

GEORGIA PLANNING COMMISSION

MEETING MINUTES

July 14, 2020

Board Members Present: Suzanna Brown, Greg Drew, David Vincent, Emily Johnson, Maurice Fitzgerald, Tony Heinlein, and Edward Simon.

Board Members Absent: None

Staff Present: Lary Martell, Planning Coordinator and Cindy Deyak, Zoning Administrator.

Others Present: Brad Ruderman Sandy Birch, LLC., representing the Cadieux final application, and Buddy Meilleur, LCATV videographer.

Planning Commission Chair Suzanna Brown called the meeting to order at 7:10 p.m. and swore in all witnesses.

Public Hearing:

Final plat hearing, Rose and Marcel Cadieux, Owners/Applicants for a major 7-lot subdivision.

The property is located at 829 Reynolds Road within the AR-1 Zoning District.

Chair Suzanna Brown opened the hearing at 7:00 and read a brief background of the proposal before asking the applicants to update the Planning Commissions with their changes and updates.

- Brad Ruderman reported no changes had been made to the lots following the Preliminary Hearing.

Brad stated they planned on memorializing the wetland buffers with galvanized plaques on trees.

- Brad asked the PC if they had preference to the layout of the proposed two shared driveways servicing Lot 2, 3, 4, and 5. Brad made several proposals.
- There was a discussion and a general consensus was made to access Lot-2 directly from the cul-de-sac and combine Lot's 3, 4, and 5 into one driveway, keeping Lot-3 driveway as short as possible and locating all 3 within a 60 right-of-way easement.
- Brad requested the planning commission approve a waiver of the required setbacks, reducing them to 20'
- There was general discussion about the need of the waiver.
- Suzanna asked why they could not keep the building envelope 30' from the wetland buffer and the sideline set back at 20'
- Brad stated the buffers are now 50' so 20' additionally seemed reasonable.
- There was additional discussion concerning marking the wetland buffer in respect whether markers might be installed prior to the issuance of a zoning permit or a certificate of completion of homes being constructed.
- Suzanna felt the buffer near the wastewater system should be installed before construction started.

- Greg Drew asked Brad if the utilities were going to be underground or above, and if the applicant had approached Comcast to possibly bring internet into the development.
 - Brad explained they may go underground but that could change depending on how things go with excavating the right-of-way easement.
 - There was general discussion about the proposal.
 - Dave Vincent asked if they planned on paving the private road.
 - Brad said no.
 - Suzanna Brown asked for a motion to close the hearing.
 - David Vincent moved to close the hearing, seconded by Greg Drew; the vote to close the hearing was unanimous. The hearing was closed at 7:42 pm.
- Brad Ruderman left the meeting.
 - Suzanna asked the board for comments on the June 9, 2020 draft minutes. There was general discussion.

Tony Heinlein moved to approve the June 9, 2020 minutes; David Vincent seconded the motion, the minutes were approved. Maurice Fitzgerald abstained from the vote.

- Suzanna asked the board for comments on the June 23, 2020 draft minutes. There was general discussion.

Maurice Fitzgerald moved to approve the June 23, 2020 minutes; David Vincent seconded the motion, the minutes were approved.

Greg Drew motioned to move into deliberative session at 7:50 pm; David Vincent seconded the motion. The vote was unanimous.

Buddy Meilleur left the meeting.

Cindy Deyak left the meeting at 9:20 pm, following discussion of the re-write of the regulations

Greg Drew made the motion to come out of deliberative session at 10:02 pm; seconded by David Vincent. All were in favor.

Greg Drew moved to approve the Rose and Marcel Cadieux application with conditions; David Vincent seconded the motion. All were in favor. The application was approved with conditions.

Selectboard Concerns: Revisions to the recent road standards updates.

Next meeting: A special meeting to be held on July 28, 2020.

David Vincent moved to adjourn the meeting at 10:10 p.m. Greg Drew seconded. Approved unanimously.

Respectfully submitted,
Lary Martell, Planning Coordinator