



Town of Georgia

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

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November 1, 2022

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

Board Members not present: None

Staff Present: Emily Johnson – Zoning Administrator, Mary Stanley – Minute Taker

Other's Present: Georgia's Next Generation: Kelly Forbes, Olivia Gifford, Tiffany Davis, Anna Lavee, Liz Felicciardi, Emily Fredette, Brittany LeClair, Camiryn Belen, Dave & Sara LeBlanc, Tatianna LeBlanc

Cline Road: Basil Burt, Amy Leo, Jenn Desautels (Trudell Consulting Engineers), Lorie Bachand, Alan Bachand, Fred Grimm, Aaron O'Grady (Applicant) Annette Villani & Scott McCarthy, Gordon Babcock, Tiffany Barker Cook

Present by Zoom: Jessica Trombley, Justin & Meredith Clough, Dave & Cindy Lang, Katherine Sirois, Jan Duckett, Laura Lippa, Vance & April Brooks, GNG Prek, Kendra Green, Katherine Moody, Abby Hielsoner, Jim L., Katherine Hall, Dillon O'Brien & Sophie, Michael Visker

1. **DRB Chair, Suzanna Brown calls the meeting to order at 7:00 pm. Suzanna swears in all participants in person and on Zoom.**

2. **Additions, deletions, or changes in order of Agenda items.** No changes

3. **Public Hearings:**

- Boundary Line Adjustment (BLA-001-22) between Jennifer & Joel Desautels and Kristy Gordon at 1333 Bullock Rd in the L-2/AR-1 Zoning district. The Desautels' are proposing to adjust their western boundary line by +/- 0.54-acres going to Kristy Gordon's property to the east.

Jenn Desautels explained the question of one of the boundary lines. There was questions regarding a boundary line the neighbors discussed the issue and have come to an agreement. They would like to make the adjustment. S. Brown questions the location of the pins. Jenn notes that the "pins" are in the old location. Upon approval of the adjustment the pins will be moved to the appropriate location.

Greg asks a clarifying question about the corner of the driveway; Jenn says they agree. No questions on the draft discussion. G. Rainville makes a motion to end the hearing, seconded by G. Sjoblom. All were in favor.

- Conditional Use (CU-003-22) for Georgia's Next Generation to operate a daycare, Level II at 4504 Highbridge Rd in the South Village zoning district. Suzanna reads the summary aloud;

There have been no changes since the paperwork was submitted.

S. Brown asks if the LeBlanc's have received any more permits?

The LeBlancs state that there are no more permits, though VTrans has approved the concept that was proposed. The engineers have applied for the Title 19 VSA section 1111 and that's expected to be forthcoming this week.

Questions from the Board:

J. Powell asked if they would Use the whole building? Mr. and Mrs. LeBlanc say they will.

Discussion is had about a discrepancy in the number of sq. feet. Mr. LeBlanc wonders if there might be a typo in the paperwork on the part of the engineers. The sq ft. should add up to 4800 sq. ft.

The project will be done in 2 phases. Initially, they will utilize "the house side." Eventually, they will use the entire building. They can have only 24 occupants until they have satisfied the need for a public water system.

G. Sjoblom questions the number of parking spaces. There's a need for 31 (24 occupant and 7 staff) spaces total. The sketch shows 18 or 19 according to S. Brown. Mr. LaBlanc explains that there's room for more, they can add more later. Discussion is had about the barriers to keep people from backing out into the road.

VTrans map is provided by the LeBlanc's for the Board.

Two parking spots in front are identified as one direction only

The State objected to parking in front of the current garage service doors because of the need to back into 104A. Barriers will be erected.

S. Brown has a question about handicapped parking spots, Mr. LeBlanc explains they will be near the house door.

Traffic direction is discussed.

G. Rainville asks if the playground will be on top of the mound system? Mr. LeBlanc says that system will be fenced off, as will the drainage system. Children will not be able to access these areas.

Non-attached structure is a gazebo (covered outside learning area) set on pier blocks.

S. Brown points out that the LeBlancs will need a site plan for any new buildings

Signage: replacing the current sign that is there now, above the garage doors. It will be a back-lighted sign. S. Brown refers to the signage guidelines.

S. Brown feels that this is a perfect fit in the South Village and hopes we can make this work. S. Brown wonders if there might be a need for more parking, but thinks they are close. Engineers might need to revisit for the future plans.

Discussion on traffic flow ensues.

G. Drew asks about Engineering for septic system. Everything has been done, and it just needs to be signed off on. The mound system is identified, and discussion ensues as to upgrades.

There is a need for a public water system, to have over 24 people in the building. The State needs to certify that it meets quality standards with testing. Dave Chevalier was there today to discuss the well with the LeBlanc's. The State will test the well, there will need to be a filtration system installed, either chlorine or UV to handle any possible e-coli that might find it's way into the system.

They can have 24 occupants to start, when the public water system is okayed, they can go up to 42 full-time slots.

There will be 18 children and 6 staff. Additional discussion was had about staff versus children ratio.

Move to close the hearing by G. Sjoblom, seconded by G. Rainville, all were in favor.

Conditional Use (CU-004-22) for Georgia's Next Generation to operate a Daycare ,Level II, on a temporary basis, at 150 Old Stage Rd in the AR-3 zoning district. Sara and David LeBlanc.

S. Brown reads summary aloud.

There was no need for VTrans for this part.

S. Brown asks if the entire residence/building going to be the daycare?

Mr. LeBlanc explains that only the first floor of the buildings would be used for the daycare. The garage, breezeway and the outline of the house.

There's a finished off garage, which is living space currently. It's considered one level. J. Powell asks for clarification of all one level and Mr. LeBlanc points out there are stairs between and the Fire Marshal is asking for updates. The upstairs and the cellar will be used for storage for their programs. Once the new Child Care Center is ready, everything will be moved from the existing location to the new one.

Discussion is had about square footage of the house. Currently, 2800 sq feet.

Discussion is had about the play area being changed from where it is on the map.

Question about decks being built. Mr LeBlanc explains that The Fire Marshall wants stairs built on the deck out back, and an accessibility ramp at the front door.

S. Brown questions if there is enough septic to accommodate the operation in the current location. The LeBlanc's agree there is.

Infants and early preschoolers will be there. There's a question about sq footage for the play area. There will be infants and early pre-schoolers cared for here and there's no need for a large play area for them. The requirement is 75 sq. ft. per child, and there are 18 children.

The LeBlancs will get updated numbers, it's suspected that the Engineers may have erred on some numbers.

Multiple children drop-offs was discussed.

Staff parking was discussed. Richard's woodlot next door is where the staff could park.

To keep the driveway open temporarily they could utilize the old property's entrance.

Staff at this location will be 6 people. 4 minimum required.

In and out driveway is suggested by S. Brown. Mr. LeBlanc says it's very much possible to make a U-shaped in and out driveway (near the camper).

Parking near the U-Shaped in and out driveway was discussed.

Kelly Forbes mentions she's happy to walk her child there, in fact she says she's willing to walk everyone's child there! (laughter).

S. Brown explains conditional use (can stay with a property) and the Board does not think that this is the best place for a daycare in town. The Board needs to be sure they can rescind the conditional use at some time, the Lawyer says he thinks it can be done if it's written correctly.

Additional discussion is had about conditional use for this property.

Discussion is had about locations for childcares in Georgia that are suitable.

G.Sjoblom asks how many parking spots are required? S. Brown explains there needs to be 11 based on the size of the building, and 6 more for staff for a total of 17. Mrs. LeBlanc says she believes there are 22 parking spots for the full 42 children at the current location. It's based on Sq. Ft.

Mrs. LeBlanc explains that drop-offs are staggered between 7:30 and 9:00 am.

Additional parking is discussed based on the map provided. There needs to be 11 spaces for Clients.

Map is pulled up on the computer screen to indicate the wetlands and buffer near the road. Discussion is had about the buffer and the wetlands with the State of Vermont. Mr. LeBlanc says the State has determined they are not in the buffer.

There will be no signage (they will use the existing sign) that's on the breezeway.

Motion to close the hearing by G. Rainville, seconded by G. Sjoblom, all were in favor.

Sketch plan review for Cline Road LLC for proposed 15-Lot PUD
Jenn Desautels hands out packets to the Board and those in attendance
S. Brown reads the summary;

No changes to the plan

Supplemental information for use during this discussion.

S. Brown questions a line on the map, which is explained to be a walking path.

Jenn Desautels of Trudell Consulting Engineers offers to give an overview of the project for those not familiar. Jenn introduces the property owners as Jake Smith and Aaron O'Grady.

This has been presented to the Planning Commission by a different engineer from Trudell Consulting Engineers over the course of the last few years. Previously it had made it to Preliminary as a 9-Lot subdivision. Since that time, the zoning regulations had changed significantly as they relate to this lot. Over the past few months, a redesign of the property has been considered as well as how those changes would fit with the zoning regulations.

Changes: Proposing single family residential units

PUD – zoning regs lead them to this point. More than 4 units makes this a major subdivision, requiring a PUD.

The property has some land that is proposed to be preserved.

Density – Max. is 5 acre zoning (18 dwelling units)

14 acres being proposed to hold some land to be preserved.

Vicinity map is referred to. (aerial photo)

Discussion is had about meadows and where the houses would be located. This would be away from wetlands and wetland buffers, while allowing for open spaces.

A second map is introduced, and J. Desautelle explains the land and it's use.

Wetland delineation has been confirmed by the State Wetland Ecologist in the Fall of 2020.

One crossing of the wetlands, near the entrance that requires a permit.

Act 250 Permit will be required because there's more than 9 lots being proposed.

They will need a wetland permit for the crossing, a waste water permit, a storm water permit and a 1,000 foot road rule waiver (Chief Baker).

There's a barn/shed that's still there. It's located on Lot 4. There's a photo in the packet handed out to the Board.

S. Brown points out Lot 12, the building envelope is under the power lines.

Lot 11 has a 500' driveway off the private road. S. Brown offers that the property might not be part of the PUD, as it's more off on its own.

Discussion is had about the pull-offs by lot 2,3,4 be moved to the other side of the road to keep them away from the wetland buffer? J. Desautel says yes.

S. Brown asks if there should be a Hammerhead ½ way down the road? Jenn says they're happy to talk to Chief Baker about it.

G. Drew references the site visit and the back of lots 7 & 9 where there's ledge. Jenn acknowledges that there is ledge back there.

S. Brown asks about the walking easement over to Falls Rd.

Annette Villani mentions that where lot 6 is, there's a path that starts and goes down where there's a trail that goes through their property and down to Falls Rd. The corner of Lot 6 is where the trail currently sits. They'd like that easement otherwise there's no way to get to the trail. J. Desautels says they can look at that.

There's a proposed 60'ROW to access the Wilcox Trust Property at the edge of Lot 1. That's not exactly where the ROW is, and it puts them into the buffer. The ROW now is the Town Road. It's all wetlands. S. Brown would like it adjusted so that it does not go through the wetland buffer. It might need to be shifted just a bit.

Open land is set aside for preservation – 20 Acres is forever dedicated open space (might be walking trails perhaps) In the back, nothing is proposed there according to Jenn. 80 acres, 20 is set aside to never be touched. The rest is wetlands that have not been explored.

Discussion was had about what could be done with the open land.
Will there be access to logging? Owners say they don't have any plan to log. Next to Lot 4, could there be access to the woodlot. Additional discussion was had about the lots and HOA's responsibility to maintain that much property.
Non-developed land has a couple of tree lines. Discussion was had about the pastures and VELCO ROW, which is fairly wide.
Discussion of land growing up for animals.. leave a line of trees.
Question of changes for zoning regulations; Jenn explains that regs are updated occasionally.

S. Brown asks what are the size of the houses proposed? Mr. Smith and Mr. O'Grady have not made the final decisions on what size homes will be built. S. Brown explains that there's a need for homes to be deeded for 5 years to stay under 1500 sq. ft to helping them remain more affordable. Discussion of house sizes ensues. Affordable homes of 1500 sq. feet are discussed.
Questions from the Board? Audience?
Amy Leo– had questions regarding the property lines. Amy states that they've had a difficult time figuring out where the property lines are. Has there been a survey done recently? Amy had a survey done, and the information they received is quite different than what Jenn and the landowners are showing on their maps. J. Desautels assures Amy that there will be a boundary survey, it is part of the subdivision process.

Amy Leo also asks if there is still a retention plan proposed? J. Desautels They will be required to treat impervious areas, they will start siting smaller treatment areas. It will likely be a series of smaller treatment areas rather than one large area.
Lot 15 (everything that is not part of a housing lot is part of lot 15) Long open space – Common area easement, wont' be developed. Pull-off between Lot 11 and Lot 12. (2nd and 3rd) lots in from Cline Rd. Will that pull off draw the public in to hike and park there, or will it be private. The pull off is in the 60' ROW so fire trucks can get by. There will be traffic meeting each other. The pull offs are not supposed to be used for parking. They are for avoiding oncoming traffic.
S. Brown brings up the idea of signage to disallow parking in those areas.

Fred Grimm asks: Why is the end of the cul-de-sac not being utilized.
Jenn explains that due to the new regs, you can't count the wetlands, wetland buffers, towards the open space. etc. truing to maximize the contiguous open space as much as possible.
Cul-de-sac discussion continues.

Discussion about the ROW ownership is brought up, and it's open for discussion. At this time, it's not dedicated to anyone in particular.
Annette asks how the new houses are going to impact the ground water around their home. J. Desautels explains that it's part of the State approval process, they will have to meet the requirements for run-offs. J. Desautels gives explanation of impervious vs. run-offs, and they require pre and post development run-off data.
Scott asks about previous proposals regarding lots.
S. Brown explains that they are starting over again. This is a whole new plan.

Scott asks how the regulations changed. S. Brown explains that the most impactful change is they can't use the wetland or wetland buffers as their open space. They need to leave other land for open space.
J. Desautels points out that the open space requirements make this the greatest number of lots possible.
J. Desautels explains the septic system will be a community system. There's capacity to handle this many units.
Discussion is had about the lay of the land and maps are regarded. The middle area is fairly even according to J. Desautels.
Discussion about storm water was had.

The landowners request is to come out of this meeting with some idea of what next steps will be after this meeting.

Discussion ensues about houses on both sides of the road previously, and shifting the roads, and houses.

Heather Grimm: Will the trees be left? Will it be wooded. Mr. Smith and Mr. O'Grady respond that selective cutting will be used.

J. Desautels points out that there's a 50' setback around the properties and S. Brown mentions possible planting requirements.

Discussion is had regarding the planting.

Discussion is had about woods, and lot divisions and plantings along the road.

Annette Villani and Scott McArthy are worried about their basement having additional water when they already have a sump pump that runs constantly.

Amy Leo asks if the proposed road is the same as where the road is now. Greg explains that it would be difficult to move due to the wetlands. If it moved at all, it would be a bit north out of the wetlands.

Common land will be owned by the HOA, or by the current owners will maintain ownership? It hasn't been decided yet. The open land could stay with the current owners. Current owner points out that There's no other land to make other lots.

Motion to close hearing by G. Drew, seconded by G. Rainville, all were in favor.

Review and approve October 18 meeting minutes

G. Rainville made a motion to accept the minutes with corrections, seconded by G. Drew, all were in favor. G. Sjoblom abstained.

Motion made to go into deliberative at 8:50 p.m. by J. Powell, seconded by G. Rainville. All were in favor.

Motion made by G. Drew and seconded by J. Powell to exit deliberative at 11:10 p.m.. All were in favor.

Motion was made to end the meeting by J. Comstock and seconded by G. Drew at 11:11 pm. All were in favor.