

GEORGIA PLANNING COMMISSION

MEETING MINUTES

May 12, 2020

The meeting was held on a “Zoom Meeting” Internet Platform

Board Members Present: Suzanna Brown, Greg Drew, David Vincent, Tony Heinlein.

Members Absent: Edward Simon, Emily Johnson, and Maurice Fitzgerald

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

Others Present: Peter Mazurak, Trudell Consulting Engineers, Terry Rooney, representing the Terry and Robert Rooney, and Buddy Meilleur, LCATV videographer.

Chair Suzanna Brown called the meeting to order at 7:20 p.m.

Public Hearing:

PC-08-20: Boundary Line Adjustment and Preliminary Plat Review, Robert and Terry Rooney, Owner/Applicant, for a minor 5-Lot subdivision, located at 4141 Ethan Allen Highway, in the AR-2 zoning district.

Chair Suzanna Brown opened the hearing at 7:20 and read a brief background of the proposal before asking the applicants to update the Planning Commission with their changes or updates.

- **Peter Mazurak gave an overview of the proposed new property lines, and proposed subdivision.**
- Peter reported they planned to apply for a wastewater permit, following the preliminary hearing, noting they wanted to finalize lot lines, and other details, prior to applying to ANR.
- Peter reported the Rooney’s did receive a Letter of Intent, from the VT Agency of Transportation, for a curb cut, but would need to update it, because of the increase number of lots.
- Peter noted a letter by the Georgia Fire Chief was submitted to the planning office. The Fire Chief’s comments are listed within #11 of the staff report.
- Suzanna questioned the location of the northern property line.
- Peter explained the lot line is at the south line, of the 60’ right-of-way easement.
- Suzanna asked if the easement would stay in the ownership of the Roones?
- Peter stated it would.

- Suzanna asked if the driveway to the barn would be removed.
- Peter stated the existing horseshoe driveway would be removed.
- Greg Drew asked how stormwater would flow, for the section of road, that ran perpendicular to RTE 7.
- Peter explained the direction of stormwater flow.
- There was general discussion of the proposed stormwater flows.
- Greg asked Peter about the screening proposed along RTE 7.
- There was general discussion around the type and size of tree plantings, and how they might affect the views from RTE 7.
- Greg asked Peter for road detail and expressed concerns for fire trucks access.
- Peter said the road was proposed to meet the town road guidelines of 14' with 2' shoulders.
- There was general discussion about the possibility of increasing the road width, from 14 to 16'. Peter said it was possible to increase the width.
- David Vincent asked how far the houses were from the proposed road, and questioned the half circle area, drawn on the plans.
- Peter said based on scaling the plans, the houses were anywhere from 105'-150' from the road, and the half circle was part to the right-of-way, containing the turn-around.
- There was general discussion about the site grades, as related to the height, of the proposed houses. Peter explained the houses proposed on Lots' 6, 7, and 8 would be 28' lower than RTE 7. He said, because the lots were so much lower than RTE 7, they would like to build two story homes. The AR-2 zoning height restriction is 35'. Peter said that following sketch plan, the planning commission recommended the homes be limited to 1 ½ story, due to the RTE 7 view shed.
- Suzanna asked, who would own the common land.
- Peter reported the Rooneys would keep ownership, so, in the case of future development, additional common land, could be added to it. Peter explained he had noticed the PC had approved other subdivisions the same way.
- Suzanna stated that one PC decision does not set precedent for future decisions.
- Tony asked if the common land would be numbered.
- Peter stated the common land was not numbered.
- Suzanna commented on the proposed reduction of overall lot size, which reduced the lot to 10 acres, and now they want the common land moved back to the other parcel.
- Suzanna asked about how they intended to access the barn following the road changes.
- Peter explained there would be an easement over Lot 7.
- Greg asked how it would look in real life.
- There was general discussion.
- Suzanna asked the purpose of the common land. (the regulations require applicants state the intent of common land, as part of their proposal).
- Peter reported the common land would be used as passive recreation.
- There was general discussion about the planned use of common land.

- Suzanna asked about the proposed lot size.
- Peter explained the lot sizes were based on the AR-2 zoning district requirements. Peter explained the AR_2 and AR-3 zoning district lines were about 420' back from RTE 7.
- There was general discussion about the lot sizes, and the common land easement, located across the south portion of Lot 7.
- Peter stated he could adjust the lot line between Lots, 7, and 8. Peter said they could possible add a spit rail fence along the common land easement.
- There was additional discussion concerning the RTE 7 scenic views, and proposed tree plantings.
- Lary asked if they would consider restricting the house to be built on Lot-5 to 1 ½ stories.
- Peter said it was a possibility.
- Suzanna explained the first 25' plus of the proposed road, leading from RTE 7, would need to have a grade of 3% down away from RTE 7.
- Peter said, VT Agency of Transportation, also required the same.

Greg moved to close the hearing; David Vincent seconded the motion. The vote was unanimous in favor of closing the hearing at 7:55 pm.

Suzanna asked the board for comments on the April 28, 2020 minutes.

There was general discussion.

Dave moved to accept the April 28, 2020, minutes with corrections; Greg seconded the motion. The vote was approved at 8:00 pm.

Greg made the motion to approve the written decision for John Rhodes Trust, 2Lot subdivision, seconded by David Vincent. The motion was approved unanimously at 8:00 pm.

Suzanna suggested the board work on the regulation rewrite during deliberative session, to allow Buddy to leave the meeting. Buddy left the meeting.

Greg moved to enter deliberative session at 8:05 pm, seconded by Dave. The vote was unanimous.

Greg Drew moved that the Commission close deliberative session at 10:10, David Vincent seconded the motion. The vote was unanimous.

Zoning Administrator, Cindy Deyak, left the hearing.

Greg made the motion to approve the Terry and Robert Rooney Preliminary Plat application, with conditions, at 10:12, seconded by Dave. 4 approved, 0 abstained, 3 absent. The application was approved with conditions.

Greg made the motion to close the meeting at 10:15 p.m., seconded by David Vincent. The vote was unanimous. The meeting was closed.

Selectboard Concerns:

The PC asked Lary to add the A-76 and B-71 Road Standards to the next PC meeting packets.

Next meeting date: May 25, 2020 at 7:00 p.m. (Zoom Meeting)

- One public hearing scheduled for May 25, 2020
- Review of Lary's notes taken during an earlier meeting between Lary and Fire Chief, Keith Baker.
- Regulation rewrite.

Respectfully submitted,
Lary Martell, Planning Coordinator

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