

**GEORGIA PLANNING COMMISSION**  
**January 26, 2016**  
**7:00pm**

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

**Board Members Absent:** Greg Drew

**Staff Present:** Mike Ferrone, Planning Coordinator & Laurie Broe, Secretary

**Others Present:** Ron Sweet, Peter Mazurak & Taylor Newton

**Minutes Approved: 2/9/2016**

The meeting was called to order by Chairman Peter Pembroke

**PC-016-15**  
**6-Lot/5 Unit Major Subdivision-Sketch Plan Review**  
**Carol Sweet/Ronnie Sweet-1344 Ballard Road**

Chairman Pembroke read the background information into the record.

Tony Heinlein abstained from this hearing due to conflict of interest as he is currently working on a project for Cross Consulting Engineering who is also representing Ronnie and Carol Sweet.

“Ronnie Sweet, hereafter referred to as the Applicant, is requesting sketch plan review for a 6-lot major subdivision on a section on property owned by Carol Sweet within the Agricultural Rural Residential (AR1) Zoning District for the creation of a 5.5 acre lot to build a single family dwelling and in Residential High Density (AR3) Zoning District for the creation of four additional lots to build single family dwelling units. Lot 1 will be retained by the owner, Carol Sweet, and continue to operate as a farm on approximately 135.9 acres after the proposed subdivision...”

Tony Heinlein recused himself from this hearing as he is currently working for Cross Consulting Engineers as he is working on a project for them.

Peter Mazurak spoke about where the road is going to be located and the common land area has been revised. He asked if it mattered where the common land was located. The septic locations have to be taken into account. He asked if the common land could be waived.

After discussion, Peter Pembroke stated the common land could not be waived.

Suzanna Brown stated that the location being proposed would allow for animals to cross the road and it would be a plus.

Peter Pembroke asked if the well shields have been revised, as a neighbor had a problem with one.

Peter Mazurak stated that the shield area with the neighbor has been fixed.

George Bilodeau asked about the site distance for the road coming out of the development onto Ballard Road.

Peter Mazurak stated they have met the criteria for site distance.

Suzanna Brown asked who would own the land under the road.

Peter Mazurak stated it would stay with Lot-1. There will be a right of way for the other property owners.

George Bilodeau made the motion to close the hearing, seconded by Tara King. It was so voted.

### **Minutes**

George Bilodeau made the motion to approve the minutes of 1/12/2016 as submitted, seconded by Suzanna Brown. It was so voted.

### **Northwest Regional Planning Commission**

Taylor Newton from NWRPC was present to discuss with the Commission the Municipal Planning Grant regarding Flood Resiliency; Land Use, Section 6; Plan Implementation, Section 8; Compatibility with surrounding region, Section 9; of the proposed Town Plan updates.

George Bilodeau made the motion to go into deliberative session to discuss tonight's hearing and review and discuss S.T. Mack, Inc. concept review letter, seconded by Tara King. The Board moved into deliberative session at 8:55pm.

Suzanna Brown made the motion to move back into open session, seconded by Tara King. The Board moved back into open session at 9:15pm.

Suzanna Brown made the motion to allow applicant to move forward to preliminary plat review with all of the conditions set forth in the original sketch letter from PC-012-14, dated October 14, 2014, and the addition for a site review by Chris Brunelle, State of Vermont River Management Engineer, regarding the effects and possible mitigation measures for existing tributaries. Maurice Fitzgerald seconded the motion.

Tony Heinlein abstained

Suzanna Brown: Yes

George Bilodeau, Maurice Fitzgerald and Tara King: No

The motion did not carry and more discussion followed regarding the requirements of a sketch letter and the information requested by the Planning Commission to be presented at Preliminary and Final Plat Hearings.

George Bilodeau made the motion to allow the applicant to move forward to preliminary plat review with all of the conditions set forth in the original sketch letter from PC-012-14, dated October 14, 2014,

and the addition for a site review by Chris Brunelle, State of Vermont River management Engineer, regarding the effects and possible mitigation measures for existing tributaries.

Tony Heinlein abstained

Suzanna Brown, George Bilodeau, Maurice Fitzgerald and Tara King voted yes, the motion carried.

Peter Pembroke made the motion to adjourn at 9:30pm, seconded by George Bilodeau. The meeting was adjourned.

Respectfully Submitted,  
Laurie Broe, Secretary