

**GEORGIA PLANNING COMMISSION**

**July 26, 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; Cindy Deyak, Zoning Administrator

**Others Present:** Russell & Catherine Lavigne, Michael McCarthy, Brad Ruderman, Jess Danner, Nancy Volatile-Wood; Kent Henderson; Tim Reed; John-John Janesik, Rob Meader, and Ken Minck

**Approved: Unapproved**

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

**PC-018-16 Final Plan Review**

**Lawrence & Cathy Martell**

**1358 Cline Rd., AR-1 and AR-2 Zoning District**

**Parcel # 102240000**

Peter Pembroke read the background information into the record. Cindy Deyak facilitated this application as the Planning Coordinator submitted this application on his own behalf.

“Lawrence Martell, hereafter referred to as the Applicant, is requesting Final Plat Plan approval for a 3 lot minor subdivision on a section of property owned by Lawrence and Cathy Martell at 1358 Cline Road. The subject parcel contains 11.36 acres, and is benefitted by 889.5’ of road frontage on the Cline Road and 367.3’ on Fox Haven, and is located within the AR-1 and AR-2 zoning districts.....”

Lary went over any updates from last time he was here. Most everything stayed the same from the original plan, just more detail as far as well shields, etc.

Peter opened up the meeting to any questions from the Board Members.

There was a general discussion regarding the easement wording. There is no homeowner’s association.

George Bilodeau made the motion to close the hearing at 7:20 pm; seconded by Greg Drew. The ayes were unanimous; the motion carried.

**PC-012-16 Sketch Plan Review**

**Town of Georgia**

**Russell Greene Natural Area**

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

**Parcel # 107950700**

Peter Pembroke read the background information into the record.

“The Town of Georgia, hereafter referred to as the Applicant, is requesting Sketch Plan review for a 10 vehicle parking lot on a section of the applicant’s property located at the Russell Greene 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.....”

Peter asked, “Does the amendment refer to the fencing permit?” No it refers to the lot itself. Originally there were six lots, back in 1999 in that same location. When we had our last hearing we had a bunch of questions which caused us to continue the hearing. There were a few things that were left off.

Jesse Danner and Kent Henderson are here to represent the Town. Kent states that he doesn’t really have anything new from what we presented six weeks ago. We came in with what we thought was a fully done application. We have been working through the process. Now we are here to answer any questions that the Board has.

When we met before, one of the things that came out of the discussion were the concerns for the site distance piece. The Board made a site visit. There is supporting documentation that articulates the process that the Conservation Commission went through to measure the distances, etc. That question certainly has been answered.

One of the things that came up at the last meeting was the Shoreland Protection Act. That question has now been answered as well. There was a general discussion regarding the Shoreland Protection Act. As part of this application we utilized existing information, but we didn’t attempt to delineate Arrowhead Mountain Lake as a lake that is protected by the Shoreland Protection Act. We did submit a project review request, that underwent Act 250 Review and a number of people looked over our preliminary application and at no point did anyone ask us to cover it on the Shoreland Protection Act.

The Board had a general discussion regarding the site distances and stopping distances to the parking lot. Tony has some huge concerns with this.

Peter Pembroke opened the meeting up to questions from the public.

John-John Janesik. I live at 128 Trayah Rd., which is across the street from the parking area. There have been a couple of more concerns that have come up for me in recent days; there were some break-ins that happened at the Park and Ride here in Georgia. I believe this is going to give people the opportunity to park to case the houses along the road here. People using this area means there is more of a chance for crime to come in. It leaves an opportunity for me to be put at risk. He doesn’t think the pros outweigh the cons for this project. It makes him uncomfortable having more people in that traveled area.

Nancy Volatile-Wood spoke in favor of the parking lot and is very much looking forward to being able to access the walking trail. She believes that opening up the parking lot and making it more family friendly could cut down on sneaking around. She sincerely hopes that this can move forward as a lot of work was put into the trail. Please consider the overall picture.

There was a general discussion regarding the space for a school bus to turn around. George believes that this is a good application; there has been a lot of time and money spent on this.

Tara King made the motion to close the hearing at 7:40 pm; seconded by George Bilodeau. The ayes were unanimous; the motion carried.

**PC-017-16 Preliminary Plat Review**

**Tim Reed**

**Allen Street (off Ethan Allen Hwy.), Business Zoning District**

**Parcel # 117850000**

Peter Pembroke read the background information into the record.

“Tim Reed, hereafter referred to as the Applicant, is requesting Preliminary Plat Review to add two additional lots to a previously approved 16-lot/19 residential unit development, which received final approval on June 23, 2015. A sketch plan hearing on the current proposal was held on April 12, 2016 and a sketch letter was mailed to the applicant by certified mail.....”

Brad Ruderman gave a quick overview of the project. The Board had a general discussion regarding this project.

George Bilodeau made the motion to close the hearing at 7:55 pm; seconded by Greg Drew. The ayes were unanimous; the motion carried.

Suzanna Brown made the motion to approve the minutes of July 12, 2016, with changes presented, seconded by Maurice Fitzgerald. The ayes were unanimous; the motion carried.

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

The Commission moved to deliberative session.

Tara King 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.

Tara King made the motion out of deliberative session to approve the Lawrence & Cathy Martell – Final Platt; seconded by Greg Drew. The ayes were unanimous; the motion carried.

Tony Heinlein made the motion out of deliberative session to deny the Town of Georgia Parking Lot on 104A; seconded by Greg Drew. No others in favor. The Motion failed.

George Bilodeau made the motion out of deliberative session to approve the Town of Georgia Parking Lot; seconded by Tara King. Tony Heinlein and Maurice Fitzgerald voted No, all others in favor. The motion carried.

Tara King made the motion out of deliberative session to approve the Tim Reed Preliminary Plat; seconded by Greg Drew. The ayes were unanimous; the motion carried.

Greg Drew made the motion to adjourn the meeting at 9:00 pm; seconded by Suzanna Brown. The ayes were unanimous; the motion carried. The meeting was adjourned.

Respectfully Submitted,

Krissy Jenkins, Secretary Pro-Tem