



# Town of Georgia

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## GEORGIA DEVELOPMENT REVIEW BOARD

### MEETING MINUTES

November 2, 2021

**Board Members Present:** Suzanna Brown, Gilles Rainville, James Powell, Greg Drew, Cheryl Letourneau, Tony Heinlein (alternate).

**Board Members Absent:** Jenn Desautels and Rich Hamlin

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

**Others Present:** Gary Gilmond, Kevin Camisa, Justin Holmes from Pinnacle Engineering representing both Mr. Gilmond and Mr. Camisa for separate items.

**DRB Chair Suzanna Brown called the meeting to order at 7:01 p.m.**

**Suzanna opened the Gilmond 2-lot minor subdivision Sketch Plan Review hearing (SK-001-21) and swears in participants. Gary Gilmond is present as the Applicant, and Justin Holmes is present representing Mr. Gilmond.**

- Suzanna read the background of the project from the staff report. Justin mentioned that there is prime ag soils and shallow ledge in this area. For those reasons, the proposed new single-family dwelling (SFD) is closer to Ballard Rd rather than being set back further on the parcel. He also stated that with the current proposed placement, there were still safe sight distances on Ballard Rd.
- Suzanna asked if the Board had any questions. James asked if they planned on having a full basement in the new SFD and if they would have to do any blasting due to the shallow ledge in that area. Gary stated that the SFD is for his daughter, and they do intend for it to have a full basement. He also said they would most likely fill-in the area to achieve that, as there had been no prior blasting. Justin added that if blasting were to be needed, all required blasting protocols would be followed.

**Tony Heinlein motioned to close the hearing; Chery Letourneau seconded. All were in favor. The public hearing for the Gilmond 2-lot minor subdivision Sketch Plan Review was closed at 7:09 p.m.**

**17 Black Walnut, LLC represented by Kevin Camisa, Applicant, and Justin Holmes came in front of the DRB requesting Clarification and Reconsideration on the decision issued for SP-001-21, SP-002-21, and SP-003-21.**

- Applicant submitted a written request for reconsideration which included the items they wished to address with the DRB.
- Suzanna asked if there was anything more they wanted to address that was not included on the list. Justin said there just a few minor things. It was suggested that the Board work down the list submitted by the Applicant.
- After discussion, the Board approved removing 2(a), 2(d), and 2(e) from the original decision.
- Greg asked if they could spell out the easement across Lots 2 and 5. Justin said that there were no specific width of easement, it was just the width of the road.
- There was general discussion about the amount of parking to be required and the Applicant's request for the private road across Lots 2, 5, and 6 to be considered a driveway instead. Justin spoke to the fact that beyond the existing 60' ROW on Lot 5, there was not enough space for a 60' ROW required for a road due to the location of the well shield and the proposed parking and buildings on Lots 2 and 5.
- Suzanna asked if the Applicant had asked permission from the Town to build the road in the Town ROW on the Redeeming Grace Church parcel. Justin said they had not gone to the Selectboard for approval as the road was shown on the South Village Master Transportation plan as a location for a possible future public road. Suzanna added that the Applicant still needed approval from the Selectboard to build a new road and to build in the Town's ROW. The Selectboard would be the ones to decide if the Town would take it over and maintain it. The recommendation was made to the Applicant to meet with the Selectboard to ask for approval.
- Discussions ended at 8:50 p.m. regarding the matter of clarification & reconsideration for 17 Black Walnut, LLC's recent site plan decision.

**Following review of minutes, Gilles Rainville motioned to accept the October 19, 2021, minutes. Cheryl Letourneau seconded. All were in favor. Tony Heinlein abstained. Minutes were approved at 8:50 p.m.**

**Gilles Rainville motioned to go into deliberative session, Greg Drew seconded. All were in favor. The DRB went into deliberative session at 8:51 p.m.**

**Greg Drew motioned to exit deliberative session; Cheryl Letourneau seconded. All were in favor. The DRB exited deliberative session at 10:00 p.m.**

**The DRB decided to cancel the November 16, 2021, meeting due to no pending applications or hearings and the December 21, 2021, meeting for the Holiday.**

**Cheryl Letourneau motioned to end the meeting; Gilles Rainville seconded. All were in favor. The DRB meeting on Tuesday November 2, 2021, ended at 10:01 p.m.**

**Selectboard Concerns:** Consideration of 17 Black Walnut, LLC's proposed public road.

**Next meeting:** December 7, 2021, at 7:00 p.m.

Respectfully submitted,

Emily R. Johnson, Zoning Administrator