



Town of Georgia

47 Town Common Road North. • St. Albans, VT 05478
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MINUTES GEORGIA DRB

February 7, 2023

Board Members present: Suzanna Brown, Gilles Rainville, Jr, Jamie Comstock, James Powell, Lisa Faure

Boar Members Present on Zoom: Greg Drew

Board Members not present: Glenn Sjoblom

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

Public Present: Dave and Sara LeBlanc via Zoom; Luke Willey

Zoom Details:

Meeting ID: 616 584 3896

Passcode: 5243524

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

1. **DRB Chair, Suzanna Brown calls the meeting to order at 7:07 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:**

Georgia Next Generation- discussion regarding decision letters for CU-004-22 and CU-003-22

The LeBlanc's requested a better understanding of what issues needed to be addressed for Certificate of Occupancy to be issued at each location. Suzanna went through the decision letter outlining the projects for each location.

The number of parking spots at 150 Old Stage was reduced from 17 to 13 spaces.

The engineering plan at 4504 Highbridge Road will be changed from grass to gravel near the garage doors; the property will remove garage doors and install windows and an emergency exit door; as well as installing flower boxes to distinguish between the road and parking. These improvements will be made by the end of June, 2023. Georgia Next Generation has until November 2023 to complete curbing and paving projects as outlined in VTRANS and the DRB decision dated November 21, 2023.

Georgia Next Generation will complete Occupancy Certificate paperwork, double fees charged but no fines issued. DRB requested progress reports as improvements are completed.

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

Luke Willey, Ruggiano Engineering representative for Simone Martin project, informed the DRB they will stick with 4 houses and not pursue adding a 5th house. After meeting with the Fire Chief in regards to road accommodations for fire trucks, a hammerhead turn around was drafted as opposed to a cul-de-sac on the property. Discussion on the pro's and con's of both types ensued.

The discussion moved on to A76 road standards, and the recommendation for 24 foot roads instead of the 18 foot roadway as drafted. Concerns were raised for both the ability for firetrucks to pass as well as visibility and wetlands.

A meeting with the DRB and the Fire Chief will be necessary for more information prior to the next meeting for the Simone Martin project.

James Powell - made a motion to continue until March 21st.

Gilles Rainville - seconded the motion

Motion approved unanimously. A continuance was issued for March 21st at 7pm.

Gilles Rainville - made a motion to close the public hearing at 8:42pm

James Powell - seconded the motion

Motion approved unanimously

4. Review & Approval of the January 17, 2022 Meeting Minutes

Minutes were discussed with one change made for grammatical errors.

Gilles Rainville – Made a motion to accept the minutes with the proposed change

James Powell – Seconded the motion

Motion approved unanimously

5. Other business
 - Introduction of SK-002-23

APPROVED