



Town of Georgia

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GEORGIA DEVELOPMENT REVIEW BOARD

MEETING MINUTES

January 4, 2022

Board Members Present:

In-person: Suzanna Brown, James Powell, Gilles Rainville

Via Zoom: Greg Drew

Board Members Absent: Rich Hamlin, Jenn Desautels, Cheryl Letourneau

Staff Present: Emily Johnson, Zoning Administrator (via Zoom)

Others Present: Ray Bouffard, Steve & Becky White, Vince Gaudette, Amber Baker

DRB Chair Suzanna Brown called the meeting to order at 7:01 p.m. and swore in participants.

Suzanna opened the Conditional Use (CU-003-21) hearing for Georgia Industrial Development Corporation (GIDC) for their commercial sign at the corner of Industrial Park Rd and Skunk Hill Rd.

- Amber explained that the sign the GIDC wants to replace was initially placed in the early 1980's. The existing sign was 5'x10' and the new sign would be 4'x8'.
- Emily explained that since the proposed sign being placed is not a 1:1 replacement, and was larger than 16 sq ft, Conditional Use approval was required by the Town's Zoning Regulations.
- Gilles asked if the lighting would remain the same. Amber said that GIDC intended to keep the existing lighting for the new sign unless the DRB requested an alternative.
- Suzanna asked how the current sign was lit and Amber said it has ground-up lighting.
- Greg asked if he should recuse himself from this hearing as he also sits on the GIDC board. Amber and the other DRB members said they were fine with Greg participating and voting on the Conditional Use approval for the commercial sign.

Gilles Rainville motioned to close the hearing; James Powell seconded. All were in favor. The public hearing for Conditional Use approval for GIDC's commercial sign was closed at 7:07 p.m.

Suzanna opened the Sketch Plan Review (SK-002-21) hearing for Woodnladder Realty, LLC, d/b/a Ray Bouffard for a 3-lot minor subdivision at 4377 Highbridge Rd.

- Ray Bouffard was present as Applicant. Steve & Becky White, and Vince Gaudette were present as Interested Parties and abutters.
- Suzanna read the background information from the staff report. She noted that waivers for 60' ROW in lieu of road frontage must be requested and not assumed to be granted. Ray asked if his engineer, Peter Mazurak, had not done that in the application. Suzanna noted he had not. Ray asked if that was something he would have known to do, and it was indicated it would have been.
- Suzanna mentioned that an old map she saw online showed a structure on Lot 1 that is not shown on the submitted plat. Ray said it was probably the lean-to and he had not looked at nor seen it in years.
- Suzanna mentioned that a stream showed up on the state wetlands inventory map along the east side of the parent parcel (easterly portion of Lots 1 & 2) and going down into Deer Brook but was not depicted on the submitted plat. There was some discussion of sheet flow from the abutting Georgia Market and rain gardens.
- Gilles asked if the soil was sand throughout the parcel, and it was indicated that that was the case. Greg then asked if there were overhead utilities were shown on the map. Ray and Emily both said there were and were shown on the plat.
- James asked if the plan was to connect the ROW to the three new lots and the abutting Georgia Market parcel. Ray said yes, that it was the plan, but would be way down the line.
- There was discussion about the existing shared driveway between Georgia Market and the abutting White property. Suzanna mentioned it would be helpful if that shared driveway was shown on the plat.
- Suzanna asked Ray what the plan was for the three lots. Ray said Lot 1 was to be left as-is for now, the old barn/smokehouse would be replaced with a new storage building on Lot 2, and Lot 3 will remain as is with the single-family residence.
- Vince Gaudette asked if there was going to be a cul-de-sac in the 60' ROW. Ray said there would not be, but there would be enough room for a fire truck to turn around.
- Suzanna asked what the plans were for sidewalks, as they are now a requirement for any new development in the South Village (SV). Ray asked if that includes just a storage building and Suzanna replied yes. Suzanna said that the sidewalks would not necessarily need to be along the ROW but rather along 104A (Highbridge Rd). Ray asked if he sold the house, would that lot need sidewalks. Suzanna said sidewalks might be phased and would not necessarily need to be done all at once.
- Vince Gaudette mentioned that it would be nice if the plat included more details, including the Georgia Market property.
- Becky White asked Ray to outline plans lot by lot and if Lot 3 required a new septic site. Ray said Lot 3 does not need a new septic system, just a proposed replacement location. They have been unable to do test pits due to waiting on the state, but the location would most likely be closer to the house.
- Becky White then asked about the type of storage being proposed. Ray said it will mechanical storage for Georgia Market. Becky then asked if there would be water going to the storage building and Ray said he does not propose to have water or electricity going to the structure but potentially solar for the structure's outdoor lighting.

- Becky asked if there was any intention for 18-wheelers to use the 60' ROW. Ray said it was not worth the cost, but initially yes that was the intention. Steve White asked if the only access to the storage would be through the 60' ROW. Ray replied yes. The White's noted that the potential traffic was their biggest concern.
- There was discussion about SV lot sizes, if new lots required septic and wells, and if a stormwater permit would be required. There was also discussion about concerns of headlights from vehicles accessing the existing house.

Greg Drew motioned to close the hearing; Gilles Rainville seconded. All were in favor. The public hearing for Sketch Plan Review (SK-002-21) for Woodnladder Realty, LLC was closed at 7:34 p.m.

Gilles Rainville motioned to go into deliberative session, James Powell seconded. All were in favor. The DRB went into deliberative session at 7:38 p.m.

Greg Drew motioned to exit deliberative session; Gilles Rainville seconded. All were in favor. The DRB exited deliberative session at 9:07 p.m.

Items discussed during deliberative session:

- Conditional Use approval for CU-003-21. The DRB tasked Emily Johnson to draft the decision letter to be voted on at the January 18th, 2022, meeting.
- Sketch Plan Review for SK-002-21. The DRB tasked Emily Johnson to draft the Sketch Plan letter to the Applicant to be voted on at the January 18th, 2022, meeting.

Gilles Rainville motioned to approve the GIDC sign, as proposed. James Powell seconded. All were in favor. Conditional Use was approved at 9:08 p.m.

Greg Drew motioned to end the meeting; James Powell seconded. All were in favor. The DRB meeting on Tuesday January 4, 2022, ended at 9:15 p.m.

Selectboard Concerns: None

Next meeting: January 18, 2022, at 7:00 p.m.

Respectfully submitted,

Emily R. Johnson, Zoning Administrator