

GEORGIA PLANNING COMMISSION

July 12, 2016

7:00 pm

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

Absent: None

Staff Present: Lary Martell, Planning Coordinator

Others Present: Jim Harrison, Sandy Reed & Peter Mazurak, Cross Consulting.

Approved: July 26, 2016

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

PC-011-16 Boundary Line Adjustment

James & Janet Harrison

1547 Skunk Hill Rd., Highbridge Rd., VT Route 104A, AR-1 and I-1 Zoning District

Parcel # 108600000 / 108510000

Peter Pembroke read the background information into the record.

“James and Janet Harrison, hereafter referred to as the Applicants, are requesting a Boundary Line Adjustment at 1547 Skunk Hill Road with frontage on VT Route 104A. The subject parcels are 9.33+-and 103.49+- acres and is located within the AR-1 Zoning district with a small portion within the I-1 zoning district.....

Peter Mazurak gave a brief overview of the project. The lot at 1545 Skunk Hill Rd. doesn't include this 60' wide strip where the driveway is. We are proposing to give this 60' wide strip to this house lot. Then we are merging another portion to lot 2. There are no new lots being created, we are just moving the lines around a bit.

Peter Pembroke opened up the meeting to the Board members for any question. There was a general discussion regarding the boundary line adjustment.

Peter Pembroke opened up the meeting to the public for any question.

Greg Drew made the motion to close the hearing at 7:30 pm; seconded by George Bilodeau. The ayes were unanimous; the motion carried.

PC-012-15 Sketch Plan Review

James & Janet Harrison

1547 Skunk Hill Rd., Highbridge Rd., VT Route 104A, AR-1 and I-1 Zoning District

Parcel # 108510000

Peter Pembroke read the background information into the record.

“James and Janet Harrison, hereafter referred to as the Applicants, are requesting a minor 2 lot subdivision at 1547 Skunk Hill Road with frontage on VT Route 104A. The subject parcel is 107.627 acres and is located within the AR-1 Zoning district with a small portion within the I-1 zoning district.....

Peter Mazurak gave a brief overview of the project. Basically that section that was added onto lot three is now going to become lot 1A.

Peter Pembroke opened up the meeting to the Board members for any question. Peter asked, "How much of the lot does the solar field cover?" It's a 312KW. Jim is not sure how much of the lot it uses, he states it might be around three acres.

There was a general discussion regarding the dimensions of lot 1 and the frontage that it has.

Peter Pembroke opened up the meeting to the public for any question. Sandy Reed asked where the frontage is on Skunk Hill Rd. The frontage is already there, there is nothing new.

Peter Pembroke states, "Basically the two hearing together amended these two lots in order for the final piece, to create a small lot that encompasses their existing solar array, and then the other part of the conversation is that when we had the hearing for the quarry, because we have been tinkering with these lot lines with these two hearings, that site plan may be slightly incorrect. We may actually have to do a site plan amendment down the road to make it a correction for these changes that have happened. In the end, the one lot gets significantly larger, the solar lot gets created and then the quarry plan may get adjusted to reflect all of this in the end. We are creating two lots out of one and one lot already exists. There will be three when everything is done."

Sandy Reed states, "In the back corner, that lot is just going to get bigger, the house lot is actually getting smaller and they are going to have a right of way to Skunk Hill and then the quarry will stay the way it is already. I think I got it."

Jim Harrison states, "A site plan amendment makes me nervous on the quarry". We want the solar lot to stand on its own.

There was a general discussion regarding these lots.

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

Greg Drew made the motion to approve the minutes of June 14, 2016, with changes presented, seconded by George Bilodeau. The ayes were unanimous; the motion carried.

PC-015-16 Sketch Plan Review

Lois and Aaron Webster

4296 Ethan Allen Drive, AR-1 / AR-2 Zoning Districts

Parcel # 1160100000

Peter Pembroke read the background information into the record.

Lois Webster, hereafter referred to as the Applicant, is requesting Sketch Plan review for a 2-lot minor subdivision and a lot line adjustment on a section of owner's property within the AR-1 Zoning District, for the creation of a 17.25 acre lot, labeled as lot 3, as well as a lot line adjustment of Lot 2, which will increase the originally subdivided lot from 5.1 acres 19 acres. Lot one will become 3.93, with an existing single family dwelling unit. The Applicant is proposing to access lots 2 and 3 by means of a 60 foot right of way off of Ethan Allen Highway.....

Peter Mazurak gave a brief overview of the project. At this point, Lois Webster owns 35.7 acres. She sold a 5.1 acres to Aaron Webster and Aaron has a ROW back to Route 7 to access his lot. At this point she wants to give the acreage to her two grandsons, which are Aaron Webster and Torey Webster. The proposal is to give extra acreage to Aaron to make 19 acres (Lot 2, which increases from 5.1 to 19) and then create lot 3, which is 17.25 acres. Lois will end up with 3.93 acres.

Peter Pembroke opened up the meeting to the Board members for any question. The Board had a general discussion regarding the two lots. Peter has some concerns with doing the subdivision and the lot line adjustment at the same time. He almost thinks that we should create lot 3 as everything but the highlighted and then do a lot line adjustment to enlarge lot 2. Lot line adjustments are usually handled independently of the Planning Commission.

Peter Pembroke also has some concerns that the engineering is being done on the fly and not actually giving you a decision on what you are asking for. This is a sketch plan review so we could give them a decision on the 5 acre and not change the acreage to the other lot. This is only sketch, it is not binding anyway.

The Board had a general discussion regarding a private road, versus a shared driveway.

George Bilodeau made the motion to close the hearing at 8:45 pm; seconded by Greg Drew. The ayes were unanimous; the motion carried.

Greg Drew made the motion to move into deliberative session at 8:45 pm; seconded by George Bilodeau. 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 9:00 pm; seconded by George Bilodeau. The ayes were unanimous; the motion carried.

The Commission returned to open session.

Tara King made the motion out of deliberative session to approve of the Harrison Final Plat Application with changes; seconded by Greg Drew. The ayes were unanimous; the motion carried.

Tara King made the motion out of deliberative session to approve of the Harrison Sketch Plan Application with changes; seconded by Greg Drew. The ayes were unanimous; the motion carried.

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

Respectfully Submitted,

Krissy Jenkins, Secretary Pro-Tem