

GEORGIA PLANNING COMMISSION

MEETING MINUTES

July 9, 2019

7:00 pm

Approved July 23, 2019

Board Members Present: Suzanna Brown, Greg Drew, David Vincent, George Bilodeau, Maurice Fitzgerald.

Board Members Absent: Tony Heinlein.

Staff Present: Lary Martell, Acting Planning Coordinator.

Others Present: Michael Bouthillette, Mike Gervais

Suzanna Brown, Chair, called the meeting to order at 7:00 p.m.

Lary confirmed that Steve Rabideau has resigned from the planning commission, sighting work and family obligations.

PC-010-19 Continuation of Final Plat Review

Applicant: Michael Bouthillette

Zoning District AR-2

Parcel ID: 110420000

Maurice Fitzgerald recused himself from the hearing as he is an abutting property owner.

Suzanna Brown stated that this is a continuation of the final plat hearing originally conducted on May 14, 2019, and continued on May 28, 2019. A site visit to the subject property was conducted by the Planning Commission on May 21, 2019, and was attended by Tony Heinlein, Greg Drew, David Vincent, and Suzanna Brown. Applicant Michael Bouthillette, his surveyor, David Tudhope, and abutting property owner Norman Gosselin were also present. A second site visit to the subject property was conducted by the Planning Commission on July 2, 2019, and was attended by Tony Heinlein, Greg Drew, David Vincent, and Suzanna Brown. Applicant Michael Bouthillette was also present.

Lary Martell presented a letter and photo copied pictures submitted by adjoining property owner Sarah Redfield outlining concerns related to an existing culvert located at the outlet of the existing pond.

Michael Bouthillette gave a brief summary of the updates to the plans which included moving the proposed turnaround to a point under 1,000 feet from Mill River Road, moving the well located on Lot 5, and marking the location of the boulders delineating the wetlands.

The commission reviewed the submitted drawings. Greg Drew asked if the drawings were updated from the last meeting. Michael Bouthillette stated that the updates were just recently completed.

George Bilodeau asked for clarification of the existing culvert located at the pond outlet. Michael Bouthillette stated that the culvert was a 12" culvert and crossed the neighbors' land west of his driveway. A section of the culvert had to be replaced recently after the neighbor cut cattails, many of

which were left floating and ended up clogging the culvert. He stated that the neighbor was shown the cattails in the culvert after it was removed.

David Vincent asked how long the culvert was. Michael Bouthillette stated it was maybe 100' to 150' long. There was a general discussion about the culvert and the proposed updated driveway.

Greg Drew commented on the right of way easement width. The revised plan depicts the easement being the required 60' up to the proposed turnaround but is reduced to 30' after the turnaround. Greg stated the entire easement has to be 60' in width to the Lot 5 property line. Michael said he would ask his surveyor to correct the easement width on the plans.

Suzanna asked about the 30' agricultural easement over Lot 4 in favor of Lot 2. Michael said he would ask his surveyor to add it to the plans.

Suzanna asked if there were any other questions. There were none.

George Bilodeau made the motion to close the hearing at 7:15, seconded by Greg Drew. The ayes were unanimous, the hearing was closed.

PC-PC-014019– Sketch Plan Review

Applicant: Jamie St. Pierre

Parcel ID: 111400300

Zoning District AR-1

Suzanna read the background information into the record:

Michael Gervais, Bernard & Gervais, LLC, represents Jamie St Pierre, hereafter referred to as applicant. Jamie St. Pierre is requesting sketch plan review for a 3-lot subdivision in the AR-1 Zoning District. The parcel is 15.06 acres in size and is located off Polly Hubbard Road. The applicant is proposing three individual lots: Lot 3 consisting of 7.80 acres of land, of which 3.01 is proposed to be common land, and a proposed single-family dwelling; Lot 5 consisting of 2.77 acres of land and a proposed single-family dwelling; and Lot 6 consisting of 4.49 acres of land and a proposed single-family dwelling.

Mike Gervais gave a brief overview of the project.

Suzanna opened up questions to the board.

Greg asked whether the proposed common land would remain in agricultural use.

Mike Gervais said it would until such time as Lot 3 is sold to a buyer of the house to be built, at which time it would be up to the buyer and Jamie's father to agree on.

David asked about the size and location of the proposed turnaround. There was a general discussion about the proposed road length and turnaround.

Lary asked if the applicant would consider creating an easement over Lot 3 in favor of the previously approved adjacent lot for repair and maintenance of the associated mound system. Currently there is no access from the new house to the mound system across the wetlands. Mike stated that a wetlands permit could be issued if the mound failed but agreed it would make sense to include an easement. Mike said he would talk with the owner about adding an easement.

Lary commented on the lot layout and the intent of a PUD. There was a general discussion about the house locations and lot sizes.

Suzanna explained the Planning Commission's general concerns regarding lot layout and home clustering within PUD's. Suzanna asked why the house locations could not be clustered together outside of the prime agricultural soils to allow for continued agricultural use of the land as well as keeping open land.

Mike Gervis asked about the possibility of a lot bonus if the lots were clustered.

Dave asked if the commission could give a bonus. Lary explained that the lot count is based on the overall acreage divided by the zoning district's minimum lot size requirements. If the lot is 15 acres and the zoning district requires 5 acres per lot, the total number of allowed lots would be three. The purpose of a PUD is to allow the reduction of the lot size up to 50%. The balance of the land would then be left as common or open land.

Lary asked Suzanna if the PC could grant a waiver of the lot size to allow for a bonus. Suzanna said we would need to talk about that later.

There was more general discussion regarding road length, lot size, house sites, septic and well locations.

Greg made the motion to close the hearing at 7:45, seconded by George. The ayes were unanimous, the hearing was closed.

The commission reviewed the minutes from the June 25, 2019 meeting. A general discussion followed.

Motion made to accept the minutes of 6/25/19 with changes, made by Greg at 7:50, seconded by Maurice. No further discussion. The ayes were unanimous, the motion carried.

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

Motion made to exit deliberative session at 8: 15 p.m., made by Maurice, seconded by Dave. No further discussion. The ayes were unanimous, the motion carried

Greg made the motion to approve the Bouthillette Final Plat Plan with conditions at 8:20, seconded by Dave. Maurice recused himself. The ayes were unanimous, the motion carried.

There was general discussion regarding the St Pierre Sketch Plan application. Greg made the motion to send a letter to St Pierre with Planning Commission recommendations at 8:45, seconded by George. The ayes were unanimous, the motion carried.

Motion made to close the meeting at 8:50 p.m. made by George Bilodeau, seconded by Greg Drew. The ayes were unanimous, the motion carried. The meeting was closed.

Selectboard Concerns: None.

Respectfully submitted,
Lary Martell, Acting Secretary