

GEORGIA PLANNING COMMISSION

MEETING MINUTES

June 9, 2020

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

Board Members Absent: Maurice Fitzgerald.

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

Others Present: Brad Ruderman and Tim Reed representing Sandy Birch, LLC., Buddy Meilleur, LCATV videographer, and Chery Hartman.

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

Public Hearing:

PC-10-20: Preliminary Plat Hearing, Sandy Birch Road, LLC., Applicant, for a 14-lot major subdivision with 12-single family residential lots, located on Sandy Birch Road, in the AR-3 Zoning District.

Chair Suzanna Brown opened the hearing at 7:10 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 they had applied for a wastewater permit, received a letter from the Georgia Fire Chief, and obtained a town driveway/curb cut permit for the proposed private road. Brad stated the private driveway access to Lot-5 from Sandy Birch Road had been eliminated, all residential lots are accessed from the proposed private road. Brad stated both section of the private road now has hammerhead turnarounds. Brad also reported they reconfigured the common land and moved the common land access easement. As proposed the access will be gained over an existing woods road within an easement located on Lot-14.
- Greg Drew asked Brad to explain the wastewater locations and related easements.
- Brad explained the wastewater areas and where the common force mains were located.
- There was general discussion about the proposed well and wastewater systems and locations.
- Brad stated the proposed 60' wide right-of-way easement would contain the private road, underground utilities, and the wastewater force main.
- Suzanna Brown asked about driveway easement shown on the plans.
- Brad said, yes and we left an easement to benefit Lot-14 for possible future development.
- David Vincent asked how large are the hammer heads?
- Brad said they were 80' long and 30'. Brad stated they meet the current town regulations and the fire chief had reviewed the plans.
- Greg Drew asked if the arrows shown on the site plans indicated the site stormwater runoff?

- Brad said yes, and stated they have 3 separate grass swales designed to handle the subdivisions stormwater. The grass swales are designed to slow water and allow the water to enter the wetlands at a controlled rate.
- Dave Vincent asked if they planed on paving the private road.
- Brad said no.
- Suzanna Brown asked if they had plans for landscaping and tree planting?
- Brad stated they would leave tree planting to individual landowners as the lots are sold. Brad said they might be amendable to plant street maples ever 40' or so.
- Suzanna asked if they planned on installing a tree hedgerow as shown on the plans.
- Brad stated the hedgerow shown on the plans was an existing tree line.
- There was general discussion about planting and the current tree lines.
- Greg Drew asked where the existing utilities power lines were.
- Brad explained they were shown on Sheet 1 of the submitted plans.
- Suzanna asked if there was space for future sidewalks.
- There was general discussion about sidewalks, pedestrian paths and Sandy Birch Road sidewalks.
- David Vincent asked if the plans showed wetlands on both side of Sandy Birch Road.
- Brad explained the lines David asked about were the road easement.
- Chery Hartman stated she was representing adjoining landowners. Chery asked if the hammerheads would be large enough.
- Suzanna explained they met the current town standards.
- Chery asked what will happen if the regulations change?
- Suzanna explained that any applicant submitted prior to new regulations would be reviewed under the old regulations.
- Tony asked Brad if he had researched the recorded road width for Sandy Birch Road?
- Brad stated he had not but would look. He said he based the Sandy Birch Road width the assumed 3 rod criteria and other plans located in the area.
- Greg Drew moved to close the hearing; seconded by Emily Johnson. The vote was unanimous, the hearing was closed at 7:35 pm.
- Suzanna Brown asked if anyone else in the room had any comments. None were offered.

At this point, the applicants and other residents left the meeting:

Suzanna asked the board for comments on the May 26, 2020 draft minutes. There was general discussion.

David Vincent moved to approve the May 26, 2020 minutes with corrections; Greg Drew 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.

Greg Drew made the motion to come out of deliberative session at 9:20 pm; seconded by David Vincent. All were in favor.

Cindy Deyak left the meeting.

Greg Drew moved to approve Sandy Birch Road, LLC application with conditions; David Vincent seconded the motion. All were in favor. The application was approved with conditions.

Draft Sketch Plan letter for PC-09-20, Cline Road LLC: There was general discussion concerning corrections and clarifications to the draft. David Vincent moved to approve the draft letter with changes; Greg Drew seconded the motion; the approval was unanimous.

Robert and Terry Rooney (PC-08-20) draft decision/order: There were several corrections and clarifications discussed to the draft. Greg Drew moved to approve draft with changes; David Vincent seconded; approval was unanimous.

Selectboard Concerns: None

Next meeting: June 23rd.

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

Respectfully submitted,
Lary Martell, Planning Coordinator