



Town of Georgia

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

February 21, 2023

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

Boar Members Present on Zoom: Greg Drew

Board Members not present: Glenn Sjoblom, James Powell

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

Public Present: Vinton R. Gaudette, Sr., Peter Mazurak, Dan Coolbeth, Jennifer Desautels

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 7:01 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-001-23) for Vinton R & Janice S Gaudette/ Tim Blair, for a 3-lot Minor Subdivision on 1050 Ethan Allen Highway in the South Village (SV) zoning district Parcel #117420000

Final Plat review discussions including specifics of all 3 lots, including 80 foot common drive, "floating" right of way; question of 30 foot easement language; well access for all lots and sidewalks.

Property Violation on the existing property due to sidewalks not installed in the past. Mr. Gaudette and the DRB agreed to sidewalks installed on Lots 2 (along 104A) installed by September 2023 and sidewalks on Lot 1 & 3 (along Route 7) installed by September 2024. Aprons will be replaced at the same time.

State wastewater permit needed, Mr. Gaudette will apply before final approval. Any future development to Lot 3 will need to follow regular permit schedule.

Final Plat Review (FP-002-23) for Dan Coolbeth for a 4-lot Major Subdivision on 211 Mills Road in the Lakeshore District (L1) Parcel #105160000

All four lots were examined on multiple maps. The gravel wetlands area will serve as stormwater wetlands. A change in driveways to allow for a cul de sac instead of the proposed hammerhead for fire safety. The old road to access the two camps on the property will be filled in, and the camps themselves will be ADUs once properties are built. All houses and camps will need 911 addresses.

Roads are 24 feet and in compliance with A76 road standards. All state permits and amendments have been submitted.

Suzanna Brown - made a motion to close public hearing at 7:52 pm.

Gilles Rainville, Jr. - seconded the motion

Motion approved unanimously.

1. Review & Approval of the February 7, 2023 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

Jamie Comstock – Seconded the motion

Motion approved unanimously

2. Other business

- Addendum for Georgia Development Regulations, Road and Driveway Policies. Maximum driveway length explained depending on terrain.
- Digital copies of maps and all necessary paperwork will be provided for DRB members in lieu of requiring applicants to provide multiple paper copies of maps. Maps can be printed as needed.