

TOWN OF GEORGIA ZONING BOARD OF ADJUSTMENT  
MONDAY JANUARY 7, 2013  
47 TOWN COMMON ROAD NORTH  
ST. ALBANS, VT 05478  
Phone: 802-524-9794' Fax: 802-524-3543

Board Members Present: James Powell, Fred Bliss, Richard Hamlin. Gilles Rainville, Jr. and Dan Foley,

Board Members Absent: Tony Gabel

Staff Present: Cindy Deyak, Zoning Administrator; Joan Jordan, Secretary

Others Present: Brian and Barbara Barrett, Mike Kennedy, Jessica Cucinelli, Brittany DuPrat, Tara King

**Unapproved: September 16, 2013**

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**The Town of Georgia Zoning Board of Adjustment was called to order by Chairman James Powell at 7:00 p.m. at the Georgia Municipal Building.**

Motion to approve the Minutes of November 19, 2012, made by Dan Foley; seconded by Fred Bliss. The ayes were unanimous; the motion carried.

**7:05 p.m. ZBA File #012-12 - Brian and Barbara Barrett, Applicants/Owners. Request for conditional use for seasonal conversion.**

Brian and Barbara Barrett and Mike Kennedy and Jessica Cucinelli appeared before the board.

The Zoning Administrator read from her report: "On December 5, 2012, applicants submitted an application for Conditional Use for the conversion of their seasonal camp to a year-round residence. The property is located at 1609 Georgia Mountain Road in the R-1 zoning district...this application is made in anticipation of a sale to Mike Kennedy and Jessica Cucinelli..."

James Powell asked the Zoning Administrator if the applicants had received a septic exemption letter from the state. The Zoning Administrator responded that the applicants did receive a septic exemption letter dated January 3, 2013, which was received after the packets were mailed.

Gilles Rainville asked if the applicants had built the existing camp in 2004. Brian Barrett answered that they did a replacement camp in 2004 and used the existing septic system as they did not add additional bedrooms. Gilles Rainville asked if there were any modifications made to the septic system at that time. Brian Barrett answered that there were not. The Zoning Administrator asked if the applicants knew how old the septic system was or anything about the

septic system. Brian Barrett answered that his grandfather put it in years ago. The Zoning Administrator asked if there had been any trouble with the septic system. Brian Barrett answered that there had not and added that Paul Carroll had looked at the septic tank and system and issued a report that the system was okay.

Gilles Rainville asked if the property was located by the Wimble farm. Brian Barrett answered that the property was just after the Wimbles on the same side of the road.

James Powell asked if the Board had any further questions or the applicants anything further to add. There being no further discussion, Gilles Rainville made a motion to close the hearing at 7:15 p.m.; seconded by Rich Hamlin. The ayes were unanimous; the motion carried.

The Board met with Tara King who had expressed an interest in filling the vacancy of Bob Avonda. Tara and her husband, Patrick, live on Sand Hill Road Extension. Tara is employed with an architectural firm in Burlington.

Motion to enter deliberative session made at 7:35 p.m., by Gilles Rainville; seconded by Fred Bliss. The ayes were unanimous; the motion carried.

Motion to come out of deliberative session made at 8:00 p.m., by Rich Hamlin; seconded by Dan Foley. The ayes were unanimous; the motion carried.

Motion made to approve the Barretts request for conditional use for seasonal conversion with standard conditions made by James Powell; seconded by Fred Bliss. The ayes were unanimous; the motion carried.

Motion made to recommend to the Selectboard the appointment of Tara King to the Zoning Board of Adjustment made by Dan Foley; seconded by Rich Hamlin. The ayes were unanimous; the motion carried.

Motion made to adjourn the meeting made by Gilles Rainville; seconded by Rich Hamlin. The ayes were unanimous; the motion carried. Meeting adjourned at 8:05 p.m.

Respectfully submitted,  
Joan Jordan, Secretary