

GEORGIA PLANNING COMMISSION

March 13, 2018

7:00 pm

Board Members Present: Peter Pembroke, George Bilodeau, Tara King, Suzanna Brown, Tony Heinlein, Maurice Fitzgerald, and Lary Martell.

Absent: None

Staff Present: Ryan Bell, Planning Coordinator

Others Present: Michael Gervais

Approved: March 27, 2018

The meeting was called to order at 7:00 pm by Ryan Bell Planning Coordinator.

Ryan calls for candidates for chair.

Suzanna nominates Peter Lary seconds.

Peter accepts the nomination, votes were unanimous.

Peter asks for nominations for Vice Chair.

Maurice nominates Suzanna, seconded by Lary.

Suzanna accepts the nomination, votes were unanimous.

Peter asks for nominations for Clerk.

George nominates Tara, seconded by Suzanna.

Tara accepts the nomination, votes were unanimous.

PC-006-18 Final Plat amendment

Bradley St. Pierre, Applicant/Owner

Parcel ID: 11400400

AR-1 Zoning District

Peter Pembroke read the background information into the record:

“Bradley St. Pierre, hereinafter referred to as the applicant, is requesting Final Plat Amendment for a previously approved subdivision created by David and Roger Juaire on February 24, 2017. This parcel of land is Lot 4 of the initial subdivision. As part of the Final Decision to that subdivision “no land development may occur on Lots 2, 3, or 4 without an approved Subdivision Amendment.” The applicant has provided a proposed plan with two building envelopes on Lot 4. The forward building envelope is to contain a 3 bedroom single family home with attached garage. The proposed mound system is located on the opposite side of an existing class 2 wetland, right outside the second larger building envelope. The parcel of land is located off Polly Hubbard Road within the AR-1 AG/Rural Residential District”

Michael Gervais, Engineer is representing the applicant. Michael Gervais gave an overview of the project.

He explains how the mound system will be implemented using a boring method that would not disturb the wetlands. Gervais explains that in order to install the system on the other side of the wetland they will access the applicant’s property though the adjacent properties.

Peter opened up the discussion to the board.

Tony asks about the proposed back building envelope on the opposite side of the property.

Gervais explains it is there in case the applicant would like to build a barn on it in the future. Which he would need to obtain a wetland permit for.

Lary asks several clarifying questions about the wetland permit, monumenting the buffer zone, well location, and curb cut permit.

Gervais answered them and said that the curb cut permit was on its way if not already in Cindy's possession.

Peter takes a motion to close the hearing. Maurice motions seconded by Suzanna. Ayes were unanimous.

Suzanna made the motion to accept the minutes of the February 27, 2018 as is, seconded by George. Ayes were unanimous.

George made the motion to go into deliberative at 7:16, seconded by Lary. Ayes were unanimous.

At 7:30 Suzanna motioned to come out of deliberative, seconded by Maurice. Ayes were unanimous.

At 7:32 Suzanna motioned to accept a document be written to the applicant with conditions outlining the issues revolving around the future access to the proposed mound system.

Respectfully submitted,

Ryan Bell, Acting Secretary
Planning Coordinator