



Town of Georgia

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GEORGIA DEVELOPMENT REVIEW BOARD

APPROVED MEETING MINUTES

June 21, 2022

Minutes approved July 19, 2022

Board Members Present: Suzanna Brown, James Powell, Gilles Rainville, Greg Drew, Jamie Comstock, Glenn Sjoblom, Lary Martell (alternate for Cheryl Letourneau)

Board Members Absent: Cheryl Letourneau

Staff Present: Emily Johnson, Zoning Administrator

Others Present: Jon Kirby, Dan Coolbeth, Jenn Desautels, Bob Baker, Don Cobb, Monika Ingalls, Adrien (LCATV)

Suzanna Brown called the meeting to order at 7:02 p.m. and swore in participants present.

Final Plat Review (FP-003-22) for Jon Kirby, Applicant, and his proposed 2-lot minor subdivision at 1766 & 1776 Ethan Allen Hwy, located in the Business (B) zoning district. Mr. Kirby was present for the hearing.

- Suzanna read the background from the staff report. Emily Johnson let the board know there were two minor corrections to the staff report. First was the parent parcel lot size needed to be corrected from ± 19.60 -acres to ± 19.10 -acres in the Background section. Second, in the Comments section 1 – Dimensional Requirements, the Proposed Lot 1 lot size needed to be corrected from 19.60 acres to 17.60 acres.
- Suzanna asked Jon Kirby if anything had changed since his sketch plan review. Mr. Kirby said there were no changes. Suzanna then asked the board if they had any questions.
- James Powell asked if there were any plans to take down the barn on Lot 1. Mr. Kirby said he was in the process and was working on it (removal of barn). He said he had a meeting with someone on July 1st and that there were plans to remove the barn as it was unsafe but that he might need some state permit due to the barn's proximity to Rt 7.
- Greg Drew mentioned the agricultural access for Lot 1 and asked Mr. Kirby where it was. Mr. Kirby said it was just south of the utility pole just south of Lot 2.
- Suzanna noted her concern about the town having limited options to ensure the barn was removed within an appropriate timeframe. One option mentioned was requiring the Applicant to provide financial surety via a predetermined amount kept in escrow.
- There was discussion on a timeframe for the barn removal. Mr. Kirby indicated he was not sure if fall of this year would be feasible. It was suggested that the DRB could continue the hearing to their July 19th meeting and Mr. Kirby indicated that that would not work for him as the sale of the house would

fall through. He said he knew the barn needed to be removed as it was a liability, but he could not give a timeframe for completion.

- Discussion moved on to the possibility of requiring financial surety to ensure the removal of the barn.
- **Gilles Rainville motioned to close the hearing, Greg Drew seconded. All were in favor. The hearing for FP-003-22 closed at 7:16 p.m.**

Sketch Plan Review (SK-005-22) for Dan Coolbeth, Applicant, and their proposed 4-lot (3 new lots) major subdivision at 211 Mills Rd, located in the L-1 zoning district. Applicant's engineer, Jenn Desautels from TCE, was also in attendance and represented the Applicant.

- Suzanna read the background from the staff report and gave the floor to Jenn Desautels to present the proposed subdivision. Jenn gave additional background information and pointed out some important elements of the parcels.
- James asked about the proposed septic systems for the new lots. There was general discussion about the proposed wastewater system and why there was a proposed shared easement.
- Gilles asked about the existing cabin located on proposed Lot 3D. Dan Coolbeth said it was still in use. It was noted that the existing cabin could remain if reclassified as an accessory dwelling unit (ADU) which would allow a new single-family dwelling to be built on the lot.
- Suzanna pointed out that the driveway off proposed Lot 3C might want to be adjusted north and cut in at the hammerhead as a way to avoid the driveway at the end of Mills Rd from having to become a private road. Lary asked if they had reached out to the fire chief yet about accessibility and cul-de-sacs. Jenn said they planned on reaching out to the fire chief.
- Lary asked Jenn if this proposed subdivision would push their General Permit from the state to the next tier. Jenn said that the stormwater would need to be increased and they would do what the state asks.
- Suzanna asked about the status of the old road and Dan stated that it was mostly covered except the limited area to access the existing dwelling on Lot 3.
- **Greg Drew motioned to close the hearing, Gilles Rainville seconded. All were in favor. The hearing for SK-005-22 closed at 7:45 p.m.**

The May 17, 2022, DRB draft meeting minutes were reviewed. Gilles Rainville motioned to accept the May 17, 2022, meeting minutes as written. James Powell seconded. All were in favor. Lary Martell abstained.

Greg Drew motioned to enter deliberative session, Lary Martell seconded. All were in favor. The DRB entered deliberative session at 7:48 p.m.

Items that were discussed during deliberative session:

- Final Plat application FP-003-22
- Sketch Plan application SK-005-22
- Draft Sketch letter for SK-003-22
- Draft Sketch letter for SK-004-22

Gilles Rainville motioned to exit deliberative session, Greg Drew seconded. All were in favor. The DRB exited deliberative session at 9:30 p.m.

James Powell motioned to end the meeting, Greg Drew seconded. All were in favor. The DRB meeting on Tuesday June 21, 2022, ended at 9:31 p.m.

Selectboard Concerns: None

DRB Coordinator Tasks: Draft sketch letters for FP-003-22 and SK-005-22.

Next Meeting: Tuesday July 19, 2022, at 7 p.m.

Respectfully submitted,
Emily R. Johnson, Zoning Administrator