



# Town of Georgia

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## GEORGIA DEVELOPMENT REVIEW BOARD

### APPROVED MEETING MINUTES

May 3, 2022

**Minutes approved May 17, 2022**

**Board Members Present:** Suzanna Brown, James Powell, Cheryl Letourneau, Gilles Rainville, Greg Drew, Lary Martell (alternate)

**Board Members Absent:** None.

**Staff Present:** Emily Johnson, Zoning Administrator

**Others Present:** Jamie Comstock, Glenn Sjoblom, Buddy Meilleur (LCATV)

**Suzanna Brown called the meeting to order at 7:11 p.m. and swore in participants present.**

**There were two additions to the posted agenda:**

- Introduction to the DRB made by Glenn Sjoblom, outlining his interest in joining the DRB.
- Introduction to the DRB made by Jamie Comstock, outlining his interest in joining the DRB.

**Suzanna welcomed the two interested residents and gave them an opportunity to introduce themselves and tell the DRB why they were interested in joining. Suzanna thanked the two residents for their interest and introductions and that the DRB will send both of their names to the Selectboard, recommending them for appointment.**

**Review of draft letter to Jeff Nielsen regarding his interest in seeking a Final Plat/Site Plan Amendment in order to request a setback waiver.**

- Suzanna asked if anyone had any issues with the draft. Gilles Rainville asked what the background of the issue was as he was not able to attend the previous meeting. Suzanna explained that Mr. Nielsen was seeking to get a feel for how the Board felt about him requesting a front yard setback waiver (through the Final Plat/Site Plan Amendment process) in order to construct a single-family dwelling that visually lined up better between his neighbors and also allowed him to build further from the shoreline.
- Suzanna said that if there were no issues, she would sign the letter as written.

### **Review of draft Sketch letter to John Kirby (SK-001-22)**

- Suzanna noted a few changes including correcting waterway buffers to river corridors and buffers. Lary Martell noted that sketch letters are not decisions and that some of the language may want to be adjusted to reflect the items as recommendations from the Board rather than requirements like in a decision.

**Lary Martel motioned to accept the draft sketch letter to Jon Kirby (SK-001-22) with corrections. James Powell seconded. All were in favor. Gilles Rainville and Greg Drew abstained.**

### **Review of draft Sketch letter to Simone Martin (SK-002-22)**

- Suzanna requested the same changes as recommended on the Mr. Kirby letter. Emily Johnson noted she would additionally correct the tone of the letter to be recommendations rather than requirements, as suggested by Lary regarding the previous sketch letter.

**Cheryl Letourneau motioned to accept the draft sketch letter to Simone Martin (SK-002-22) with corrections. James Powell seconded. All were in favor. Gilles Rainville and Greg Drew abstained.**

**The April 5, 2022, DRB draft meeting minutes were reviewed. Gilles Rainville motioned to accept the minutes, with corrections. Cheryl Letourneau seconded. All were in favor. James Powell and Lary Martell abstained.**

**The April 19, 2022 DRB draft meeting minutes were reviewed. James Powell motioned to accept the minutes as written. Lary Martell seconded. All were in favor. Gilles Rainville and Greg Drew abstained.**

**Suzanna opened up discussion to the request Tim and Cole Quintin brought to the Board at their last meeting.**

- There was general discussion on ways the Quintin's request could fit within the Development Regulations. It was noted that it would ultimately be whether or not the State allows the Quintin's to operate the Georgia location as a satellite location and allow the main dealership license to be based out of their Williston location.
- There was discussion on the South Village and the goals this zoning designation was trying to achieve, and the difficulties/limitations some residents and business owners experienced.

**Greg Drew motioned to go into deliberative session, Gilles Rainville seconded. All were in favor. The DRB went into deliberative session at 8:26 p.m.**

**Items discussed in deliberative:**

- Conceptual site plan submitted by the Bryan Currier, engineer for 864 Ethan Allen Highway, LLC, and whether or not the DRB would like to accommodate the landowner's request for an informal sit-down prior to filing of a Sketch Plan Review.

**Gilles Rainville motioned to exit deliberative session; James Powell seconded. All were in favor. The DRB exited deliberative session at 8:58 p.m.**

**Lary Martell motioned to end the meeting, Gilles Rainville seconded. All were in favor. The DRB meeting on Tuesday May 3, 2022, ended at 8:59 p.m.**

**Selectboard Concerns:** Recommended appointments of Jamie Comstock and Glenn Sjoblom to the DRB.

**DRB Coordinator Tasks:** Reply to Mr. Currier regarding an informal meeting with members of the DRB

**Next meeting:** May 17, 2022, at 7:00 p.m.

Respectfully submitted,

Emily R. Johnson, Zoning Administrator