



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 7:00 PM Tuesday March 21, 2023

Board Members present: S. Brown, G. Rainville, Jr, L. Faure, G. Sjoblom, C. Cross

Board Members Present on Zoom: G. Drew

Board Members not present: J. Powell

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

Public Present in Person: Jeff & Mary Murray, Graham Tidman (O'Leary-Burke), Sklyer Genest, Bryan Currier (O'Leary-Burke), Tim Reed, Anthony Gamache, Theresa Poirier, Luke Wiley (Ruggiano), Deborah Ryan (attended 2nd half of meeting in person)

Public Present on Zoom: Martha Bechard, Brad Ruderman (Brad Ruderman & Ass.), Deborah Ryan, Demetrios Michaelides

Zoom Details:

Meeting ID: 616 584 3896

Passcode: 5243524

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

1. **Zoning Administrator, Douglas Bergstrom, calls the meeting to order at 7:02 pm.**
2. **Board Chair Nominations.**
 - S. Brown nominated by G. Rainville, Jr. Seconded by G. Drew.
 - Motion carried unanimously
3. **Vice Chair nominations.**
 - J. Powell nominated by G. Rainville, Jr. Seconded by S. Brown.
 - Motion carried unanimously
4. **Additions, deletions, or changes in order of agenda items.**
 - Addition of Commercial Daycare discussion
5. **Public Hearings:**
 - S. Brown swears in all participants in person and on Zoom.

Zoning Variance (BP-006-23) for Skyler Genest, for shed on 1822 Reynolds Road (AR-1) zoning district Parcel#110040300.

- Request for variance in the set backs required for 14'x30' shed, be placed at the end of the driveway to accommodate the lot. Any storage will be located entirely inside the shed.
- S. Brown motion to close, G. Drew seconded.
- Motion carried unanimously

Conditional Use (CU-001-23) for Jeff and Mary Murray for Home Occupation business for automobile repair shop on 3186 Highbridge Road (AR-1) zoning district Parcel# 108100000.

- VTrans documentation needed. Conditional uses will be outlined in the decision, including hours of operation, employees, traffic and storage.
- G. Rainville, Jr. motion to close, G. Sjoblom seconded.
- Motion carried unanimously

Site Plan (SP-001-23) for Bryan Bevins for three new 3-bedroom townhomes with attached one car garages to be added to existing unit on 10 Ethan Allen Highway (AR-3) zoning district Parcel# 116780000.

- Existing home a rental unit, with three (3) additional rental units to be built, all to include three (3) bedrooms and a one-car garage. New well will be drilled, existing trees remain, approved wastewater permit, road will be widened and hammerhead according to B-71 standards.
 - G. Sjoblom motion to close, G. Rainville, Jr. seconded.
 - Motion carried unanimously

Continuance of Preliminary Plat review (PR-002-22) for Simone Martin's proposed 5 lot major subdivision at 1871 Oakland Station Rd in the AR-1 zoning district from December 20, 2022 and February 7, 2023.

- New site plans include fifth smaller lot, per Board's earlier recommendation. This is now a seven (7) lot subdivision, with five (5) buildable lots and one existing structure. Private road will be expanded to meet the A-76 standards, with a 400' narrowing to accommodate wetland setbacks. A hammerhead was repositioned at the recommendation of the Fire Chief. Minimum waiver requested for open space, 19% instead of 20%, not including wetlands.
- G. Sjoblom motion to close, L. Faure seconded.
- Motion carried unanimously

Sketch Plan Review (SK-002-23) for Tim Reed and Limoge R.E. Trust proposed mini storage facility on Ethan Allen Highway (Route 7) and I-89 zoning District (B) Parcel ID# 117570000.

- Two options presented, both with multiple storage buildings located at the top of the property line. Discussions included moving the units closer to the highway, as well as landscaping and fencing. Units will not be pre-fab, but stick built; with the two-story units larger to accommodate RVs and other tall items. Another wetlands study will be completed in Spring.
- G. Rainville, Jr motion to close. G. Sjoblom seconded.
- Motion carried unanimously

Sketch Plan Review (SK-003-23) for Anthony and Lillian Gamache proposed 2-lot minor subdivision at 147 Georgia Middle Road (AR-1 & AR-2) Parcel ID# 109960000.

- Proposed two (2) lot subdivision to include four (4) rental units, two (2) bedrooms each. Townhouse design, two (2) stories each with one car attached garage. Driveway at issue, both in position and length. Driveway is positioned close to the setbacks and property line of neighbor, working with a mapped stream and 50 foot buffer. Proposed driveway length is ±875 feet, more than the ±500-800 feet requested by Fire Chief. Driveway will also need to adhere to B71A driveway standards. Landscaping to shield new construction from the existing neighbors requested.
- G. Sjoblom motion to close, G. Rainville, Jr. seconded.
- Motion carried unanimously

6. Review and approval of the February 21, 2023 DRB meeting minutes.

- G. Rainville, Jr. motion to accept the minutes. L. Faure seconded.
- G. Sjoblom and C. Cross abstain.
- Motion carried unanimously

7. Other business.

- Discussion on a recommendation to the Planning commission to add language to the Development regulations regarding daycares as a “Commercial Uses” Table 2.2 Land Uses.
- G. Rainville Made motion to have planning develop a plan for daycares as a commercial use. C. Cross seconded
- Motion carried unanimously

8. Deliberation Session.

- G. Rainville, Jr motion to do into deliberative session. G. Sjoblom seconded.
- Motion carried unanimously

Public Meeting Adjourned.

DRAFT