



Town of Georgia

47 Town Common Road North. • St. Albans, VT 05478
• Phone: 802-524-3524 • Fax: 802-524-3543 • website: townofgeorgia.com

GEORGIA DEVELOPMENT REVIEW BOARD

APPROVED MEETING MINUTES

July 19, 2022

Minutes approved August 2, 2022

Board Members Present: Suzanna Brown, James Powell, Gilles Rainville, Greg Drew, Glenn Sjoblom

Board Members Absent: Cheryl Letourneau, Jamie Comstock

Staff Present: Emily Johnson, Zoning Administrator

Others Present: Joan Nye, Levi Lilly, Carol Lavalley, Kevin Lavalley, Jeff Nielsen, Jon Kirby, Brad Ruderman, Greg Dixon, Demetrios Michaelides, Adrien Criner (LCATV)

James Powell, Vice Chair, called the meeting to order at 7:03 p.m. and swore in participants present.

Site Plan Amendment (SA-001-22) for Jeff Nielsen, Applicant, for a front yard setback waiver at 2295 Georgia Shore Rd, located in the L-1 zoning district.

- James read the background information and asked Jeff Nielsen if anything had changed. Jeff said no and explained why he was there and what he was looking to do. Jeff said he was seeking this waiver so his home would be more aesthetically placed between the two existing homes on either side of him and this waiver would allow him to build further away from the shoreline.
- There was discussion on what was on the lot previously and if the construction of this house would trigger a permit from Shoreland Protection. Emily noted that since this proposed structure fell within the jurisdiction of Shoreland Protection, only the folks there could determine if a permit would be needed.
- There was discussion on the current access point to the lake on the property and location of the septic system. Jeff noted that this Unit was part of the shared Old Doc Rhodes wastewater system, with the shared septic already being installed on the other side of Georgia Shore Rd.
- James asked if there were any other questions. Hearing none, Greg Drew motioned to close the hearing for SA-001-22. Gilles Rainville seconded; all were in favor. The hearing was closed at 7:17 p.m.

Conditional Use (CU-001-22) and Site Plan (SP-001-22) review for Levi Lilly, Applicant, at Lot #5 Morin Ave, located in the Business (B-1) zoning district. Applicant applied for combined review for conditional use and site plan approval for a commercial building on Lot# 5. Applicant was present as well as their engineer Greg Dixon from Krebs & Lansing.

- James read the background and asked if they would like to provide more information.
- Greg Dixon, engineer for the Applicant, explained the project and noted the existing approved wastewater system, 60' ROW and access off Ethan Allen Hwy. Greg Dixon said they do not plan to exceed a total of 14 employees. Gilles asked if each tenant would have seven employees and Greg Dixon replied that it would depend on the tenants.
- Suzanna joined the meeting.
- Greg Dixon stated that as the plans were currently presented, they would not be required to update their wastewater or VTrans permit.
- Gilles asked if the existing road would be resurfaced as it was currently overgrown. Greg Dixon replied the owner was not sure if the road would remain gravel or be paved, but either way it would be revived.
- Greg Drew asked if they had talked to the Fire Chief yet. Greg Dixon said he had not heard back from him yet and Levi Lilly noted that he had been in contact with the Fire Chief.
- Gilles asked if they had tenants yet and Greg Dixon replied not yet. Gilles asked if the future tenants would need additional town permits, Suzanna noted that they could need conditional use approval. Levi said that state permits would depend on the tenant, which would likely be related to cannabis but that those tenants would be discreet, not have signage, and have onsite odor mitigation.
- Gilles asked if there would be any storage outside and Greg Dixon replied not at this time. Levi noted the building would be earth toned and not just a metal box.
- James asked if this location would be commercial or retail cannabis. Levi replied that there would not be retail, just cultivation or manufacturing.
- Suzanna asked what tiers they were expecting. Levi stated it would be the highest tiers based on size so most likely Tier 3 cultivation and Tier 2 manufacturing, but both would most likely be Tier 2. Suzanna asked if the cultivation would be indoor only and Levi said yes, indoor only.
- Suzanna addressed the Applicant, Levi Lilly, and acknowledged she was an abutting property owner and on the DRB. She told Levi she could recuse herself and just participate as part of the public. Levi said he would appreciate if she recused herself and participated as part of the public. Note: From this point forward in the hearing, Suzanna Brown is asking questions as part of the public/abutting property owner and not a DRB member.
- There was discussion about rezoning after the initial subdivision, lot sizes, and deed restrictions for the Morin subdivision.
- Suzanna noted that property owners that share a ROW or easement should be notified along with abutters, even if their property did not abut the Applicant's.
- There was discussion about road standards and requirements, culverts, and a potential pedestrian easement. Greg Dixon stated a 10-15' pedestrian easement along the Ethan Allen Hwy could be possible.
- Demetrios Michaelides, an abutter, asked how the electric would connect to the new structure. Greg Dixon said they would most likely use the existing utility poles. Levi said that Green Mountain Power (GMP) told him would most likely only need phase I level power and that existing poles are heavy duty enough to handle up to phase III, but phase III level power could still go underground.
- Jon Kirby, an abutter, asked if they planned on using solar power. Levi said not right now but the structure would be built to accommodate future solar. There was discussion on roof styles.
- Gilles Rainville motioned to close the hearing for CU-001-22 and SP-001-22. Greg Drew seconded. All were in favor. Suzanna Brown abstained. Hearing closed at 7:58 p.m.

James Powell handed over the leading of the meeting to Suzanna Brown, Chair.

Final Plat (FP-002-22) review for Ric Nye, Applicant, and their proposed 8-lot major subdivision/PUD off Pattee Hill Rd in the AR-1 and AR-2 zoning districts. Brad Ruderman, from Brad Ruderman & Associates, was present representing the Applicant.

- Suzanna read the background and asked Brad Ruderman if there were any changes. Brad said they did not receive the hammerhead waiver from the Fire Chief, so they had to put back in the cul-de-sac. He noted that the private road now met the A-76 standard of 24' wide, the driveway to the west was now within a 60' ROW, the pedestrian easement along the private road was added, and the monuments for the wetlands were now depicted. Brad told the board they submitted a few waiver requests in their application, one being the ability to monument the wetland buffer every 100 ft on Lot 8 since it was fairly large and wooded.
- Suzanna asked if they were requesting the setbacks to be reduced on all lots and Brad replied yes.
- Emily asked Suzanna if she could check to see who was able to vote on this hearing. Suzanna asked the board members who were not present for the sketch plan and preliminary plat hearing if they had read and watch the provided past hearing materials. Gilles Rainville and James Powell said they had, and Glenn Sjoblom indicated he was unable to and thus was unable to vote.
- Brad clarified that the setback waiver request of reducing the 75' setback be just for the lots with frontage along the new private road as the front yard setback along Pattee Hill could be met.
- There was discussion on placement of boulders on Lot 8. Suzanna asked if boulders could be placed on the east side of the wetland following the horizontal line the required fence on the west forms. James asked what kind of fence and Suzanna noted that it did not matter.
- Suzanna pointed out the road details provided showed it tapering to 22', Brad said that was a typo.
- There was discussion on the required inclusions in the HOA and deed documents.
- Suzanna asked if there were any questions or comments. She noted that the project had changed a lot for the better since the first presentation, Brad agreed.
- Gilles Rainville motioned to close the hearing for FP-002-22; James Powell seconded. All were in favor. Glenn Sjoblom abstained. The hearing ended at 8:15 p.m.

The June 21, 2022, DRB draft meeting minutes were reviewed. Gilles Rainville motioned to accept the minutes, with corrections. Greg Drew seconded. All were in favor.

Gilles Rainville motioned to go into deliberative session, Greg Drew seconded. All were in favor. The DRB went into deliberative session at 8:18 p.m.

Items discussed in deliberative:

- SA-001-22
- CU-001-22/SP-001-22
- FP-002-22
- Draft decision for FP-003-22

Gilles Rainville motioned to exit deliberative session; Greg Drew seconded. All were in favor. The DRB exited deliberative session at 10:19 p.m.

Glenn Sjoblom motioned to end the meeting, Gilles Rainville seconded. All were in favor. The DRB meeting on Tuesday July 19, 2022, ended at 10:20 p.m.

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

DRB Coordinator Tasks:

- Draft decisions for SA-001-22, CU-001-22/SP-001-22, and FP-002-22

Next meeting: August 2, 2022, at 7:00 p.m.

Respectfully submitted,

Emily R. Johnson, Zoning Administrator