway off VT Route 104A

Kent Henderson gave a little history of the project. Peter has some concerns about a bus backing into the parking lot with the amount of traffic on that road. The applicants and the Board had a general discussion about the project.

Brad Wright. Brad lives in the brick house next to the water. At night there is always fisherman on the other side. They park right on the pull off after the bridge and it’s very dangerous. There are lots of bon fires and overnights on both sides of the roads. Brad would like a complete understanding of where the parking lot is going to be. The parking lot is against the fence. Brad was shown a map for the location of the parking lot.

Jon Janesik. Jon’s property butts up against the land across the street. He has been up in those trails that they made. They are very nice. My concerns are that people are staying on the property adjacent from mine. People are staying there for days, urinating all over. Garbage has been left there, even some tires. If you have this parking area without blocking it off, he is worried that more people will camp there. He would like to see something put up there to keep people from driving into that section. He is also concerned with people bringing more stuff to burn etc.

Peter Mazurak. Peter states, "Why are we building a parking area when there is already a parking area in place"? Mike states that there isn't a parking area. Peter still believes that there is a right of way still going over that property. Mike states, "This is not relevant to this project". Peter disagrees. There was a general discussion regarding the buffer zones. Peter doesn't believe that this fence should be there. He also doesn't believe that the plan is correct, it doesn't show the existing 20 ft. right of way for pedestrians on that same boundary survey on Route 104.

Peter asks, "Who is paying the engineer?" Kent states that the money is coming out of the Conservation Reserve Fund. Peter questions why Bryce wasn't paying for the survey because he put up the fence, and not the Town. Peter thinks that it just doesn't seem like a good situation.

Peter M states the following, "Overall I really don't see how this can come in without taking care of the other situation first. Any other project that I work on, I am not allowed to come into the board until other situations are taken care of. I don't think all the information was presented properly to the State. I don't think backing a school bus on 104A is a good idea. I really think you should go back to the drawing board and come up with something else."

Tony Heinlein made the motion to continue the hearing until a site visit is scheduled, at 8:05 pm, seconded by Greg Drew. George Bilodeau opposed, Suzanna abstained, the rest were in favor; the motion carried.

Lary will coordinate a site visit soon. After the site visit, once we get the information pieces, then we will schedule the continuation of the sketch hearing.

PC-010-16 Final Plat Review
Matthew Labelle
155 Hibbard Rd., AR-1 Zoning District
Parcel # 108200000

Peter Pembroke read the background information into the record.

"Matthew Labelle, Applicant/Owner hereafter referred to as the Applicants, is requesting Final Plat review for a 2-lot minor subdivision for land located at 155 Hibbard Rd. with the (AR-1) Zoning District. The proposal includes Lot 1, a 5.20 acre lot with the existing residence and lot 3, a 21.05 acres single family residential building lot. An access permit was granted for individual driveways by the town Road Commissioner on August 11, 2015....."

The applicants and the Board had a general discussion about the project.

Greg Drew made the motion to close the hearing at 8:10 pm; seconded by Tony Heinlein. The ayes were unanimous; the motion carried.

Tara King made the motion to move into deliberative session at 8:15 pm; seconded by Greg Drew. 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 8:30 pm; seconded by George Bilodeau. The ayes were unanimous; the motion carried.

The Commission returned to open session.

George Bilodeau made a motion out of deliberative session to approve the Final Plat Review for Matthew Labelle, seconded by Tony Heinlein. The ayes were unanimous; the motion carried.

George Bilodeau made the motion to approve the minutes of May 24, 2016, as presented; seconded by Tara King. The ayes were unanimous; the motion carried.

Suzanna Brown made a motion out of deliberative session to approve of the Dunsmore Final Plat on Ethan Allen Hwy., seconded by Greg Drew. The ayes were unanimous; the motion carried.

Suzanna Brown made the motion to adjourn the meeting at 8:45 pm; seconded by Greg Drew. The ayes were unanimous; the motion carried. The meeting was adjourned.

Respectfully Submitted,

Krissy Jenkins, Secretary Pro-Tem