

GEORGIA PLANNING COMMISSION

December 11, 2018

7:00 pm

Approved: January 8, 2019

Board Members Present: Lary Martell, Suzanna Brown, Tony Heinlein, and George Bilodeau. Steve Rabideau, Maurice Fitzgerald

Absent:

Staff Present: Ryan Bell, Planning Coordinator

Others Present:

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

The commission proceeded to the first public hearing.

PC-025-18–sketch

Applicant: Rich Palmer

Parcel ID: 115710000

Zoning District AR-3

Lary read the background information into the record:

Richard Palmer, hereafter referred to the applicant, is requesting sketch plan review for a 2 lot subdivision in the AR-2 Agricultural/ Rural Residential Zoning District. The parcel is 13.3 +- acres in size and is located 2895 Ethan Allen Hwy. Proposed Lot 1 will consist of 11.3 +- acres of land contains an existing House and barn. Proposed Lot 2 will consist of 2 +- acres of land with a proposed new dwelling unit and would be accessed by a proposed driveway off Ethan Allen Hwy.

Mr. Palmer gave board a brief overview of the proposal

Lary opened up questions to the board.

Lary asks about the wetlands as well as if the Vtrans permit has started yet.

The Applicant answered that they have a wetland specialist delineating the wetlands and that they have started the Vtrans permit.

A general discussion regarding the wetlands and in relation to mound system ensued

Lary opens the discussion to the public.

No Questions.

Motion made to close the hearing at 7:15 p.m.; made by Tony, seconded by Steve. No further discussion. The ayes were unanimous, the motion carried.

PC-024-18–sketch
Applicant: Mike Bouthillette
Parcel ID: 110420000
Zoning District AR-3

Due to Conflicts of interest board members Maurice Fitzgerald and Lary Martell recused themselves from the hearing and Vice Chair Suzanna Brown took over.

Suzanna read the background information into the record:

Michel Bouthillette, hereafter referred to the applicant, is requesting sketch plan review for a 3 lot subdivision in the AR-2 Agricultural/ Rural Residential Zoning District. The parcel is 31.5 +- acres in size and is located at 1623 Mill River Rd. Proposed Lot 2 will consist of 26.83 +- acres of land with no new proposed construction. Proposed Lot 4 will consist of 2.65 +- acres of land with a proposed new dwelling unit and would be accessed by a proposed driveway easement located on Lot 2. Proposed Lot 5 will consist of 2.02 +- acres of land with a proposed new dwelling unit and be accessed by a proposed driveway easement located on Lot 2. Each new dwelling unit will have its own well but will share a wastewater mound system. There is currently an existing barn on the property, it will remain.

Mr. Bouthillette gave board a brief overview of the proposal

Suzanna opened up questions to the board.

Questions were brought up around the wetlands regarding classification and the road in the buffer.

Mr. Bouthillette said he is working with a wetlands specialist to classify them.

Greg asked about the ability to upgrade the road within the 60' swath of land off of mills river road.

Further research was requested.

Suzanna opened the discussion to the public.

Mr. Mitchell inquired about his property boundary; a general discussion surrounding the issue ensued.

Motion made to close the hearing at 7:50 p.m.; made by George, seconded by Steve. No further discussion. The ayes were unanimous, the motion carried.

Applicant: Norwich Solar

Norwich Solar came before the board to discuss a future solar project located at 3128 Ethan Allen Hwy. A general discussion around the project took place.

The commission reviewed the minutes from the November 13, 2018, meeting. A general discussion followed.

Motion made to accept the minutes, with corrections at 8:15, made by Suzanna, seconded by George. No further discussion. The ayes were unanimous, the motion carried.

Motion made to enter into deliberative session at 8:15p.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 8:30 p.m., made by Suzanna, seconded by George. No further discussion. The ayes were unanimous, the motion carried

Motion made to classify Palmer as a minor and a letter be written, made at 8:31 by Suzanna, seconded by George. No further discussion. The ayes were unanimous, the motion carried

Motion made to classify Bouthillette as a minor and a letter be written, made at 8:31 by Suzanna, seconded by George. No further discussion. The ayes were unanimous, the motion carried

Motion made to close the meeting at 8:35p.m., made by George, seconded by Tony. No further discussion. The ayes were unanimous, the motion carried.

Respectfully submitted,

Ryan Bell, Acting Secretary