



Town of Georgia

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GEORGIA DEVELOPMENT REVIEW BOARD

MEETING MINUTES September 7, 2021

Board Members Present: Tony Heinlein, Suzanna Brown, Gilles Rainville, Rich Hamlin, Jennifer Desautels, Cheryl Letourneau, James Powell,

Board Members Absent: Greg Drew

Staff Present: Emily Johnson, Zoning Administrator.

Others Present: Tony McCracken; Justin Holmes; Mike Fairbanks; Cindy & Dave Lang; Eric Strong; Charles Miranda, Kevin Camisa

Planning Commission Chair Suzanna Brown called the meeting to order at 7:00 p.m.

Adopting Rules of Procedure & Ethics Policy – Gilles Rainville motioned to accept, and Rich Hamlin seconded. All were in favor.

Suzanna opened the hearing at 7:02 p.m.

- Conditional Use application for two signs over 16 sq ft. CU-001-21 – Tony McCracken was present as the Applicant.
- Suzanna Brown asked if one or two signs would be displayed. Tony responded that two would be used, one free-standing and close to the road and a banner. The banner would change seasonally. Suzanna requested that only one sign can be free standing. James suggested putting the banner on a shed and counting that as permanent/wall sign.
- Tony stated there would be no lighting on the banner, but the free-standing one would have minimal lighting. Suzanna requested no flashing lights due to the proximity to neighbors. Tony stated that lights would be from top, angled down or from the ground, angled up.
- Motion to close was made by Jennifer Desautels, seconded by James Powell, all in favor.
- Suzanna read the background for Conditional Use Amendment application CU-002-21. 17 Black Walnut, Applicant, was requesting to extend the conditional use approval for an additional five (5) years granted under ZBA-009-18 and to request a waiver to put principal residential units on the first floor.
- Jennifer Desautels disclosed her professional working history with Justin Holmes, engineer for 17 Black Walnut/Kevin Camisa, and stated she felt she could impartially participate in the hearing. Justin and Kevin agreed.

- Justin explained the lots current status and the goals for the lots, as well as described the surrounding property. They said that this property is what they feel is “transitional” in the South Village (SV) and residential on the first floor would be a better fit than solely commercial.
- Justin mentioned that they would hope the new proposed road in the church ROW would become a town road, and not a private road. He also noted that the water building that is shown on the site plan will most likely be a bit bigger than what is currently shown. It was also mentioned that they were not sure if specifically a pharmacy would go into the space labelled “pharmacy”. It would be based on interest, if not a pharmacy, then some other form of retail.
- Justin said they were getting this permitted, then plan on selling the multi-tenant elderly housing lot (Lot 6). Leaving the buyer/builder to decide the additional uses of the building (gym, hair salon, etc.) and that the buyer/builder may have a slightly different layout/placement than what is shown on the submitted plans. It was suggested by the board that a condition of approval would be for the future builder to come back before the DRB for site plan approval.
- Lot #5 showed 69 parking spaces but is required to have 82 based on number and types of units proposed.
- Suzanna asked if there would be wording in the deeds/HOA to limit school-aged children in the multi-tenant elderly housing. Justin said they were planning on modeling the wording after that drafted in another local project (CAX, LLC). He then asked Kevin if any of the interested buyers would have a problem with that and Kevin said he didn’t think so.
- Suzanna asked if there were any conditions with the initial conditional use approval in 2018. James read the conditions from the original conditional use decision.
- Suzanna opened the floor to the public for questions. Mike Fairbanks was first to raise his hand and said he had an issue with the boundaries between his mother’s property and Kevin’s as it showed on his map. There was general discussion, and Kevin offered to walk the property with his surveyor and Mike to discuss/determine the boundaries.
- Next with a question was Eric Strong, representing the South Georgia Fire District (SGFD). Eric asked about the water supply and what kind of testing they plan on doing to make sure that SGFD’s supply is not negatively impacted by the new proposed well. Justin said they had been in contact with Jeff Vance about getting a master meter reading before they run the 72-hr testing and upon completion of said testing.
- Suzanna asked if the board felt that a five-year extension to the conditional use of multi-tenant elderly housing and daycare would be appropriate. The board did not have additional questions. Gilles Rainville motioned to grant the five-year extension to the conditional use (ZBA-009-18), Rich Hamlin seconded. All were in favor.
- Discussion moved to the waiver request to allow principal residential on the first floor. Suzanna reads the Interim Bylaws.
- Justin asks to expand and explain. He mentioned the multi-tenant elderly housing would not have residential use on the first floor. Looking at the proposed setup, most buildings across all lots, would have mostly principal residential on the ground floor. James asked if having two categories of housing (elderly and traditional) and retail is enough of a mix.
- Kevin said if their interpretation of the regulations and interim bylaws was correct, they would not even need the daycare or the pharmacy.

- There was general discussion about the viability of commercial/retail on Ballard Rd and what would benefit the people who would be moving into these units.
- Kevin mentioned how in the beginning he was asked to not get lawyers involved and he said he respected that and is concerned that things he feels are minor were being checked with the town attorney. Kevin said he is telling the Town of Georgia to be careful. He has hired the best development lawyer in the state.

Cheryl Letoureau motioned to close the hearing; Rich Hamlin seconded. Tony H. opposed; all others were in favor. The hearing closed at 9:18 pm.

Selectboard Concerns: None at this time.

Next meeting: September 21, 2021, at 7:00 p.m.

Respectfully submitted,

Emily R. Johnson, Zoning Administrator