

**GEORGIA PLANNING COMMISSION**  
**October 13, 2015**  
**7:00pm**

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

**Board Members Absent:** Tara King

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

**Others Present:** James Browe, Matt LaBelle, Luke Willey, Brent Brigham, David Galuszka, Carla Fleherty, Mike Fleherty & Ray Mudgett

**Minutes Approved: 10/27/2015**

The meeting was called to order by Chairman Peter Pembroke.

**Sketch Plan Review**

**PC-012-15 Matthew Labelle – 155 Hibbard Road**

Peter Pembroke read the background information into the record.

“Matthew Labelle, hereafter referred to as the Applicant, is requesting Sketch Plan review for a 2-lot minor subdivision on a section of owner’s property within the Agricultural/Rural Residential (AR-1) Zoning District, for the creation of a 5.20 acre lot to separate out an existing dwelling unit from the remaining land. Applicant will retain the remaining land consisting of approximately 21.05 acres to build a single family dwelling unit...”

Matt Labelle stated he is currently looking into moving the replacement system for lot-1. Where it is now is where his neighbor’s easement is located. The easement is going to stay where it is.

Suzanna Brown asked for clarification on road frontage and other items, as the map is difficult to read. The applicant clarified the items that were questioned.

Peter Pembroke suggested that the applicant review the comments section, perhaps with his surveyor (Mr. Chaffee), to make sure all the items are covered.

Tony Heinlein stated that Hibbard Road is a four rod road, not a three rod road, which will affect some of the lot lines. He has a copy of the survey if Mr. Chaffee wishes to look at it.

Suzanna Brown questioned the wording on the map which states that no attempt was made to locate rights of way or easements. She questioned whether or not the surveyors had to do any deed research as attorneys have to do when a property is selling. Perhaps he will do some research before the final hearing.

George Bilodeau made the motion to close the hearing, seconded by Greg Drew. It was so voted and the hearing was closed at 7:16pm.

**Concept Review for a Site Plan Amendment**

**PC-013-15 John, Heather, Brent & Diane Brigham – 133 Wilder Drive (Lot5)**

Peter Pembroke read the background information into the record.

“Brent and Jack Brigham, hereafter referred to as the Applicants, are requesting a concept review for a site plan amendment to an approved site plan known as Brigham 7 Lot/14 Unit PRD, dated April 13, 2007, at 133 Wilder Drive (Lot 5) for three elderly housing triplex units. Two of the triplex units have been built, but instead of building a third triplex, Applicants are proposing six duplex units to maximize approved septic capacity...”

Luke Willey, from Ruggiano Engineering, passed out letters from the Sheriff’s office and the Fire Department, who reviewed the concept plans for this site plan amendment and were okay with them. There is not a lot of detail yet for the plan because to continue they will need the Planning Commission to approve a 1,000 foot waiver for the private road. A similar waiver was granted earlier this year to Tim Reed for his subdivision and the plans are similar.

Peter Pembroke asked if the 1,000 foot requested waiver will be all the additional road the applicant will require to move ahead to the next step.

Luke Willey stated yes, they are working around a number of things and this is what they came up with.

David Galuszka asked if the new units will be for elderly residents and also asked if a traffic survey has been done to see what kind of traffic the new units will generate.

Luke Willey answered yes, the units will be for elderly housing and no traffic study has been done at this time. The total length of the road will be approximately 1,500 feet.

David Galuszka asked if there are any plans to have the road taken over by the town or have the road paved, as he is an adjoining landowner and the dirt roads cause a lot of dust. He is also concerned about accidents happening where the development meets Route 7.

Peter Pembroke told David Galuszka that the Association would need to contact the Selectboard if they want the private road taken over by the town.

David Galuszka asked if people who currently live on the road but could not be here tonight would they still have a say on the project.

Peter Pembroke stated that he was pretty sure they would still have status.

Mike and Carla Fleherty bought property in the development for their parents and want to stay informed on what the current plans are for the development.

Brent Brigham stated that the building being proposed will be identical to what is there now.

Tony Heinlein asked what the owners thought of the private road being paved as opposed to unpaved. Some developers do not pave because it raises the price of the units. He asked the homeowners who were present what they would prefer.

Carla Fleherty stated that she would have been in favor of it being paved at the beginning but not at this point in time. They would have paid more for the paved road at the beginning.

Raye Mudgett stated he would like it paved now.

Greg Drew asked what a target price would be for one of the units.

Brent Brigham stated they would be around \$190,000 to \$200,000.

Further general discussion followed.

George Bilodeau made the motion to close the hearing, seconded by Maurice Fitzgerald. It was so voted and the hearing was closed at 7:50pm

## **Minutes**

Peter Pembroke made the motion to approve the minutes of 9/22/2015 as submitted, seconded by Suzanna Brown. It was so voted by the Commission.

Peter Pembroke made the motion to go into deliberative session to discuss tonight's hearings, seconded by Suzanna Brown. The board voted and moved into deliberative session at 8:00pm.

Tony Heinlein made the motion to come out of deliberative session at 8:40pm, seconded by George Bilodeau. The Board moved back into open session.

1. Peter Pembroke made the motion to allow the Sketch Plan for Matthew Labelle to move forward to final plat review with conditions, seconded by Greg Drew. It was a unanimous vote in the affirmative, the motion carried.
2. Peter Pembroke made the motion to not allow a 1,000 foot waiver as requested by Brent Brigham for Wilder Drive and allow him to continue to site plan amendment. Suzanna Brown seconded the motion. The vote was yes: Peter Pembroke, Suzanna Brown and Tony Heinlein. No: George Bilodeau, Greg Drew and Maurice Fitzgerald. The motion did not carry.
3. Tony Heinlein made the motion to approve the 1,000 foot waiver for Wilder Drive, up to a total length of 1,500 feet, with conditions that the entire length of the road shall be paved and have sidewalks. Greg Drew seconded the motion. The vote was yes: Tony Heinlein, Greg Drew, Maurice Fitzgerald and George Bilodeau. No: Suzanna Brown and Peter Pembroke. The motion carried.

Peter Pembroke made the motion to adjourn the meeting at 8:45pm, seconded by Tony Heinlein. The meeting was adjourned.

Respectfully Submitted,

Laurie Broe, Secretary