



Town of Georgia

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

GEORGIA DRB

December 20, 2022

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

Board Members not present: Glenn Sjoblom

Staff Present: Doug Bergstrom—as interim Zoning Administrator, Mary Stanley – Minute Taker

Zoom Details:

Meeting ID: 845 6343 1296

Passcode: 623817

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

Invite Link: <https://us02web.zoom.us/j/84563431296?pwd=OHA1Wm0ya09NUkk2QUFRL2h1NTZBQT09>

- 1. DRB Chair, Suzanna 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:**
 - **Boundary Line Adjustment (BLA-002-22) between 1422 Sandy Bird Rd, LLC and Tom Lamothe at 1422 Sandy Birch Rd in the AR-3 zoning district. 1422 Sandy Birch Rd, LLC is proposing to adjust their western boundary line with ±0.5-acres going to Tom Lamothe's property to the west.**

S. Brown provides a recap explaining that 1422 Sandy Birch Rd, LLC Is giving up 72' of property to Tom Lamothe. Straight line, just like it was just moved over 72'.

S. Brown asks if there's any septic or easement in the area being moved and T. Lamothe says there is not.

Any questions? Suzanna asks for a motion, Gilles makes the motion to approve the lot line adjustment between the 1422 Sandy Birch, LLC and the Lamothe property. Jamie seconds, motion passed. All were in favor.

- 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.

S. Brown reads a summary. Theresa Poirier & Luke Willey present for the Board.

There have been changes since the last time the Board saw the plans.

Overview by Luke: In April the lots were configured differently. There was a 1500 ft road restriction, requiring a different layout. The map is consulted and Mr. Martin explains the 1500 ft length road waiver. Discussion is had about the layout. The road has been extended for lot 4 greater than 1500 ft, with all the lots clustered. All open space on C1. 25% of the total area. Their goal is to take this in steps, rather than preliminary, then final, they'd like to take good faith steps moving forward. They are presenting preliminary in the hopes of talking through questions the Board might have.

S. Brown asks for distances on the road. – Where is 500ft, 1000 ft? Mr. Willey points out and makes a mark at the distances on the map. Discussion is had about the 1500 ft mark on the map. The road is at 1400 ft. 1000 ft, is just shy of the crossing explains Mr. Willey. Gilles asks if the crossing is a culvert. There's an existing culvert that would be upsized. (shown on map) Proposed access through the wetlands follows the road. There needs to be a permit. Gilles questions the wetland marking, where they are crossing. (marked with a triangle). S. Brown points our wetlands and buffers on a map. G. Rainville asks about the road crossings and wetlands. Mr. Willey says there are improvements to the road. Impacts on the map are shaded differently.

In April the decision was made to move the road out of the wetlands to minimize impacts. There's grading on C3 and C4 showing swails and grading. There's some very steep hillside that the existing road ... there's a swail to keep the water from washing out the road, it's being pushed into the bank as far as they can. C2 shows that they are staying out of the wetland. The crossing is not shaded completely because of the existing farm road. The road will meet the requirements.

G. Brown asks what size the culvert will be. It is being proposed a 36" culvert. The state process has not been completed. Permit discussion is had. They are ready to go, but they are trying to work in steps. They are holding off on some of the permits being submitted to make sure the Board is okay. Tonight they are asking for conditional approval so the State permitting process.

S. Brown asks if its greater than 25% on the slope, and Mr. Willey says it is. S. Brown asks if he has spoken to the Town Road Foreman. Discussion is had about traffic and visibility. There is no sight issues on this section. The Fire Dept Chief has not gotten back to him about the request for a hammerhead in lieu of a cul-de-sac. The entrance to Lot 4 is whrer the hammerhead would be located. There is a request for a waiver for a 60Ft ROW.

The length of the road might dictate that at 400 ft there would be a turnout to allow traffic to pass. There's a place that Mr. Willey says is located at about 500' to have a turnout, this would be about the only place to add one, if that was a condition.

S. Brown asks about setbacks with these houses. Are there building envelopes? With the PUD there is only a perimeter setback. Mr. Willey is largely dictating house locations by the natural restrictions. Wetlands, steep slopes, the houses are being spaced out as much as they can. There's a shared septic, located in the only place that perked. With this configuration it made the most sense to put the septic there. Further discussion was had about house/lot locations. Discussion was had about the natural topography of the lots.

S. Brown asks about landscaping, and Mr. Willey says there is no plan to have landscaping. The road has trees on both sides of the roads, and they will stay. There might be some clearing for widening the road, but the tree line would be maintained. Ms. Poirier wants to keep the trees.

There's a little sap pump located on the line, 15 or 20 ft away from the road. It's located just off from their property line. Phones/computers and mapping programs are consulted.

S. Brown questions the size of bedrooms if each house is considered a 4 bedroom home. There's a request that for every 4 houses built that one be built smaller. It is a request to keep housing affordable. Mr. Willey is not prepared to discuss house sizes tonight. Taking one and restricting the size, it might be a big deal around the financial viability of the project, though he'd like to talk about it more at final.

Greg points out that the final should be a 5 minute meeting when everything is identified. This meeting is the time to get things addressed.

Mr. Willey says if it's a non-binding request, he would say it's not going to happen that one home is smaller. The financial viability being the main reason. Restricting 25% of the housing and restricting the size and what they can be sold for, is a big deal.

S. Brown asks about Permit navigator? The Board should have a copy of that. Mr. Willey says that's done internally, but he agrees to get a copy to the Board.

Greg offers to leave the hearing open; with some of the things that need to be cleared up, Mr. Willey can give an order of how he wants to get things done. One of the things would be the deed language for shared infrastructure. Who will own the open space? Who will own the road? Shared Septic, Road Maintenance, Shared driveway? There's a lot of shared infrastructure. It can't be run by the Lawyer until they have this information. Mr. Willey says the State will require a Home Owners Association and they will control all of those things. S. Brown points out that the Town will also require a Home Owner's Association. They'd own the road and the open space as well. S. Brown asked about the purpose of the open space, and proposed that it might be called wildlife habitat, as farming the land seems unlikely.

Mr. Willey explains that the open space requirement caused them to get a bit creative. The easiest and cleanest way to do this, is to take Lot 2 and have a narrow connector to connect the space for one common space lot. The dark space is the open space, and what's not darkened is wetland or buffer. Wetland and buffer don't count towards the open space, though they are part of the lot. The connector also gives the benefit of giving everyone access to the open spaces. Further discussion is had regarding access to the open space. The legal documents and maps will show the 20' pass through that all homes would have access to. Discussion is had about hammerheads and easements for lots 6 across lot 5.

There's an electrical and septic easements that need to be addressed. There will be one 60'ROW from start all the way to lot 6.

Marking buffers – The town will require monumenting the buffers. The Board needs to have deed language that says they will not mow beyond the monuments. The Board needs deed language. That language needs to be run by the Town Lawyer.

Mr. Willey would like to know if there would be one or two more hearings. S. Brown says she feels there needs to be 2 hearings, as they need to send info to the Lawyer. If left open, the hearing can be moved forward, and information presented.

Discussion is had about additional hearings prior to the final hearing. Mr. Willey is hoping to know what will be approved by the Board. They need feedback; so they can move ahead with the permitting and applications. Feedback, continue hearing, send letter for feedback, then have them come back. They will come back for a continuation of this meeting, primarily due to the lack of information.

More discussion was had at S. Brown's request to discuss driveways/road lengths. Discussion is had about the grading concerns for the driveway. Discussion is had about elevation of the driveway.

S. Brown suggests that the Board give feedback, and then continue the hearing in February, preferably February 7th at 7:00pm.

The board would need deed language prior to that.

S. Brown says she needs to know what the Fire Chief says.

Motion to continue the hearing until February 7th is made by James, and seconded by Greg. Motion passes, all were in favor.

Park Newton 765 Conger Road, St. Albans. He would like to build on 5 acres down the road from the existing home. The land was originally zoned as 10 acres, he bought 5. There was a legal battle, and his Dad conveyed some land to him. The land is an odd shaped lot. They have located a lot they think they could build on. The home would be designed like the home near the Palmer Farm.

Mr. Newton brought a map to show the Board. Discussion ensues. Shows on the google maps on the screen where he'd like to build a house and a shop. His question is; How set is the Board on setbacks. Mr. Newton questions the allowable setback. Discussion was had about which way the house could/should face. The land where they'd like to build is quite wet. He is also 62 feet from the road, but in the corner, there would be only 15' for a setback. Mr. Newton has talked to the Land Trust and Tim Valley about a set back, or additional land to help with the setback. Discussion is had about the map displayed on the large screen. Mr. Newton's land is located in AR-1.

S. Brown explains that the board would give some "wobble room" but 40' to 15' might be too much. Tim Valley owns the land next door, and is all in the Land Trust. They will not allow a land line adjustment. Additional discussion was had around alternative places to build, considering wetlands. Additional discussion about 3 rod road, and setbacks.

S. Brown suggests considering asking for a waiver rather than a variance.

November 15, 2022 Meeting Minutes accepted as is. Motion made by Greg to accept as Minutes as they are, James seconded it. Motion passed, all in favor.

Motion to enter deliberative at 8:30pm

Discussion was had regarding previous decisions regarding Rise Cannabis. Snow removal, owner does not have to pave driveway. Hours of operation, remove filter from the site plan. not on the C.U.

Jamie is not listed on all documentation, though the meeting minutes show he was present.

There's a motion to approve the Lily decisions together. Motion was made, and seconded.

4. Other business, if any.
5. Deliberations.
6. Public Meeting Adjourned.

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