

1 **GEORGIA PLANNING COMMISSION**

2 **April 24, 2018**

3 **7:00 pm**

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5
6 **Board Members Present:** George Bilodeau, Suzanna Brown, Maurice Fitzgerald, and Lary Martell.

7
8 **Absent:** Peter Pembroke, Tony Heinlein

9
10 **Staff Present:** Ryan Bell, Planning Coordinator

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12 **Others Present: None**

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14 **Approved: Unapproved**

15
16 Suzanna called the meeting to order at 7:00 pm.

17
18 Suzanna read the background information into the record:

19
20 **PC-006-18 Sketch plan**

21 **Applicant/Owner Jerrilyn Eldred**

22 **Parcel ID: 110050000**

23 **Zoning District AR-1**

24
25 Jerrilyn Eldred, hereafter referred to as the applicant, is requesting Sketch Plan Review for a 3 lot minor
26 subdivision. Applicant's parcel consists of 164 acres of land located on both sides of Georgia Middle Road; 139
27 acres are located on the westerly side of the road and 25 acres on the easterly side. The 25 acres located on
28 easterly side of Georgia Middle Road is a naturally subdivided lot and not part of applicant's proposal.
29 Applicant proposes to subdivide the property on the westerly side of Georgia Middle Road into 3 lots. Lot 1 will
30 consist of 5 acres and will contain the existing dwelling unit. Lot 2 will consist of 5 acres and has a proposed
31 single family dwelling unit located outside of the wooded area. The shared property boundary between Lots 1
32 and 2 will cause two current structures to be in violation of the setback requirements and will be removed.
33 This includes a camper structure and the existing barn. The applicant has proposed new wastewater fields on
34 all three lots. Lot 1's current waste water field has failed and must be replaced. The applicant has proposed a
35 25' wastewater access easement on Lot 1, in favor of Lot 3 running along the Lot 1 and 2 shared boundary. The
36 purpose of the easement is for wastewater line for a proposed building on the naturally subdivided lot on the
37 easterly side of Georgia Middle Road. The majority of the parcel is located in a floodplain.

38 Applicants engineer gave an overview of the project.

39
40 Suzanna opened up the discussion to the board.

41
42 Lary asks about the curb cut permit and driveway construction.

43 The engineer said that it would be address and added to next iteration.

44
45 Ken Minck asks about the pressure sewer line running under the road.

46 Ryan responded that it was due to the 500 Flood plain on lot 4 not allowing that lot to have a mount system
47 located on it.

48 Lary made a motion to close the hearing at 7:15 George seconded
49 The ayes have it.
50
51 Lary made a motion to accept the minutes with changes at 7:17 Maurice seconded
52 The ayes have it
53
54 Lary made a motion to go into deliberative at 7:18 Maurice seconded
55 The ayes have it.
56
57 Lary made a motion to come out of deliberative at 7:20 Maurice seconded
58 The ayes have it.
59
60 Lary made a motion to send out a sketch letter addressing the roadway construction and access permit with
61 changes Maurice seconded
62 The ayes have it.
63
64 Respectfully submitted,
65
66 Ryan Bell, Acting Secretary
67 Planning Coordinator
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