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GEORGIA PLANNING COMMISSION

MEETING MINUTES
November 11, 2019

(Approved by the Planning Commission Nov. 26, 2019)

Board Members Present: Suzanna Brown, Greg Drew, David Vincent, Lary Martel

Board Members Absent: George Bilodeau, Tony Heinlein

Staff Present: Larry Lewack, Planning Coordinator.

Others Present: Amber Baker, Town Administrator, Matt Crawford, Selectboard Chair, Olive & Gary Gilmond, property owners; Todd Cadieux, Jason Burt, Scott St. Onge, Steve Lamos, Kyle Grenier and Sam Gould (all residents).

Planning Commission Chair Suzanna Brown called the meeting to order at 6:05 p.m. and swore in all witnesses.

Public Hearing:

PC-023-19: Sketch Plan & Final Plat review, Town of Georgia, Applicant and Olive & Gary Gilmond, owners, 2-lot subdivision at 3723 Ethan Allen Hwy. in the AR-2 Zoning District.

- Matt Crawford, Selectboard Chair, provided an overview of the project. In 2017, the town requested an assessment of the condition of the town’s facilities. At the current town garage, which was built in 1978 to house both the road crew and fire crews, numerous issues were identified with the roof, electrical system, heating system, and floor drainage, with impaired productivity for road crew employees who work there. With the approval of voters at Town Meeting, the town has an option to purchase 5.4 acres from the Gilmonds, with an intent to build a new town garage facility there within two years, if approved by the Planning Commission and contingent on funding approved by the voters. They first need to obtain this approval to subdivide the lot to enable the purchase, which needs to close by the end of this calendar year. They are unable to provide any significant details on the new town garage building yet, as that hasn’t been fully scoped, or designed yet. Construction would likely take place no sooner than 2021, pending approval by the voters.
- Amber Baker presented the site plan for the lot to be subdivided from the Gilmond parcel. Noted that the town paid for soil tests to initiate septic permitting, and to determine location of the septic system. Other specifics remain to be determined, once the project has been more fully scoped. There are no wetlands, no streams & no wetland or stream buffers on this 5.4 parcel. Suzanna Brown questioned this determination: has anyone walked the land to confirm the results of the ANR Natural Resources map data? Lary Martel noted that engineers did perform soil testing & found no evidence of wetlands anywhere on the site. Suzanna Brown asked about the 90 sq. ft. easement indicated in the SE corner of the parcel for New England Telephone. Matt confirmed this is for equipment access to a panel located there, not regularly used. Suzanna also asked about the septic easement along the northwest corner of the parcel. Amber replied this is for the current town garage septic system, which would continue in use at least until the new town garage is operational.

- 49 ▪ Lary Martell pointed out the lot numbers indicated on the staff notes and draft decision
50 should be fixed prior to final plat recording, as this is not the 2nd lot to be subdivided (it's
51 referred to Lot 2 in the staff notes) from the original Gilmond farm. Larry Lewack agreed &
52 will look up the subdivision history & correct these references in the draft decision. Greg
53 Drew asked if the town will be removing the existing septic lines and tank for the old septic
54 system, once the new town garage is built? Matt replied he doesn't know yet. The town has
55 not yet decided upon the future use for the current town garage building.
- 56 ▪ Lary Martell asked about the staff recommendation that a 60' ROW through the existing
57 Town Garage property would really be needed at this stage. Suzanna Brown asked if the
58 town had road access without it. Matt replied there is an existing road access to Route 7 at
59 the consignment store lot (also owned by the town), but they wouldn't use that access for the
60 new town garage. They do plan to run the driveway for this proposed new parcel north
61 through the existing town garage lot. Suzanna noted that the PC can't approve this lot
62 without road access. Amber said they could amend the site plan for final plat to show that
63 ROW. Lary Martell explained why this is important. David Vincent asked if there was
64 sufficient septic capacity as designed to accommodate the possibility of the town adding
65 police. Matt responded they were told there is sufficient capacity in the designed septic
66 system to accommodate additional employees at the new town facility, if needed.
- 67 ▪ Suzanna Brown asked if anyone else in the room had any comments. None were offered.

68 **Lary Martell then moved to accept the application as presented & close both public hearings.**
69 **Greg Drew seconded, adopted unanimously.**
70

71 At this point, the applicants and other residents left the room. After some discussion, Commission
72 members decided to forego the usual practice of entering deliberative session to discuss the merits of
73 the application. Potential conditions of approval discussed:

- 74 ▪ Suzanna Brown suggested the requirement of showing a 60' ROW for the new lot's driveway
75 to the north, and to change the deed for the existing Town Garage lot (at 65 Plains Rd., not
76 62 Plains Rd. as shown on the site plan) to show that ROW.
- 77 ▪ Some other corrections were noted in the draft of the Final Plat decision, which Larry
78 prepared & will do prior to preparing a draft for Suzanna's signature.

79 **Greg Drew moved to approve Final Plat for this subdivision as proposed, with changes as**
80 **discussed above. Lary Martel seconded, approved 4-0.**

81 Lary Martell asked if we require them to set pins for corners of the new parcel prior to filing the Final
82 Plat. Larry Lewack responded yes, this is part of the standard permit conditions we always include &
83 it's in this draft too.

84 **Selectboard Concerns:** We assume Amber Baker will convey this decision to the Selectboard with
85 these conditions, which will be finalized for Suzanna's signature later this week.

86
87 **Next meeting:** Tomorrow night (November 12th), with 2 applications on the agenda.
88

89 **Lary Martel moved to adjourn the meeting at 6:32 p.m. David Vincent seconded. Approved**
90 **unanimously.**
91

92 Respectfully submitted,
93 Larry Lewack, Planning Coordinator