



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 Meeting Minutes

7:00 PM Tuesday September 20, 2022

Board Members In attendance: Greg Drew, Gilles Rainville, Jr., Glenn Sjoblom, James Powell, Lisa Faure

Board Members absent: Suzanne Brown, Jamie Comstock

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

Other's Present: Mary Chiappinelli, Mary Anne Sjoblom, Jacqui Hood, Lawrence Lefebvre

Present by Zoom: Stephanie & Joe Munson, Dave & Cristy Monty, Nathan Valyoud

1. **DRB Chair Calls the meeting to order at 7:02 pm.** J. Powell swears in Glenn and Mary Anne Sjoblom.
2. **Additions, deletions, or changes in order of agenda items.** - None
3. **Public Hearings:**
 1. Appeal of ZA decision (AP-001-22) Glenn Sjoblom is appealing the Zoning Administrator's decision to not accept a building permit for a pool at 405 Harriet Dr. (Unit B on Lot 15 of Olde Doc Rhodes Estate) in the L-2 zoning district.

James reads the summary: outlining the reasoning for the denial of the building permit for the proposed pool. The appellant did not submit a building permit until later.

G. Sjoblom asks that E. Johnson explain why the building permit was denied.

E. Johnson explains that this land is part of Lot 15, the Harriet View, which are condo lots. G. Sjoblom owns a condo lot, not individual parcels, this land is part of lot 15. He owns A & B, his residence is on Lot B. G. Sjoblom was proposing building outside of the building envelope shown on the recorded platte for that condo site plan on the side of the lot towards the lake. The letter sent explains the definition of building envelope and explains that all structures need to be within the building envelope. E. Johnson collaborated with the Town Atty in this matter. G. Sjoblom defines common land and condo land. Discussion ensues.

G. Sjoblom stated that he does not want a variance, he's not looking for a variation. G. Sjoblom points out the difference in maps from 2011 and 2013 (amended map) and limited common area is discussed.

Discussion is had regarding maps, setbacks on maps, building envelopes and recording maps/mylars.

Discussion is had about setbacks and the pool area in relation to those setbacks. It is Noted after much discussion that G. Sjoblom's pool would fall within those setbacks.

G. Drew pointed out that the amended map says misc. recording for the 2013 map. It should have been an amendment to a site plan.

Mr & Mrs Hood – State that they own their share of 45 acres of common area. They are in support of the pool.

Mr. Lefebvre is also in support of the pool.

Gilles made the motion to close the hearing. J. Powell seconded. All were in favor.

2. Sketch Plan Review (SK-008-22) Terry & Robert Rooney are proposing a 2-lot minor subdivision at 4311 Ethan Allen Hwy. The subject parcel is in the AR-1 and AR-2 zoning district.

James opens the hearing and swears Mr. Peter Mazurak from Apex Engineering in. J. Powell reads the overview outload.

Mr. Mazurak gave an overview of what the plan for subdivision of the above-mentioned lots would be, including a thorough history of the lots owned by Terry and Robert Rooney. He believes there's 2 lots being created and hopes to figure it out in 2 meetings. Further discussion ensues around the table. Discussion of how the lots originated, and are now broken into 2 is discussed, including a past PUD and merging of lots. Minor and major subdivision is discussed. Mr. Mazurak explains on the maps how the lots were combined in the past and what they'd like to divide into 2 lots now.

Mr. Mazurak asks if the meetings can be streamlined, given the simplicity of the 2 current lots? Appeal letters are discussed. Preliminary and Final are one fee. Can they all be done in one meeting like this evening? House will go in the same place as the old home that was demolished. Septic lines established, There is a well in place. 60 ROW to the house site. ROW is also accessible by lot 1. No landlocked parcel.

Stephanie M. (on Zoom) questions if the Gabaree lot is now combined into the large lot (to the South). Mr. Mazurak says yes, and everyone was notified. Stephanie has a question regarding access of the 2nd 60' ROW.

Look where the Historical society's brick schoolhouse is to the right of the red shed, is the new road, is a gravel road that T's down the hill. Building lot discussion ensues. Maps are consulted and conversation is had. Nobody will go behind Stephanie's house to access the house, or the lots. The same driveway will be used as Stephanie's.

Mr. Mazurak would like this to be considered a minor subdivision. He feels it would be more streamlined. Maps are consulted again for discussion around existing roads.

Discussion about houses that have been removed ensues.

No more questions, G. Drew made the Motion to close, G. Rainville seconded. All were in favor.

4 Review & approval of the September 6, 2022, meeting minutes.

**August minutes... Other's present needs to be updated.

Line 41; ROW

111? Landowner.

170 & 171 Prime Ag soils...

169, 168 Prime Ag...

G. Rainville made the Motion to accept the minutes with corrections, G. Drew seconded. All were in favor.

September Minutes

106 Mr. Smith

123 Mrs. Chippianelli

169, Nick Smith (Mr. Smith)

Motion made to accept the minutes with changes

J. Powell made the Motion to accept the minutes with changes, G. Drew seconded. All were in favor.

Motion to go into deliberative session at 8:20 pm.

Gilles Rainville motioned to exit deliberative session; Greg Drew seconded. All were in favor. The DRB exited deliberative session at 9:25 pm.

Glenn Sjoblom motioned to approve the decision for SA-001-22 (Nielsen), Gilles Rainville seconded. All were in favor. Lisa Foure abstained.

Greg Drew motioned to approve the decision for FP-004-22 (Gilmond), Glenn Sjoblom seconded. All were in favor. Lisa Foure abstained.

Gilles Rainville motioned to end the meeting; Glenn Sjoblom seconded. All were in favor. The Tuesday September 20, 2022, DRB meeting ended at 9:27 pm

DRB Coordinator Tasks:

Draft decisions for CU-002-22, SP-002-22, APL-001-22.

Draft letter for SK-008-22

Selectboard Concerns: None

Next Meeting: Tuesday October 4, 2022, at 7 p.m.

Respectfully submitted,

Mary Stanley, Minute-taker

APPROVED