



# Town of Georgia

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## GEORGIA DEVELOPMENT REVIEW BOARD

### APPROVED MEETING MINUTES

January 18, 2022

#### **Board Members Present:**

**In-person:** Suzanna Brown, Gilles Rainville

**Via Zoom:** Greg Drew, Jenn Desautels, Cheryl Letourneau

**Board Members Absent:** Rich Hamlin, James Powell

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

**Others Present:** Michelle & Rich Paya, Bette Dunsmore, Brian Dunsmore, Reice Branon & Tyler Mumley from Ruggiano Engineering, Scott Turner, Justin Holmes, Wyeth Shamp, Donald Lane

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

**Suzanna opened the hearing for the Boundary Line Adjustment (BLA-004-21) between Michelle & Rich Paya and Donald & Linda Lane at 331 and 365 Carpenter Hill Rd, respectively.**

- Suzanna read the background of the proposed boundary line adjustment (BLA).
- Justin Holmes, representing the Applicants, further explained the location and nature of the adjustment. He noted that this BLA was exempt from needing a Wastewater permit from the state.
- Suzanna asked if anyone knew who owned the roundabout shown on the plat. Nobody attending the meeting was sure of the ownership. It was noted that there was a subdivision completed in 1996 on that land, and it may outline ownership in those documents.

**Gilles Rainville motioned to close the hearing; Greg Drew seconded. All were in favor. The public hearing for Boundary Line Adjustment (BLA-004-21) between the Paya's and the Lane's was closed at 7:07 p.m.**

**Suzanna opened the Final Plat Amendment (FA-001-21) hearing for Wyeth Shamp & Ploy Mekdusadeerom to remove the Deferral Permits on Lot 1 & 2 on their Conger Rd property.**

- Emily explained the background of situation, that the previous parcel owners had sought approval for a Planned Residential Development (PRD) in 2006. It was unclear, based on the decision and meeting minutes, as to the exact reason why the deferral permits were required for the two lots. Her best guess was that it had something to do with septic systems. Since the new owners/Applicants were not interested in pursuing the PRD, and will just be constructing a single-family residence (SFR), the deferral permits would not be necessary.
- Wyeth Shamp asked if they were interested in pursuing a PUD in the future, if it would have to go in front of the DRB at that time. Emily and Suzanna said that was correct. He reiterated that at this point in time they just wished to build a SFR and use the remaining land for sugaring.
- Suzanna asked if he planned to merge the two lots and Mr. Shamp replied it would depend on current use and the state.

**Greg Drew motioned to close the hearing; Gilles Rainville seconded. All were in favor. The public hearing for Final Plat Amendment (FA-001-21) for Wyeth Shamp and & Ploy Mekdusadeerom was closed at 7:13 p.m.**

**Suzanna opened the hearing for Site Plan Review (SP-004-21) for Bruce & Calinda Turner Revocable Trust (B & A Auto)**

- Suzanna read the background information, Reice Branon followed up with additional details about the work they were proposing for the lot, including a description of the existing and proposed building, stormwater, landscaping, etc.
- Reice stated that there were no proposed changes to the wastewater and that they had received their approved VTrans 1111 permit, along with their letter from the Fire Chief. He also noted that there would be no changes made to the outside lighting on the property and that any lights attached to a building would be angled down towards the ground. It was also stated that the largest working shift would contain five employees.
- Suzanna asked if the board members had any questions. She then asked if on the plan, the white shaded areas were existing pavement and what portions of the plan is new pavement.
- Reice stated that part of the old building would become new parking spaces. Suzanna asked if behind the garage was paved and Reice replied that it was existing gravel.
- Gilles asked where the employees would be parking. Suzanna followed up by noting the Applicant sold cars and asked where the cars for sale would be parked.
- There was discussion about parking and Tyler Mumley stated that some additional parking spots could be added on either side of the handicap parking spot.
- Gilles asked if there would be any drains in the new shop. The board was told there would not be drains in the new shop.
- Suzanna said since a tree was being removed and pavement was being added, if the Applicant could add some landscaping somewhere on the property. Reice asked if something like a flowerbed in front of the new building would work. Suzanna replied yes, just something to add a little greenery and landscaped to offset the tree removal.

- Suzanna asked if there were any additional questions. Tyler Mumley asked about the decision process and if decisions could be granted with conditions. He wanted to avoid the application being denied on something that could have been addressed in the hearing. It was verified to the Applicant and their representatives that applications can be approved with conditions.

**Greg Drew motioned to close the hearing; Jenn Desautels seconded. All were in favor. The public hearing for Site Plan Review (SP-004-21) for Bruce & Calinda Turner Revocable Trust (B & A Auto) was closed at 7:31 p.m.**

**The December 7, 2021, DRB draft meeting minutes were reviewed. Gilles Rainville motioned to accept the December 7, 2021, meeting minutes with corrections. Jenn Desautels seconded. All were in favor.**

**The January 4, 2022, DRB draft meeting minutes were reviewed. Greg Drew motioned to accept the January 4, 2022, meeting minutes with corrections. Gilles Rainville seconded. All were in favor.**

**The draft decision for GIDC's Conditional Use approval (CU-003-21) was reviewed. Gilles Rainville motioned to approve the decision. Suzanna Brown seconded. All were in favor. Jenn Desautels and Cheryl Letourneau abstained.**

**The draft decision for Woodnadder Realty, LLC (c/o Ray Bouffard) Sketch Plan Review (SK-002-21) for a 3-lot minor subdivision was reviewed. Greg Drew motioned to approve the decision letter, with corrections. Gilles Rainville seconded. All were in favor. Jenn Desautels and Cheryl Letourneau abstained.**

**The 2022 DRB meeting schedule was reviewed. The board decided to cancel the July 5, 2022, DRB meeting. Gilles Rainville motioned to accept the 2022 meeting schedule, with the correction. Greg Drew seconded. All were in favor.**

**Emily Johnson said she would include the list of items the Planning Commission plans to work on this year (2022) for the next DRB meeting for members to review.**

**Greg Drew motioned to go into deliberative session, Jenn Desautels seconded. All were in favor. The DRB went into deliberative session at 7:51 p.m.**

**Gilles Rainville motioned to exit deliberative session; Greg Drew seconded. All were in favor. The DRB exited deliberative session at 8:34 p.m.**

**Items discussed during deliberative session:**

- Boundary Line Adjustment approval for BLA-004-21. The DRB tasked Emily Johnson to draft the decision letter to be voted on at the February 1st, 2022, meeting.
- Final Plat Amendment approval for FA-001-21. The DRB tasked Emily Johnson to draft decision letter to the Applicant to be voted on at the February 1st, 2022, meeting.
- Site Plan Review approval for SP-004-21. The DRB tasked Emily Johnson to draft the decision letter to be voted on at the February 1<sup>st</sup>, 2022, meeting.

**Gilles Rainville motioned to approve the Site Plan application (SP-004-21) with conditions. Greg Drew seconded. All were in favor.**

**Greg Drew motioned to approve the Final Plat Amendment (FA-001-21) to remove the deferral permits on Lots 1 & 2. Jenn Desautels seconded. All were in favor.**

**Greg Drew motioned to approve the Boundary Line Adjustment (BLA-004-21). Cheryl Letourneau seconded. All were in favor.**

**Jenn Desautels motioned to end the meeting; Cheryl Letourneau seconded. All were in favor. The DRB meeting on Tuesday January 18, 2022, ended at 8:38 p.m.**

**Selectboard Concerns:** None

**Next meeting:** February 1, 2022, at 7:00 p.m.

Respectfully submitted,

Emily R. Johnson, Zoning Administrator