

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

GEORGIA PLANNING COMMISSION

MEETING MINUTES
October 13, 2020

(Un-approved by the Planning Commission October 13, 2020)

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

Board Members Absent: Maurice Fitzgerald and Edward Simon. (Maurice Fitzgerald entered meeting and left shortly after.)

Staff Present: Lary Martell, Planning Coordinator.

Others Present: Nick Smith and Donald Vickers representing Vickers 2-lot subdivision, Buddy Meilleur, LCATV videographer, Kevin Camisa and Justin Holmes. Kyle Anderson entered the meeting at 7:30.

Planning Commission Chair Suzanna Brown called the meeting to order at 7:00 p.m. and swore in all witnesses.

Public Hearing:

PC-18-20: Sketch Plan Review, Donald Vickers, Applicant for a 2-lot subdivision, with a proposed event barn. The parcel is located within the AR-1 and AR-2 zoning districts.

Chair Suzanna Brown opened the hearing at 7:05 p.m. and read a brief background of the proposal before asking the applicants to give the Planning Commissions an overview of the proposal.

- Nick Smith gave a brief overview of the proposal, including the proposed event driveway, parking, and building locations. Nick stated the proposed driveway met the required stopping distance, but did not meet the required site distance, traveling east to west. Nick stated the proposed event barn location was sited behind the existing residence and barn and should not be visible from any neighboring properties.
- Suzanna opened the floor to planning members.
- Tony Heinlein asked Nick to explain how the state calculates the number of portable toilets needed for events.
- Nick stated the portable toilet use is calculated when the toilets are pumped following events.
- David Vincent ask Nick to further explain the location of the proposed event driveway.
- Nick stated, as proposed, the driveway location does not meet the required site distance. Nick explained the location fits the site best and as a condition of the approved Zoning Board of Adjustments flags, signs and or flag persons will be required during event times.
- Suzanna stated that on some events, for example farmer markets, traffic would be spread out over longer periods of time.
- Nick agreed and stated events signs would be used during those types of events.
- Greg Drew asked Nick what the proposed building would look like?

- 45 ▪ Nick stated they were thinking the building would be a wood structure. They would submit a
46 likeness picture of the barn with the Final Plat application.
- 47 ▪ There was a general discussion about Act 143, Accessory Farm Business.
- 48 ▪ Suzanna asked what currently was located at the proposed building site.
- 49 ▪ Donald Vickers stated they referred to as the “lost garden”, an overgrown garden area. Don
50 said they picked the location because the barn would not be visible from neighboring
51 properties. Stating, it would only be seen while traveling from the east.
- 52 ▪ Suzanna Brown asked about changes made to the proposed parking area following the
53 Conditional Use approval.
- 54 ▪ Nick said they relocated the parking from the original location close to the road and now
55 follows along the fence line. They felt it not only would look better, but it would also cut
56 road glare from car headlights.
- 57 ▪ Nick stated he was aware of the town road updates, and stated they met the stopping distance
58 requirements, but not the site distance. Rather than move the driveway to a less desirable
59 location they were proposing the use of signs or possible flag persons during event hours.
- 60 ▪ Donald Vickers stated the existing driveway, which has less site distance than the proposed
61 drive has been used for community events with no issues in the past.
- 62 ▪ Nick stated the proposed location is ideal for easy plowing and emergency access.
- 63 ▪ Suzanna asked Nick to submit a lighting plan with their Final Plat application.
- 64 ▪ Nick agreed a lighting plan for the event parking area, walking, and barn would be included
65 on the final plans.
- 66 ▪ Suzanna explained why the property had to be subdivided to build the event barn.
- 67 ▪ Lary Martell, stated the Fire Chief, Keith Baker’s letter requested the proposed gravel portion
68 of the driveway be extended the entire length of the parking to allow emergency vehicles and
69 fire trucks access to the barn.
- 70 ▪ There was a general discussion about the need to extend the driveway for emergency access.
- 71 ▪ Suzann asked if there were any other concerns, hearing non, Suzanna asked for a motion to
72 close the hearing.

73 David Vincent motioned to close the hearing, Greg Drew 2nd the motion. The vote was
74 unanimous the hearing was closed at 7:35 p.m.

- 75 ▪ Justin Holmes, Pinnacle Engineering, and Kevin Camisa, owner of Black Walnut asked to
76 address the planning commission to discuss the recently approved interim zoning bylaws, as
77 they impact their upcoming proposal.
- 78 ▪ A Site Plan Application has not been submitted and no warning was posted, Justin and Kevin
79 did not expect anything more than clarification of the interim zoning.
- 80 ▪ There was general discussion of the interim zoning.
- 81 ▪ Tony Heinlein stated the proposal was not warned and the planning commission should not
82 go into details of any proposal without proper warning.
- 83 ▪ Justin explained that to complete an application, he needs clarification of the interim zoning
84 as it related to residential and commercial uses. He commended the board for allowing for
85 possible extension of permit completion dates.

86 ▪ There was a general discussion of mixed uses as it relates to the South Village.

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

88 Suzanna asked the board for comments on the September 22, 2020 draft minutes. There was general
89 discussion.

90 **Greg Drew moved to approve the September 29, 2020 minutes with changes; Emily Johnson**
91 **seconded the motion, the minutes were approved.**

92 **Greg Drew motioned to move into deliberative session at 7:50 pm; David Vincent seconded the**
93 **motion. David Vincent stated he had missed the September 29th meeting and recused himself.**
94 **The vote was unanimous.**

95 **Buddy Meilleur left the meeting.**

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

98 **Selectboard Concerns:** None

99

100 **Next meeting:** October 27, 2020.

101

102 **Greg Drew moved to adjourn the meeting at 9:45 p.m. Tony Heinlein seconded. Approved**
103 **unanimously.**

104

105 Respectfully submitted,

106 Lary Martell, Planning Coordinator