

GEORGIA PLANNING COMMISSION

February 26, 2019

7:00 pm

Approved: March 26, 2019

Board Members Present: Suzanna Brown, George Bilodeau, Lary Martell, Tony Heinlein, Steve Rabideau

Absent: Maurice Fitzgerald,

Staff Present: Ryan Bell, Planning Coordinator

Others Present: Brian & Holly Thweatt, Richard Largo, Brad Ruderman, Justin Holmes, Gary Gilmond, Linda Bell, Linda Hemonds

Chairman Lary Martell called the meeting to order at 7:10 pm.

The commission proceeded to the first public hearing.

PC-008-19 Sketch Plan Review

Applicant: Olive and Gary Gilmond

Parcel ID: 115830000

Zoning District AR-1 and AR-2

Lary read the background information into the record:

Olive and Gary Gilmond, hereafter referred to as applicants, are requesting sketch plan review for a 2-lot subdivision in the AR-1 and AR-2 Zoning Districts. The parcel is 132 acres in size and is located off Ethan Allen Hwy. The Applicants are proposing to subdivide 3.2 acres off the existing parcel for a single family dwelling unit. The Applicants previously subdivided the adjacent parcel of land in 2014.

Lary gave the floor to Justin Holmes for a description of the project.

Lary opened questions to the board.

Suzanna asked are there were any other structures

Applicant answered a horse shed and it would be removed.

A general discussion surrounding the newly classified class two wetlands issued in which the applicant indicated that the location of the house may be moved, as well as the location of the driveway.

Lary opened questions to the public.

There were no questions.

Motion made to close the hearing at 7:20 p.m.; made by Suzanna, seconded by Tony. No further discussion. The ayes were unanimous, the motion carried.

PC-007-19– Sketch Plan Review
Applicant: Sandy Birch Road LLC
Parcel ID: 113220000
Zoning District AR-3

Lary read the background information into the record:

Sandy Birch Road LLC, hereafter referred to as the applicant, is requesting sketch plan review for a 14-lot subdivision in the AR-3 Zoning District. The parcel is 59 acres in size and is located off Sandy Birch Road. The Applicant is proposing an 11-unit residential PUD. Lot 1 will consist of a shared wastewater disposal system. Lots 2-12 will consist of single-family dwellings, and 13 will consist of the open space land. Lot 14 will be retained by the applicant. All lots, excluding Lots 5 and 14, will be accessed by a shared private road.

Brad Ruderman gave a brief overview of the project.

Lary opened up questions to the board.

Suzanna brought up a lack of space to build a dwelling unit on lot 6 with the wetland buffer.

A general discussion was had around the wetlands obstructing use of the open space area.

Lary opened up questions to the public.

Linda Bell asked where the road was going to go in reference to her house.

Justin Holmes showed her where her house was in relation to her house.

Dick Largo questioned where the water source for this would come from as well as shields.

The general response around Mr. Largo's question was that the state handles this not the town.

As a final statement Lary told the attendees that do to the scope of this project there would be two more hearings.

Motion made to close the hearing at 7:45 p.m.; made by Suzanna, seconded by Steve. No further discussion. The ayes were unanimous, the motion carried

Brian & Holly Thweatt came before the board to present a concept plan for a 2 lot / lot line adjustment.

Norwich Solar came before the board to present their proposed solar project. They set up a date for a publicly warned meeting.

The commission reviewed the minutes from the February 12, 2019 meeting. A general discussion followed.

Motion made to accept the minutes of 2/12/19, with changes, made by Suzanna, seconded by George. No further discussion. The ayes were unanimous, the motion carried.

Motion made to enter deliberative session at 8:25 p.m., made by Suzanna, seconded by Tony. No further discussion. The ayes were unanimous, the motion carried.

Motion made to exit deliberative session at 8:45 p.m., made by Suzanna, seconded by Steve. No further discussion. The ayes were unanimous, the motion carried

Motion made that two sketch letters be written classifying PC-008-19 as a minor and PC-007-19 as a major, made at 8:50 by Suzanna, seconded by Tony. No further discussion. The ayes were unanimous, the motion carried

Motion made to close the meeting at 8:51 p.m., made by Steve, seconded by Suzanna. No further discussion. The ayes were unanimous, the motion carried.

Respectfully submitted, Ryan Bell, Acting Secretary