

Town of Georgia
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GEORGIA DEVELOPMENT REVIEW BOARD

Minutes from October 4, 2022

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

Board Members Absent: None

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

Other's Present: Lake Champlain Access T.V.

Present by Zoom: None

1. DRB Chair, Suzanna Brown calls the meeting to order at 7:00 p.m.
There is a public hearing scheduled, but the reconsideration will not be done because it's been moved to the next meeting.
Mr. Levi has requested that the hearing be approved by the Board, be held at the next meeting where he's asking for reconsideration for the site plan and the conditional use together. The Board will be deciding whether to approve the reconsideration for the conditional use tonight, and then you vote on the site plan next week.
2. Additions, deletions, or changes in order of agenda items.
Nothing
3. Public Hearings:
 - Decide whether to approve the reconsideration for the conditional use
 - Mr. Levi has not provided additional paperwork. Emily will reach out to him to inquire if there is more information he would like to provide before his consideration at the next meeting.
 - Emily explains that with this reconsideration, you are voting to reopen the hearing.
 - Mr. Levi wants to build a warehouse with 2 tenants. One tenant, he knows is going to be a packager of cannabis products (consumer packaged goods). There is question about whether Mr. Levi has disclosed what Tier he would be.
 - Mr. Levi would use only water, no chemicals to process.

- Mr. Levi came in saying he was doing manufacturing, but it eventually came out that it was cannabis operation. Suzanna asks what questions the Board has for Mr. Levi.
- The Board would like Mr. Levi to explain what Tier he will be getting a permit for, that determines what he needs for security.
- Concern about what the other tenant is going to be (unknown at this time). Will the 2nd business also be cannabis packaging? As long as it fits in the same tier (2 business' at the same level or lower) if a higher Tier Mr. Levi would have to come back for conditional use at that time. He hasn't decided if he wants a 2nd tenant. It was denied because there wasn't enough information about the 2nd space.
- 1st business – what is the business?
 Bring a complete proposal as to what he will be doing. State determines depending on the tier of the business, how many levels of security are needed. Traffic? (Trucks coming and going)?
 Estimated # of employees,
 # of trips per day,
 parking spots, (7 per tenant)
 shipping schedule?
 Are they going to pave the parking lot?
 The town has sidewalk and road construction specifications, but parking lots do not.
- Only retail business needs to be distanced from school properties
- Filters (Scrubbers) to mitigate odor
- Signage: Mr. Levi wasn't looking to have a sign. Better to ask if it's a consideration.
- Hours of operation. Thought to be standard, nothing 2nd or 3rd shift.
- When will he know when he knows how much water to be used (Water usage is set in deeds of property. You can only use so much water. It's civil in the permit, issued by the State.
- Mr. Levi says he is a manufacturing operation, not growing. He would need a different permit to grow cannabis.
- Septic, Discussion is had regarding a pump situation (more than 30 years old) 1990. It is unknown if the pump station is operational, or what the plan is for septic.
- Discussion was had about mound system, whether it's been hayed recently. Suzanna says it has.
- Maps are brought to the table for discussion
- G. Drew asks if the Wastewater Department is ever asked about permits and findings? S. Brown points out that this property is not residential, it's commercial, and has been commercial for some time. E. Johnson offers to email Allison and ask about updates. Discussion ensues about a drilled well. J. Comstock points out that on the paperwork (map) points out that there's a proposed septic tie-in. Discussion is had

- Proposed drilled well.
- If the septic was approved, does Mr. Levi have to get permission to use it from the State as it was developed so long ago?
- Discussion is had about the Morin Rd, S. Brown says he needs an Engineer to verify the road was built property
- Emily pulls up the permit subdivision letter from 2000, discussion is had about the lots and which are to be divided.
- G. Sjoblom asked for clarification of tonight's plan.
- S. Brown explains they are to decide if they are going to reopen the hearing and reconsider Mr. Levi's proposal. Mr. Levi asks for Reconsideration, and if he comes with the information the Board could reconsider
- S. Brown notes that Mr. Levi should have a letter from the State saying he can use that septic system, or that he's applied to the State so they know he's working with the State on that septic system and he's not going to just plug into it.
- There's discussion about the proposed 1,000 gal septic system.
- Mr. Levi needs to know they can't grant unconditional with no identification of the 2nd tenant. It has to be decided now, if Mr. Levi decides on a second business, he will have to come back for conditional use.
- Vote In favor of reopening. Suzanna abstains, All in favor.
- Mr. Levi needs to know that he needs to come with answers to the questions they didn't have before. Mainly what the second business is going to be. It needs to be done now for a favorable decision. Reconsideration on the site plan (re-wording on decision that he would like adjusted or clarified).
- Reconsideration on the site plan for the next meeting it will be warned to be held.

Minutes: Corrections to be made for September 20, 2022

Line 12: Suzanna misspelled

Peter Mazurak add to list

Line 19 Attendees were sworn in, not just Glenn and Mary Anne, and Peter.

Line 33 Plat misspelled

Line 49 Jacqui Hood and Lawrence Lefebvre (not Mr. Hood)

Line 27 Building permit was ... (remove Until later)

Line 74 between his and to.. comma between

Line 105 Lisa Faure name misspelled

Gilles made the motion to accept the minutes as corrected, Glenn seconded. All in favor

Lora's Farm, Georgia (c/o Laura Handy)

- E. Johnson questioned whether there was a term for events in the Town definitions
- She will attempt to pull up a definition from the State website.
- Lora's Farm is doing primarily celebratory events and farmer's markets. They are permitted up to 28 total celebratory events per calendar year.

- Events held May through December (including Christmas tree cutting)
 - Not more than 4 events per month.
 - Events limited to Friday, Saturday and Sunday.
 - Celebratory events don't start before 11:00 a.m. music stops by 9:00 p.m. and all guests leave by 10:00 p.m.
 - Farmers markets start no earlier than 8:00 and end by 6:00 p.m. or dusk.
 - They must meet all requirements of the final site plan approval which also addresses traffic calming.
 - S. Brown points out that in Line #9, Todd is Road Foreman, not Road Commissioner.
 - S. Brown corrects the spelling of Chiappinelli's to not include the apostrophe.
 - The next line should have an apostrophe because it's their concern.
 - There's discussion about the fencing separating the Chiappinelli's and Laura's Farm E911 sign.
 - Decision #8 defined site plan – parking was approved.
 - S. Brown notes that they will have to get a certificate of occupancy for the barn. Include E911 as requirements.
 - J. Comstock asks if #9 should read shall deploy... traffic calming devices
 - Discussion is had about the term "event" and "approved farm"
 - Discussion is had about traffic in and out of the property, and inconsistent traffic, and performance standards. (Which does not apply to residential and agricultural). Enforcement might be tricky.
 - Discussion was had about noise
 - Discussion was had about the term Event and whether it should be re-defined. There was discussion about noise ordinances, large numbers of people, traffic noise, etc.
 - The decision was to leave the term events as it is.
 - Noise ordinance is discussed
- Vote ?

Wooden Ladder Decision –

- Discussion was had regarding sidewalk, 60'ROW's, Drainage details, Sidewalk ROW's 104A to specs
- Outdoor lighting fixtures, applicant shall maintain access, fire apparatus, driveway needs to be built to Town standards. Discussion was had regarding existing driveway vs. old driveway/road for house. Was there an engineer who signed off on the road?
- Discussion is had about the curb cut and new driveway, versus the old driveway.
- S. Brown wants to ensure that there's a road that the Firetruck could access if needed. Maps are consulted.
- E. Johnson sent an email to the Board about questions that a member had, should she invite them to a meeting? (Re: Bove's)
- Questions could be answered by phone or wait for the next hearing. They could be an interested party. They could be called and have the process explained to them.
- Discussion is had regarding a Facebook post.
- E. Johnson will send Cannabis regulations info will be sent to Atty.

- Discussion about Cannabis regulations ensue. Labs, warehouses, growing is broken into levels (tiers). Interior and exterior growing with 6 different levels of each. Permit is needed for all of these.
- E. Johnson has put Information on the screen, which is discussed at length. No retail in town, until it's put on the ballot.

G. Rainville made the motion to close the meeting. Glenn seconded. All in favor.