

**GEORGIA PLANNING COMMISSION**

**November 13, 2018**

**7:00 pm**

**Approved: December 11, 2018**

**Board Members Present:** Lary Martell, Suzanna Brown, Tony Heinlein, and George Bilodeau.

**Absent:** Steve Rabideau, Maurice Fitzgerald

**Staff Present:** Ryan Bell, Planning Coordinator

**Others Present:** Sam Ruggiano, Keenan Cota, David Vincent, William Kirk, Elizabeth Barrett, and Derick Parker.

Chairman Lary Martell called the meeting to order at 7:00 pm.

The commission proceeded to the first public hearing.

**PC-023-18–Final Plat Review**

**Applicant: Cota**

**Parcel ID: 100700000**

**Zoning District AR-3**

Lary read the background information into the record:

Keenan Cota, hereafter referred to as the applicant, is requesting a Final Plat for a 7 lot Subdivision /PUD in the AR-3 Residential High Density Zoning District. The parcel is 10.02 +- acres in size and is located at 236 Red Barn Hill Road. The subject parcel is accessed by a 60' right-of-way from Red Barn Hill Road. Applicant submitted a site plan drawn by Ruggiano Engineering, Inc., titled "Site Plan, Keenan Cota, 236 Barn Hill Road, Georgia, Vermont", Sheet C-2, dated 09/22/17. The subject parcel consists of open and forested land. A stream runs north to south through the center of the property. The applicant has contacted Chris Brunelle who has determined a stream alteration general permit is not required for this project if the work is performed between 6/1 and 10/1. The road has been shortened from sketch to a length of 947ft. The Applicant has increased the amount of lots from preliminary from 6 to 7. A title search for the use of the 60' Right of Way has been conducted and a letter from the Applicants Lawyer has been submitted to the Planning Commission

Mr. Ruggiano gave the board some overview of the changes made from preliminary.

Lary opened up questions to the board 7:05pm

Suzanna questioned who owned the land under the right of way.

Ruggiano answer was the right of way was shared between multiple land owners.

Suzanna asked within the Cota parcel who would own the proposed roadway, would each proposed subdivided parcel own a portion or would it be part of the open space

Ruggiano answered that each proposed subdivided parcel would own a portion of the road.

Suzanna asked why the proposed trees were on abutters properties.

Ruggiano answered that's what was discussed last meeting.

Tony asked if the storm water configuration meets the town and state standards.

Ruggiano answered they normally put riprap and that they would be complying with the current state standards.

Lary opens the discussion to the public.

Mr. Parker asks if the proposed project will affect his well, as well as if the roadway would go onto his property

Ruggiano answered that the road would stay within the right of way and that the project would not affect Parkers well

Mr. Kirk asked to about his property as it relates to the Right of Way

Ruggiano state that a title search had been done concerning the Right of Way.

Motion made to close the hearing at 7:25 p.m.; made by George, seconded by Suzanna. No further discussion. The ayes were unanimous, the motion carried.

The commission reviewed the minutes from the October 23, 2018, meeting. A general discussion followed.

Motion made to accept the minutes, with corrections at 7:30, made by Suzanna, seconded by George. No further discussion. The ayes were unanimous, the motion carried.

Motion made to enter into deliberative session at 7:32 p.m., made by Suzanna, seconded by a George. No further discussion. The ayes were unanimous, the motion carried.

Motion made to exit deliberative session at 7:55 p.m., made by Suzanna, seconded by George. No further discussion. The ayes were unanimous, the motion carried

Motion made to approve the written Decision for Rhodes; made by Suzanna, seconded by George. No further discussion. The board Voted 4

Motion made to approve the writing of a Decision for Cota; made by Suzanna, seconded by George. No further discussion. The board Voted 4

Motion made to close the meeting at 8:00p.m., made by George, seconded by Tony. No further discussion. The ayes were unanimous, the motion carried.

Respectfully submitted, Ryan Bell, Acting Secretary