

# GEORGIA PLANNING COMMISSION

## MEETING MINUTES

April 28, 2020

The meeting was held on a “Zoom Meeting” Internet Platform

**Board Members Present:** Suzanna Brown, Greg Drew, David Vincent, Emily Johnson. Tony Heinlein, and Maurice Fitzgerald.

**Members Absent:** Edward Simon.

**Staff Present:** Planning Coordinator, Lary Martell, and Zoning Administrator, Cindy Deyak.

Others Present: Richard Hamlin, Hamlin Consulting Engineers, Inc., Jeffery Nielsen, representing John Rhodes Trust, and Buddy Meilleur, LCATV, videographer.

**Chair, Suzanna Brown called the meeting to order at 7:05 p.m.**

### **Public Hearing:**

**PC-07-20: Final Plat Review, John Rhodes Trust, Owner/Applicant,** for a minor 2-Lot subdivision, located at 2044 Georgia Shore Road in the L-1 and L-2 zoning districts.

Chair Suzanna Brown opened the hearing at 7:05 and read a brief background of the proposal before asking the Richard Hamlin to update the Planning Commission with any changes or updates.

- Richard Hamlin gave an overview of the subdivision.
- Richard made note of an error in the Staff Report. Lot-6 was reported to be 4.7 acres, the lot is actually a 1.41-acre lot.
- Richard reported the wastewater permit was now approved.
- Richard noted a letter by the Georgia Fire Chief was submitted to the planning office. The Fire Chief’s comments are listed within #11 of the staff report.
- Richard stated there are no plans for improvements to either lot. Both lots will remain as existing. A wastewater permit application was submitted and is now approved, based on earlier comments by Lary Martell.
- Suzanna questioned how they planned on accessing the “shed”.
- Jeff explained it is an old horse barn and no access was required.
- Suzanna asked if Lot 6 was or would be part of the Champ View Road association.
- There was general discussion about the need for shared cost and use of the private road.
- Richard said it would be up to the people involved if the lot was sold and the buyer planned to build. The lot could be accessed from Georgia Shore Road or over a 60’ right-of-way located in the northwest corner of Lot 6 leading from Harriet Drive
- Suzanna asked about an easement allowing footing drains located on Lot 6 used by the neighbors.
- Richard said the easement would remain in place.

- Suzanna asked if anyone had other questions.

**Greg Drew moved to close the hearing;** Maurice Fitzgerald seconded the motion. The vote was unanimous in favor of closing the hearing at 7:20 pm.

**Suzanna asked the board for comments on the April 24, 2020 minutes.**

There was general discussion.

Greg moved to accept the April 14, 2020, minutes with corrections; Dave Vincent seconded the motion. The vote 4 approved, 2 abstained.

**Greg made the motion to approve the written decision for Heidi and Bradley Brouillette's 2-Lot subdivision,** seconded by David Vincent. 4 approved, 2 abstained, 1 absent. The motion was approved.

**Greg Drew moved that the Commission close deliberative session at 8:45,** Maurice Fitzgerald seconded the motion. The vote was unanimous.

Zoning Administrator, Cindy Deyak, left the hearing.

**Emily Johnson made the motion to approve John Rhodes Trust, 2-Lot subdivision with conditions at 8:55,** seconded by Greg Drew. 6 approved, 0 abstained, 1 absent. The application was approved with conditions.

Moe suggested Irish Rose might be worth looking at in the future, Greg and Lary agreed.

**Emily Johnson made the motion to close the meeting at 9:05 p.m.,** seconded by David Vincent. The vote was unanimous. The meeting was closed.

**Selectboard Concerns:**

Consider updating the town private road standards to follow A-76 Road Standards.

**Next meeting date:** May 12, 2020 at 7:00 p.m. (Zoom Meeting)

**One public hearing scheduled for May 12, 2020.**

**Regulation rewrite Sections 6-7-8**

Respectfully submitted,  
Lary Martell, Planning Coordinator