

GEORGIA PLANNING COMMISSION

August 9, 2016

7:00 pm

Board Members Present: Peter Pembroke, George Bilodeau, Suzanna Brown, Tara King, and Maurice Fitzgerald

Absent: Greg Drew & Tony Heinlein

Staff Present: Cindy Deyak, Zoning Administrator and Interim Planning Coordinator.

Others Present: Denis Bourbeau, Melissa Hersh, Andrew Pattin, Eric Lothrop and Kristin Lothrop

Approved: August 23, 2016

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

PC-019-16 Sketch Plan Review

Nancy W. Matthews Revocable Trust

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

Parcel # 102950000

Peter Pembroke read the background information into the record.

“Nancy W. Matthews Revocable Trust, hereafter referred to as applicant, is requesting Sketch Plan Review for a 2-lot minor subdivision on a vacant 10.73 acre parcel of land located on the northerly side of Decker Road in the AR-1 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.....”

Denis Bourbeau spoke on Nancy Matthew’s behalf. The ten acre parcel is a long narrow lot and we are proposing a shared driveway to access lot 2 in the rear of the property. Lot one will have a three bedroom single family home located in the front portion of the property. The septic areas have been located; a conventional septic system will be installed. The wetlands have been delineated and the building envelopes have been located outside of the wetland buffer zones and boundary areas.

Peter opened up the meeting to any questions from the Board members. Tara King asked for a clarification of the boundary lines of each lot and where they sit in relation to the wetlands. There was a general discussion regarding the shape of the lots.

Peter opened up the meeting to the audience for questions.

Eric & Krista Lothrop. Eric stated that he was just curious what impact this would have on their property. There was a general discussion regarding tree clearing, etc. Eric states that he has a deer stand out there, and asks where is the house going to be approximately in relation to his deer stand? Denis states that the deer stand is on the other side of the swale.

Andrew Pattin and Melissa Hersh live at 522 Decker Rd. Andrew would like to start by fundamentally saying that its Vermont, people own land and they build on it. With that being said, one of our concerns is

the driveway. The driveway comes up right on our border and there are wetlands from the driveway entrance over to our property. I am concerned about erosion, damage to my wetlands and I would really like to see some consideration for having the driveway moved to the other side of the property where there is an existing electrical right of way.

Denis states, "The class 3 wetland does extend over onto your property in the bottom corner in the similar shape that it's headed. With the wetland area, as long as we don't change the impact, the only thing we are going to do is upgrade what is there and add more gravel to make it a sustainable road. The location will not change."

Andrew Pattin has concerns on the impact on the contiguous piece of wetlands that comes into his property. Where is this run off from the road that you propose, going to go? I am looking for zero impact on the bottom of my property in the wetlands area, which is also going to now need a culvert.

There was a general discussion regarding the flow of the water from the culvert. Melissa Hersh states, "We are suggesting that there needs to be some alternative plan so that our driveway doesn't get flooded. We believe this subdivision will make it worse."

"If the water is currently coming down the hill and getting trapped between both driveways and at times actually flows over your driveway, when we install a culvert on our driveway, your driveway will never have water build up on it again, it will all flow towards the wetland area", states Denis Bourbeau.

There was a general discussion regarding the definition of a building envelope. There was also a general discussion regarding a tree stand that is on the property.

George Bilodeau made the motion to close the hearing at 7:50 pm; seconded by Maurice Fitzgerald. The ayes were unanimous; the motion carried.

Suzanna Brown made the motion to approve the minutes of July 26, 2016, with changes presented, seconded by Tara King. The ayes were unanimous; the motion carried.

Suzanna Brown made the motion to move into deliberative session at 7:55 pm; seconded by George Bilodeau. The ayes were unanimous; the motion carried.

The Commission moved to deliberative session.

Maurice Fitzgerald made the motion to come out of deliberative session at 8:25 pm; seconded by Tara King. 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 Martell written decision with changes; seconded by Maurice Fitzgerald. The ayes were unanimous; the motion carried.

Suzanna Brown made the motion out of deliberative session to accept the Conservation Commission's parking lot written decision with changes; seconded by Maurice Fitzgerald. The ayes were unanimous; the motion carried.

George Bilodeau made the motion out of deliberative session to allow the Matthews Sketch Plan to proceed to final, with conditions; seconded by Suzanna Brown. The ayes are unanimous; the motion carried.

Maurice Fitzgerald made the motion to adjourn the meeting at 8:55 pm; seconded by Tara King. The ayes were unanimous; the motion carried. The meeting was adjourned.

Respectfully Submitted,

Krissy Jenkins, Secretary Pro-Tem