

GEORGIA DEVELOPMENT REVIEW BOARD

Minutes from September 6, 2022

Minutes Approved September 20, 2022

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

Board Members Absent: None

Staff Present: Emily Johnson, Zoning Administrator

Others Present in-person:

Mary Stanley – Minute-taker, Laura Handy, Nicholas Smith, Ray Bouffard, Mary Chiappinelli

Others Present by Zoom:

Mark Bock
Glenn Sjoblom

1. **Suzanna Brown called the meeting to order at 7:00 p.m. and swore in participants present by Zoom and in person.**
2. **Additions, deletions, or changes in order of agenda items**
None
3. **Public Hearings:**

1. **Site Plan Review (SP-002-22) Woodnladder Realty, LLC are proposing a three-bay garage for dry storage on their lot just east of 4377 Highbridge Rd within the SV zoning district. Ray Bouffard, Applicant, was present.**

Suzanna reads the summary aloud, and asks if Mr. Bouffard has additional maps, as there's a question about the location of the building. Mr. Bouffard requests Emily produces the map that he gave her. Mr. Bouffard identifies the Lot 2 and Mr. Bouffard provides the master copy and conversation ensues over the map.

Suzanna asks for questions

The question is asked if the old driveway is gone. Mr. Bouffard says it is and it is now grassed over.

Is there a 911 for the address for the building? Emily will do that eventually. Mr. Bouffard is asked to put a green sign that identifies the 911 address for the barn and the home. The Fire Dept in the past has advertised that the green signs are available through them. It's suggested to call Keith.

Mr. Bouffard is asked if there are actual windows on both ends. Mr. Bouffard says there are windows on the 2nd floor, both ends and they are actual windows.

Lisa has a question: When replacing the previous structure. Is it the same footprint and square footage? It is clarified and identified by Suzanna on the map. That building is all gone at this point.

James asks if there's going to be a frost wall, and it's confirmed there will be. Discussion ensues as to whether this was all the same parcel. It's believed at one time it was, Lot 3 is for sale, the one with the old house on it. Suzanna clarifies.

Suzanna asks if he has met all the requirements from the last hearing. Mr. Bouffard says that the Mylar by Surveyor is all they are waiting for. He finalized a couple of pin sets today.

Suzanna takes a motion to close the hearing. Greg made the motion, Jamie seconds. Motion carries.

2. Conditional Use Review (CU-002-22) Lora's Farm, LLC is proposing a Community Farm Event Barn on their parcel just west of 144 Pattee Hill Rd within the AR-2 zoning district. Laura Handy (Applicant) and her engineer, Nicholas Smith, were present.

Suzanna reads the Summary aloud.

Nothing has changed from the original application. A couple of typos are addressed on page 3. Lot 1 is in AR-2. Lot 2 is split. Additional discussion is had on the map by Board members and Nick Smith. Discussion ensues about AR-2.

Suzanna asks about lighting for the parking area. Mr. Smith points out that there are a few sets of lights along the main access drive that will throw into the field a bit. They are controlled by switch or timer for events and include the outdoor patio and walkways for events.

Suzanna asks how the barn accessed? Mr. Smith explains that the barn access is the same as before. Additional discussion is had over the map about access for the Barn. Suzanne makes the point that the barn is no longer on that lot, because it's a separate lot, there should be a ROW to get there. Is there an alternate way to access that barn? Mr. Smith is unsure; Laura qualifies that there is access. Discussion of ROW and barn location is had over the map.

Additional questions?

Greg says last time around, there was discussion around what the drive paths were for the parking area. Greg says he knows we upgraded to a harder pavement for fire trucks

and the need for adequate gravel in the event of a rainy day. It's pointed out that historically Mr. Vickers said that the field had been used for parking, and the reason for the upgrade was to be able to access that back barn. It's believed that Mr. Vickers never had any issues for cars getting stuck, keeping in mind the time of year. The turnaround area was included but the primary parking would be along the access road, with overflow of that grass area. There are ledge outcrops, and it's a higher elevations. Greg asks what surface will be coming onto Pattee Hill. It will be gravel access, there was no requirement for it to be paved. 20ft to the south, it transitions paved to gravel surface.

Mr. Smith points out that they went through Act 250 for the project, to minimize impacts to existing areas, there's no grading. Everything that was cut out for gravel stayed on site

Suzanna (Vickers got the Act 250 permit? Mr. Smith agrees that's correct but points out that the permit runs with the land, so it's in the Deed.

The house has water, wastewater. Lot 1 has both, Lot 2 has nothing.

The event barn has no water/wastewater, no indoor plumbing, and no washing stations, so Port-o-lets will be used. Everything is to be brought in.

Suzanna has concerns that May – October is when the events are planned, but Christmas Trees are included. Mr. Smith says that there are some exempt activities that are Ag related, entirely Ag based on the farm. Christmas trees are regulated under Ag market, trees on site will be taken somewhere else, or if they are cut on site, they are on-site Christmas trees, they are produced by the farm. There have been 1000 trees planted that won't be ready for 5-6 years.

Suzanna – There's a Gray area in the plan because the State hasn't deemed this a farm yet. The activity is not Ag. Exempt. It is the Boards bailiwick. Perhaps they should extend their window to include November and December, because there may be (Christmas Farmers Market?) during the tree sales?

Perhaps keeping Autumn in the 28 events, allowing for the tree sales and any events they want to plan. Then you wouldn't have to change their conditional use at that time.

Change the request for the seasonal farmers market to go May – December.

Question by Mary Chiappinelli;

The entrance in the proposed conditional use, it talks about gravel in the parking area/roads. There's already gravel drive. What's there will stay there.

Further discussion is had, and Mrs. Chiappinelli is shown the plan, and how it's laid out for parking/leaving and fire access. Mrs. Chiappinelli asks whether the drive has moved up a bit, she's told it has not. Additional answer is demonstrated on the map with Board Members and Mrs. Chiappinelli. Parking was discussed and signage questions are addressed as well.

Mrs. Chiappinelli Questions whether there's an amendment from 24 to 28 events.

Discussion about the right number to satisfy the conditional status. They are amenable to the maximized number of 28 rather than 24 events. A farmer's stand would be different than a farmers' market. Laura was hoping to offer a cooperative for other farmers to bring in produce to sell. Discussion was had about Ag regs, and if it's deemed a farm.

It would be 24 events through December, rather than October. Celebratory events as well as farmers markets.

Mrs. Chiappinelli asks if there is a need for water and port-o-lets to be provided for farmers markets? Answer is yes.

Port-o-lets, near the event barn, will they have to be removed directly after the event? Will the port-o-let be there during the whole time?

Port-o-lets will not be left long-term. If there's a plan for 3 weeks or so for Christmas tree sales, perhaps a port-o-let will be there and removed afterwards, during the time it's there, Laura says it will be tucked out of the way to avoid an eye-sore.

Mrs. Chiappinelli: questions the need for fencing. In the past, people have entered her land to see the horses, and that's a liability problem. There is a fence there now, it's barbed wire.

Signage can be used to keep people on the property as well as fencing.

Mary Chiappinelli asks: What's the limit of hours for the event barn?

Farmers Market 8:00 a.m. to 6:00 p.m. formerly 8:00 a.m. to 4:00 p.m. Discussion is had about these hours. Laura is hoping for 6:00 p.m. rather than 4:00 p.m.

Celebratory Event. 11:00 a.m. to 10:00 p.m.

Does there have to be water on site for an event of several hours? As a rental, yes. There's no certainty that that type of event would be happening.

There are 2 parcels, if that ends up being rented do the neighbors get notice? There were no short-term rental regulations according to Emily.

Any event in the barn counts toward one of the 24 uses.

Majority of the time, the barn is used for agricultural use.

Suzanna asks for more questions. There are none.

Suzanna asked if the boundary line is marked where the town easement is? There seems to be a lot of growth and wondered about pins. More discussion is had about new pins having been put in, blazed trees, etc.

Emily read the regulations required for the final Platt. Mr. Smith believes that's all in order.

Suzanna asks for a motion to close the hearing. James makes the motion; Jamie seconded the motion. The motion carried.

Public Meeting Adjourned at 8:55 p.m.

Review & approval of the last meeting minutes: Minutes from August 16, 2022, were not available.

Gilles Rainville makes the motion to go into deliberative. Greg Drew seconds. The motion carried. The DRB went into deliberative session at 7:53pm.

Gilles Rainville made the motion to exit deliberative session. Greg Drew seconded. The motion carried. The DRB exited deliberative session at 9:20pm.

Glenn Sjoblom made the motion to end the meeting. Jamie Comstock seconded. The motion carried. The Georgia DRB meeting on Tuesday September 6, 2022, ended at 9:21pm.

Selectboard Concerns: Lack of guidance from the Selectboard regarding cannabis and cannabis businesses in Georgia.

DRB Coordinator Tasks:

- Draft decisions for SP-008-22 and CU-002-22

Next Meeting: September 20, 2022, at 7:00pm.

Respectfully submitted,

Mary Fletcher, Minute-Taker