



Town of Georgia

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GEORGIA DEVELOPMENT REVIEW BOARD

APPROVED MEETING MINUTES

May 17, 2022

Minutes approved June 21 2022

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

Board Members Absent: Cheryl Letourneau

Staff Present: Emily Johnson, Zoning Administrator

Others Present: Vinton Gaudette, Peter Mazurak, Tom LaMothe, Keith Lavalley, Ray Bouffard, Brad Ruderman Megan Lavalley, Kevin Camisa, Adrien (LCATV)

Suzanna Brown called the meeting to order at 7:03 p.m. and swore in participants present.

Sketch Plan Review (SK-003-22) for Vinton Gaudette, Applicant, and his proposed 3-lot minor subdivision at 1050 Ethan Allen Hwy, located in the South Village (SV) zoning district. Mr. Gaudette's engineer, Peter Mazurak from Apex Engineering, was present for the hearing.

- Suzanna read the background from the staff report. Peter Mazurak asked if the ROW could be deeded without an exact location to allow for flexibility for future placement. Discussion moved to parking and Mr. Gaudette said all three lots would share parking and Lot 3 would have access to the ROW to access 104A. Mr. Mazurak asked if instead of showing the location of the ROW on the final Mylar, if they could include in the notes on the Mylar the existence of the ROW and who has access to it and what the ROW accesses.
- Mr. Mazurak mentioned that it is unlikely that VTrans would approve another curb cut on Rt 7 for proposed Lot 3.
- James Powell asked if the two storage facilities would be coming down, Mr. Gaudette said depends on who owns the land in the future and what they want to do with it.
- There was more general discussion on the proposed ROW and parking.
- Suzanna asked if there were any additional questions from the board, then the public.
- **Gilles Rainville motioned to close the hearing, James Powell seconded. All were in favor. The hearing for SK-003-22 closed at 7:22 p.m.**

Sketch Plan Review (SK-004-22) for 1422 Sandy Birch Rd, LLC, Applicant, and their proposed 2-lot minor subdivision at 1422 Sandy Birch Rd, located in the AR-3 zoning district. Applicant's engineer, Brad Ruderman from Brad M. Ruderman & Associates, was in attendance and represented the Applicant.

- Suzanna read the background from the staff report. She asked Brad Ruderman if anything had changed.
- Brad replied nothing had changed but stated that due to the extreme financial impact of building the sidewalk, the Applicant was requesting a waiver to deed a pedestrian easement for future sidewalk construction instead.
- Suzanna noted that sidewalks were required per the current regulations and that the process of building them in town had to start somewhere.
- There was general discussion on the septic systems and their shared easement.
- Suzanna asked if the public had any questions. Tom Lamothe introduced himself and identified his abutting property to the west of 1422 Sandy Birch Rd. Keith Lavalley introduced himself and identified his abutting property to the east.
- Keith stated that he did not have a problem with the subdivision but did have an issue with sidewalks being required. He noted that if sidewalks were installed on that side of Sandy Birch Rd, they would be very close to the front of his existing house.
- There was continued discussion on sidewalks and the associated requirements.
- **James Powell motioned to close the hearing, Glenn Sjoblom seconded. All were in favor. The hearing for SK-004-22 closed at 7:38 p.m.**

The May 3, 2022, DRB draft meeting minutes were reviewed. Gilles Rainville motioned to accept the May 3, 2022, meeting minutes with corrections. James Powell seconded. All were in favor. Jamie Comstock and Glenn Sjoblom abstained.

Gilles Rainville motioned to enter deliberative session, James Powell seconded. All were in favor. The DRB entered deliberative session at 7:41 p.m.

Items that were discussed during deliberative session:

- Sketch Plan application SK-003-22
- Sketch Plan application SK-004-22
- Conditional Uses and Changes of Use

James Powell motioned to exit deliberative session, Glenn Sjoblom seconded. All were in favor. The DRB exited deliberative session at 9:14 p.m.

Glenn Sjoblom motioned to end the meeting, Gilles Rainville seconded. All were in favor. The DRB meeting on Tuesday May 17, 2022, ended at 9:15 p.m.

Selectboard Concerns: None

DRB Coordinator Tasks: Draft sketch letters for SK-003-22 and SK-004-22.

Next Meeting: Tuesday June 21, 2022, at 7 p.m.

Respectfully submitted,
Emily R. Johnson, Zoning Administrator