



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 4, 2023

Board Members present: S. Brown, G. Rainville, Jr, J. Powell, C. Cross

Board Members Present on Zoom: G. Drew, G. Sjoblom

Board Members not present: L. Faure

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

Public Present, In-Person: Peter Mazurek, Luke Willey, Ruggiano; Tony McCracken, Tony Gabel & Emily Johnson

Public Present, Zoom: Stephanie Munson

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 6:58 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:**

Final Plat Review (FP-003-23) for Terry & Robert Rooney proposed 2-lot subdivision at 4313 Ethan Allen Highway in the AR-1 and AR-2 zoning district Parcel #116040000

Peter Mazurak discusses the project and explains changes to the site plan. Existing home on property was torn down in 2020, no other buildings remain on the lot. Lot has vegetation and existing trees, no erosion issues. Will tap into existing wastewater with upgrades to tank and pump station. Shared driveway with 3 houses total, 12 ft wide, will need normal maintenance. Letter from Fire Chief indicates ability to serve. Properties will need reflective e911 signs. No additional VTRANS needed and an existing Right of Way is in place.

G. Rainville, Jr - made a motion to close the public hearing at 7:20pm

G. Drew - seconded the motion

Motion approved unanimously

Sketch Plan Review (SK-004-23) for Maurice McCracken proposed 2-lot subdivision at 1710 Bovat Road in the R-1 and N-1 zoning district Parcel #101830000

Tony McCracken and engineer Luke Willey, Ruggiano Engineering discussed subdividing ± 2.38 acres from parent parcel of ± 175.24 acres for four-bedroom residential dwelling located entirely in the R-1 zoning district. Town of Georgia Development Regulations place minimum acreage for R-1 zoning district at 20 acres. A waiver is requested to reduce the acreage to allow for the smaller parcel, citing the undevelopable land in the parent parcel will keep with the goals of R-1 Zoning designation to “*limit fragmentation and minimize the impact on the land and prevent substantial alteration to the landscape.*”

The proposed ± 2.38 lot is unique to parent parcel, it is isolated and developable; while the parent parcel is described as mostly steep, with high bluffs and wetlands. The Strip of developable land is also nearby the AR-1 zoning district, allowing for a minimum of five acre lots, and there has been significant residential development on Bovat Road in recent years.

Discussion with DRB ensued, including S. Brown asking for possible Right of Way through Bovat Road for access to Town of Georgia Silver Lake Road park or for a significant portion of parent parcel to be put into Land Use for conservation purposes. Discussion of parent parcel in current use not specifically designated for any conservation purposes, can be subdivided in the future. ± 2.38 acre parcel does not fit into the intended uses for the zoning district.

G. Rainville, Jr - made a motion to close the public hearing at 7:50pm

J. Powell - seconded the motion

Motion approved unanimously

4. Review & Approval of the March 21,2023 Meeting Minutes

Minutes were discussed, no changes made.

G. Rainville, Jr – Made a motion to accept the minutes

G. Drew – Seconded the motion

Motion approved unanimously

5. Other business

- Decision letters reviewed, edited from March 21, 2023 meeting

6. Deliberations.

G. Rainville, Jr – Motion to enter deliberative at 8:00pm

G. Drew – Seconded Motion

Motion approved unanimously

C. Cross - Motion to exit deliberative session

G. Rainville, Jr – Seconded Motion

Motion approved unanimously

7. Public Meeting Adjourned.

G. Rainville, Jr - Motion to adjourn at 9:38 pm

C. Cross – Seconded Motion

Motion approved unanimously.

APPROVED