

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

GEORGIA PLANNING COMMISSION

MEETING MINUTES January 14, 2020

(As Approved by Planning Commission, 2.11.2020)

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

Members absent: George Bilodeau

Staff Present: Larry Lewack, Planning Coordinator.

Others Present: Martin Courcelle, Engineer; Jim Jones (LCATV videographer)

Commission Chair Suzanna Brown called the meeting to order at 7:03 p.m.

Public Hearing:

PC-021-19: Final Plat Amendment, Charles & Janece Leeuw, Owners/Applicants, for a previously-approved 3-lot subdivision, across from 177 Blake Rd. in the AR-1 zoning district. Continued from Nov. 26 and Dec. 10, 2019 meetings.

- Chair Suzanna Brown read the project abstract into the record & swore the witness into the record.
- Martin Courcelle, Engineer, presented the project. Discussed what's changed on the site plan since the initial presentation. Driveway location now fixed on application. Added building envelope, location of drilled well, force main and well highlighted in color. Leach field on Lot 2 approved by DEC to use for Lot 1. Specified wetlands and buffers on new plan.
- Larry Lewack said that applicant has since provided all 'punch list' materials that were requested at the original hearing, including 'ability to serve' letter from Fire Chief, driveway access permit from the Town; that and septic permit recorded with the town; draft deed language which provides access to Lot 2 septic system for construction and maintenance of the leach field for Lot 1 owner; and conditional use approval to cross stream with force main from septic tank on Lot 1 to Lot 2 leach field.
- Lary Martell asked about wastewater permit; missing turn-around at end of driveway; adequacy of draft deed language for Lot 1 access to Lot 2 leach field & location of easement. Courcelle replied permit already amended to reflect Lot 2 connection; can add turn-around with a note on site plan indicating this design subject to change; OK to change draft deed language to show access only via Lot 2 approved driveway from Silver Lake Rd., NOT across wetlands. Because state wetland rules have changed, they will likely have to change Lot 2 building envelope (to make it smaller). He will advise applicant accordingly.
- Suzanna Brown asked about lot grade from driveway access to house site. Looks like it drops down about 10' from Blake Rd. Commented that it's important to follow the town's driveway standard of nearly level grade where that driveway joins Blake Rd., to prevent runoff moving soils in either direction. Also wants to require applicant to monument eastern edge (facing house site) of Lot 1 wetlands buffer. Courcelle replied they can do this.

47 **Lary Martell then moved to accept the application as presented & close the public hearing.**
48 **Greg Drew seconded, approved unanimously.** Martin Courcelle then left the meeting.

49
50 **Draft minutes of December 10, 2019 Planning Commission meeting:** were reviewed. Lary
51 Martell & Suzanna Brown noted corrections needed. Greg Drew moved to accept minutes as
52 corrected, seconded by Lary Martell, approved unanimously except for Tony Heinlein, who
53 abstained because he wasn't present at that meeting.

54 **Lary Martell moved that the Commission enter into deliberative session at 7:40,** seconded by
55 David Vincent. Approved unanimously.

56
57 **David Vincent moved that the Commission close its deliberative session at 8:41.** Lary Martell
58 seconded. Approved unanimously.

59
60 *The following summarizes several items the Commission decided during deliberative session:*

61
62 Summary of proposed conditions for Leeuw Final Plat Amendment, to be incorporated into draft
63 decision:

- 64 • Final mylar needs to show location of Lot 2 septic ROW in favor of Lot 1 from Silver Lake
- 65 Rd., NOT across wetland; draft deed language should also specify that ROW location
- 66 • Final Mylar should show approximate location of driveway turn-around at house
- 67 • Final Mylar should delineate wetland buffers on Lot 1 near building envelope to east, to a
- 68 distance of 250' from Blake Rd.; monument the buffer on Lot 2, if required by ANR review
- 69 • Stream buffers to remain undisturbed during construction
- 70 • Other conditions as discussed.

71 Staff will prepare draft follow-up Decision and Order with these details for later review.

72 St. Pierre subdivision on Polly Hubbard Rd.: got sketch plan approval for 4-lot subdivision on Polly
73 Hubbard Rd. last summer, expires January 19. Applicant given direction on how to proceed; can
74 combine sketch plan & preliminary plat review, wait to submit until all state permits are secured.

75 Fire Chief Keith Baker wants to schedule a discussion of emergency vehicle access standards with
76 the PC. The Commission set this discussion for its next meeting on January 28.

77
78 **Motion made to adjourn the meeting at 8:42 p.m. made by Lary Martell, seconded by Greg**
79 **Drew.** The ayes were unanimous, the motion carried.

80
81 **Selectboard Concerns:** (none noted)

82
83 **Next meeting date:** January 28, 2020 at 7:00 p.m.

84
85 Respectfully submitted,
86 Larry Lewack, Planning Coordinator