

1 **GEORGIA PLANNING COMMISSION**

2 **Minutes**

3 **February 13, 2018**

4 **7:00 pm**

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6 **Board Members Present:** Tony Heinlein, Suzanna Brown, Greg Drew, George Bilodeau, Tara King, and
7 Maurice Fitzgerald

8
9 **Absent:** Peter Pembroke

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

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13 **Others Present:** Richard F. Hamlin, Jeffery D. Nielsen, Brett Woods, Kathleen Adair, Steven + Becky
14 Lamos, Rich + Leah Hamlin, Jason Barnard.

15
16 **Approved: Unapproved**

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18 The meeting was called to order at 7:00 pm by Suzanna, Assistant Chair. Suzanna welcomed everyone to
19 the meeting and gave a brief description of how the meeting will run.

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21 **PC-001-18 Preliminary Plat Review**

22 **John Rhoads Revocable Trust Attn. Jeff Nielson**

23 **Parcel ID: 105530000**

24 **L-2 Zoning District**

25
26 Suzanna read the background information into the record:

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28 “John Rhodes Revocable Trust, Jeffrey Nielsen, Executor, hereinafter referred to as the applicant, is
29 requesting preliminary plat review to increase the number of previously approved stand-alone
30 condominiums units, known as Harriett’s View Condominiums, from 7 to 15 units. The 7 approved
31 condominiums are contained within Lot 15 of a previously approved subdivision. Applicant is proposing
32 a lot line adjustment between Lot 10 and Lot 15. As proposed, Lot 15 would increase from 45.63 +-
33 acres to 64.63 +- acres, and Lot 10 would be reduced from 207 plus acres to 188.6+- acres. The 8
34 additional stand-alone condominium units are contained within the 19.4+- acres effected by the
35 proposed lot line adjustment. The Units H, I, J, K, and L will each sit on 1.49 ac of land; Unit M with 1.87
36 ac; Unit N with 4.84 ac; and Unit O with 3.44 ac. Lot 15 is located primarily within the L-2 zoning district
37 with a small portion located within the L-1 zoning district. Lot 10 is located within the L-2 and AR-1
38 zoning districts. Lot 15 is benefitted by approximately 800ft of road frontage on Georgia Shore Road.....”

39 Rick Hamlin, Engineer is representing the John Rhoads Revocable Trust Attn. Jeff Nielson. Rick gave an
40 overview of the project. Including clarification of the Number of over all units going from a previous 16
41 to 15, the alteration of the waste water permit to include piping for the proposed development town to
42 an existing leach field, and the previously misidentified wetland areas.

44 Suzanna opened up the discussion to the board. Greg asked about the validity of the person who did
45 the study. Both Suzanna and Rick referenced the Vermont state website list of accredited wet land
46 specialist which included Gilman & Briggs Environmental, Inc.

47
48 Tony asked about if there were any retention ponds. Rick answered with an extensive culvert drainage
49 system along the road which would negate the use of retention ponds.

50
51 Suzanna asked about several unidentified easements on the plat. Rick responded with the purpose of
52 the easements. One to access lot 10, and the other for access to the Rhoads estate.

53
54 Suzanna asks about the preservation of Vegetation on the property. Rick States the three stand on the
55 property will stay and not be clear cut.

56
57 Greg asked about the stand of trees on Unit N as they are not in an easement and there for not as
58 protected. Rick and Jeff respond that there is no plans to clear cut and that if the PC would like to add
59 language into the land owner association agreement that they could.

60
61 Suzanna asked who was to upkeep the Culvert drainage from being filled in or altered. Rick responded
62 that the permit for the proposed culvert drainage system would become the responsibility of the
63 association and that the state would have to come in and recertify it every 5 years.

64
65 George made the motion to close the hearing at 7:30p.m., seconded by Tara. The ayes were
66 unanimous; the motion carried.

67
68 **PC-005-18 Sketch Plan Review**
69 **Brett and Patty Woods**
70 **Parcel ID: 113660100**
71 **AR-2 Zoning District**

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73 Suzanna read the background information into the record:

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75 “Brett and Patty Wood hereinafter referred to as the applicants, are requesting Sketch Plan review for a
76 2 lot subdivision/ PUD on their 10.1 acre parcel of land. The parcel of land is located off of Sand Hill Rd
77 and is accessed through a deeded ROW access Parcel #113680000. The access currently grants ingress
78 and egress for three dwellings on Sandhill Road #1124; #1126 and 1128. Vermont Transco has revealed
79 that there is a 1.4 ac inconsistency along the eastern boarder of the Wood property as seen in slide
80 #216....”

81 David Burke, Engineer is representing the Harrisons. David gave an overview of the project, clarifies
82 several things such as, the Common areas, waste water, and road ways.

83 Suzanna opened up the discussion to the board. Greg asked about the right of way that exist and how it
84 is set up. Ryan responds that at that moment it is deed use for three properties the Wood, Adair’s,
85 through the Mead property. The discussion goes forward into road way policy and how would this work
86 as a PUD.

87

88 Greg made the motion to close the hearing at 7:50p.m., seconded by George. The ayes were
89 unanimous; the motion carried.

90

91 **PC-004-18 Site Plan amendment**

92 **Steve and Becky Lamos**

93 **Parcel ID: 104310000**

94 **AR-2 Zoning District**

95

96 Suzanna read the background information into the record. "Steve and Becky Lamos, hereafter referred
97 to as applicants, are requesting site plan amendment on a 2+ acre parcel of land located at 141 Plains
98 Road and benefited by 475 feet of frontage. The property is located within the AR-2 Zoning District.

99 Applicants submitted a site plan map labeled "Steven and Becky Lamos" drawn by Lakeside
100 Environmental Group dated 11/14/18. Applicants' current proposal consists of the following:

101

102 1. Construct a new 45' x 90' open bay wood framed storage building on top of the existing 36' x 83'
103 concrete slab. The building will be attached to the existing portico, constructed over a new slab on
104 grade cement, and have steel siding and a roof similar to the existing 48' x 160' building;

105 2. Demolish the dilapidated Quonset hut and north side foundation to create an outdoor parking
106 area approximately 45' x 70' at the same grade as the existing west side driveway;

107 3. Construct a 24' x 45' 3-sided storage area over the existing south side Quonset hut foundation
108 for a coverage storage area; and

109 4. No changes are proposed to either the existing 48' x 160' steel building with the attached
110 portico or the 22' x 53' wood framed building....."

111 Steve Lamos, owner/ applicant is representing himself. Steve gave an overview of the project to which
112 he gave clarification on several brief questions that the PC had about drainage.

113

114 Suzanna opened up the discussion to the board.

115

116 George made the motion to close the hearing at 8:05p.m., seconded by Tara. The ayes were
117 unanimous; the motion carried.

118

119 George made the motion to accept the minutes, with changes at 8:11p.m., seconded by Maurice. The
120 ayes were unanimous; the motion carried.

121

122 George made the motion to go into deliberative at 8:15p.m., seconded by Tara. The ayes were
123 unanimous; the motion carried.

124

125 Tara made the motion to come out of deliberative at 9:10 p.m., seconded by Greg. The ayes were
126 unanimous; the motion carried.

127

128 Tara made the motion out of deliberative to approve the decision for Rhoads with conditions, the tree
129 stand language and labeling of Easement at 9:12 p.m., seconded by Greg. The ayes were unanimous;
130 the motion carried.

131 Tara made the motion out of deliberative to approve the sketch letter to Woods, seconded by George.
132 The ayes were unanimous; the motion carried.

133

134 Tara made the motion out of deliberative to approve the decision for Lamos, seconded by Maurice. The
135 ayes were unanimous; the motion carried.

136

137 Tara made the motion to close the meeting at 9:15 p.m., seconded by George. The ayes were
138 unanimous; the motion carried.

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