



Town of Georgia

47 Town Common Road North. • St. Albans, VT 05478
• Phone: 802-524-3524 • Fax: 802-524-3543 • website: townofgeorgia.com

MINUTES GEORGIA DRB

April 18, 2023

Board Members present: S. Brown, C. Cross, L. Faure, J. Powell

Board Members Present on Zoom: G. Rainville, Jr.; G. Sjoblom

Board Members not present: G. Drew

Staff Present: Douglas Bergstrom, Zoning Administrator; Kollene Caspers, Zoning Clerk

Public Present, In-Person: Michael Gervais

Public Present, Zoom: Dave and Sara LeBlanc

Zoom Details:

Meeting ID: 616 584 3896

Passcode: 5243524

Dial by your location: 1-929-205-6099 US (New York)

- 1. DRB Chair, S. Brown calls the meeting to order at 7:00 pm.** S. Brown swears in all participants in person and on Zoom.
- 2. Additions, deletions, or changes in order of agenda items.**
- 3. Public Hearings:**

Conditional Use (CU-002-23) for Dave and Sara LeBlanc for use of a residential home as a permanent daycare facility at 150 Old Stage Road (AR-3) Parcel ID# 111750000

Dave and Sara LeBlanc explain to DRB the Georgia Next Generation (GNG) Childcare at 150 Old Stage Road will provide care for up to 16 infants (0-1 year of age), no more than currently in care. Toddlers and older children will be moved to GNG Highbridge location. Currently GNG has a Temporary Certificate of Occupancy that will expire on May 21, 2023.

Improvements to be made for Conditional Use include removing yard debris, paving parking lot with a minimum of 13 spaces and providing marked spaces, boulders to delineate wetland

buffer, stone walkway to be installed between GNG and overflow parking next door, and “enter” and “exit” signs to be installed to direct visitors into the parking lot. A traffic study on Old Stage Road will need to be completed as well. An application for extension of the Temporary Certificate of Occupancy of up to three (3) months can be made in the Town of Georgia offices.

J. Powell - made a motion to close the hearing at 7:30pm

C. Cross - seconded the motion

Motion approved unanimously

Preliminary Plat Review (PR-001-23) for Jamie St. Pierre for a four (4) Lot Major PUD Subdivision at Polly Hubbard Road (AR-1) Parcel ID#111400300

Michael Gervais, Surveyor, presenting to DRB the four (4) Lot major PUD subdivision off Polly Hubbard Road. Private road will be installed according to A-76 standards, including paved apron and cul-de-sac. Road will be 24 ft wide, with a 360 ft stretch at 18 ft to protect wetlands. Lots to be constructed in the back to take advantage of natural grading and keep in line with the rural area. Stormwater slope will allow water to dissipate naturally, and an added gravel wetland will help filter water and silt. One utility pole will be above ground so as to not disturb wetlands, all other utility lines will be buried underground.

Waivers requested for side setback of Lot 8, adjusted from 40 ft to 20 ft to allow for Lot 5 mound system. Waiver requested to reduce front setbacks to 40 ft to keep lots closer to the road, as is customary for PUD properties. And waiver requested to allow the use of a 60 foot right-of-way in lieu of the lot frontage requirements for lots 5, 6 and 7. Lot 8 will include open space, along wooded area abutting to more wooded area.

C. Cross - made a motion to close the hearing at 8:00pm

G. Rainville, Jr - seconded the motion

Motion approved unanimously

4. Review & Approval of the April 4 ,2023 Meeting Minutes

Minutes were discussed, one change was made.

J. Powell – Made a motion to accept the minutes with change

C. Cross – Seconded the motion

Motion approved unanimously

5. Other business

- Decision letters reviewed, edited and signed from February 21st and April 4th DRB meetings

6. Deliberations.

J. Powell – Motion to enter deliberative at 8:38pm

C. Cross – Seconded Motion

Motion approved unanimously

J. Powell - Motion to exit deliberative session 9:09pm

L. Faure – Seconded Motion

Motion approved unanimously

7. Public Meeting Adjourned.

L. Faure - Motion to adjourn at 9:10 pm

C. Cross – Seconded Motion

Motion approved unanimously.

APPROVED