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GEORGIA PLANNING COMMISSION

MEETING MINUTES

May 28, 2019

7:00 pm

Unapproved

Board Members Present: Suzanna Brown, Tony Heinlein, Steve Rabideau, Greg Drew, David Vincent, George Bilodeau, Maurice Fitzgerald.

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

Others Present: Michel Bouthillette, Pat Guyette, Norm and Carmen Gosselin, Benjamin Heath of Hamlin Engineers, Stan Bradeen, John Hulbert, and Sean Walsh.

Suzanna Brown, Chair, called the meeting to order at 7:00 pm.

Final Plat Review

Applicants: Michel and Karen Bouthillette

Zoning District AR2

Parcel ID: 110420000

Maurice Fitzgerald and Lary Martell recused themselves from the hearing.

Suzanna Brown stated that this is a continuation of the final plat hearing originally conducted on May 14, 2019. A site visit to the subject property was conducted by the Planning Commission on May 21, 2019, and was attended by Tony Heinlein, Greg Drew, David Vincent, and Suzanna Brown. Applicant Michel Bouthillette and his surveyor, David Tudhope, were also present.

The commission again reviewed the submitted drawings. Greg Drew asked if the drawings were updated from the last meeting. Michel Bouthillette stated that the drawings had not as yet been updated from the last meeting.

Suzanne Brown asked what Spike 13 on the drawing indicated. Michel Bouthillette stated that was where a transit was set up to show where the end of the lot will be. Tony Heinlein stated that it was his understanding that David Tudhope was moving the well so as to decrease the overshadow on the Guyette property. Michel Bouthillette stated that that was so and that the wastewater permit would be amended to reflect the change. Tony Heinlein also asked whether the infringement of the right of way on the pond was resolved. Mr. Bouthillette stated that he did not know that but that a wetlands permit had been applied for.

Tony Heinlein stated that the right of way private road is 1,224 feet which is in excess of the 1,000 feet allowed by the regulations. Has that changed? Mr. Bouthillette stated that there was no change to the length of the right of way. Suzanna Brown and Lary Martell discussed the difference between a private road and a driveway. Suzanna stated that the private road to the new lots starts at Mill River Road; Lary stated that the private road begins after the existing Bouthillette driveway and, therefore, does not exceed the 1,000 foot limit.

53
54 Greg Drew asked whether a letter had been obtained from the Fire Chief. Mr. Bouthillette stated that he had
55 received the letter and that a copy had been provided to commission members.
56

57 David Vincent asked if the driveway would be 60 feet wide. Suzanna Brown stated that the right of way
58 would be 60 feet wide but that the actual road would be constructed to private road standards, 14 feet wide
59 with two foot shoulders.
60

61 Greg Drew stated that, prior to making a decision, he would like more complete drawings that showed the
62 requested changes including, but not limited to, the well relocation. He further stated that it was difficult to
63 use the existing drawings at the site visit since they did not reflect what would ultimately be on the ground.
64 Tony Heinlein stated that there has been no information as yet submitted from the state regarding the
65 wetlands, the driveway is in the wetland buffer, and that the private road appears to be in excess of 1,000
66 feet; therefore, the commission should consider continuing the hearing until additional information is
67 available and final plans have been drafted. Suzanna Brown noted that at the site visit, the wetlands were not
68 marked out which causes concern. Tony Heinlein asked if the commission would like to see the roadway
69 flagged as it appears that the road is in the buffer. David Vincent stated that he would like to see exactly
70 what is to be on the ground prior to making a decision.
71

72 Norm Gosselin asked how many gallons per minute the wells are yielding stating that his well gets two
73 gallons per minute. He is concerned that additional wells in the area would impact other area wells. Michel
74 Bouthillette stated that Mr. Gosselin's property is on the other side of the river, not even close to his
75 property.
76

77 The commission requested that staff prepare a letter to the applicant stating that, once the wetlands permit
78 has been issued, the map should be amended to show the new well location, a clear delineation of the
79 wetland and associated buffer, and the actual driveway location.
80

81 Greg Drew stated that another site visit should be conducted once the amended drawings were submitted and
82 asked Mr. Bouthillette if he thought he could have these ready by early July; Mr. Bouthillette stated that he
83 could. Motion to schedule a site visit on July 2, 2019, at 9:00 a.m., made by Greg Drew, seconded by David
84 Vincent. Steve Rabideau and George Bilodeau opposed; all others in favor. The motion carried. Motion to
85 continue the Bouthillette hearing to July 9, 2019, at 7:00 p.m., made by David Vincent, seconded by Greg
86 Drew. Steve Rabideau and George Bilodeau opposed; all others in favor. The motion carried.
87
88

89 **Concept Plan Review**

90 **Applicant: PBM Nutritionals, LLC, Perrigo Nutritionals**

91 **Zoning District I1**

92 **Parcel ID: 108380000, 108430000, and 108440000**
93

94 Suzanna Brown read the background information into the record: PBM Nutritionals, LLC., owner /
95 applicant, hereafter referred to as applicant, is requesting a concept review for a proposed lot reconfiguration,
96 the creation of an industrial PUD, and approval for site plan to construct a new 372,000 square foot industrial
97 building. The property is located within the I-1 Industrial zoning district. Currently the site consists of three
98 connected parcels with existing buildings and infrastructure. The applicant has submitted concept plans
99 labeled as "PBM Nutritionals, Inc., Perrigo Nutritionals-Master Plan, Phase 1 & 2 Concept Plans, Georgia,
00 Vermont" drawn by Donald L. Hamlin Consulting Engineers, Inc. The submitted plans contain a cover sheet
01 and 6 additional maps.
02

03 Ben Heath, Vice President of Hamlin Engineering, stated that this meeting was a follow up to the informal
04 discussion with the commission last month. Mr. Heath reviewed proposed Phase I and Phase II of the

05 project. Mr. Heath stated that, in addition to the Town of Georgia, the plans have been presented to GDIC,
06 Franklin County Industrial Corporation, state agencies including Act 250, Agency of Natural Resources for
07 water, air wastewater, and stormwater, as well as the governor's office and the Town of Milton. Mr. Heath
08 stated that he has received positive reviews from all parties and expects to have required permitting
09 completed between the fall of 2019 and the spring of 2020.

10
11 Mr. Heath stated that project area consists of three parcels of land: parcel one contains the existing main
12 building, parcel two is currently primarily an open area with some trees, and parcel three contains the
13 wastewater plant. The new proposed building will be located on parcel two. Phase I of the project includes
14 the removal and/or relocation of all existing vegetation, utilities, and site infrastructure within the project
15 area. Phase II of the project includes merging the three existing lots, the creation of a Planned Unit
16 Development, and the construction of an approximately 372,000 square foot new industrial building to
17 expand the manufacturing capacity of the existing facility. Phase II of the project also includes the
18 construction of new stormwater, wastewater, parking, lighting, access drives and pedestrian facilities to
19 accommodate the new industrial building. The project will utilize the existing Industrial Park Road which
20 accesses Town Highway 31 (Skunk Hill Road). The project will also include the improvement of the
21 existing curb cut to Town Highway 31 which historically served the former Express Foods facility located on
22 parcel three.

23
24 Mr. Heath further stated that the existing wetlands had been verified today and the wetlands were delineated
25 a bit further north than previously. The site has also been archeologically evaluated and no sensitive areas
26 have been identified; however, a field investigation will be conducted. The plans further outline the steep
27 slopes, wetlands, and open space required.

28
29 Suzanna Brown asked whether all slopes in excess of 25% had been shown. Mr. Heath stated that slopes
30 greater than 25% are only shown on the developable land, not on the open space. Suzanna Brown stated that
31 she would like to see all slopes greater than 25% shown.

32
33 George Bilodeau asked if the existing wastewater system and the water treatment plant would need to be
34 expanded. Mr. Heath stated that they would be. Tony Heinlein explained that the water treatment plant is
35 only for industrial waste. There is a separate wastewater system for human waste.

36
37 Mr. Heath stated that it was his understanding that no permits from the town would be required for Phase I of
38 the project. Phase I activities include removing the existing utility tunnel and tree clearing.

39
40 Greg Drew asked if the improved access from Skunk Hill Road would be for Perrigo's use only. Mr. Heath
41 responded that it would and that required security measures would be in place for all entrances to the
42 property.

43
44 Mr. Heath discussed the 3D plan stating that the building height of 120 to 140 feet would require conditional
45 use approval from the Zoning Board of Adjustment. Steve Rabideau asked what is located with the 120 to
46 140 foot portion of the building. Mr. Heath stated that the dryers require this height; offices will be two
47 stories only.

48
49 Lary Martell asked if the plans had been presented to the Fire Chief for review. Mr. Heath stated that once
50 the building plans had been finalized that he would meet with the Chief.

51
52 Motion to close the concept hearing at 8:15 made by George Bilodeau, seconded by Greg Drew. The ayes
53 were unanimous, the motion carried.

54

55 The commission reviewed the minutes of the May 14, 2019, meeting. Motion to approve the May 14, 2019,
56 minutes with changes indicated made by George Bilodeau, seconded by David Vincent. The ayes were
57 unanimous, the motion carried.

58

59 The commission reviewed the Palmer Final Plat Decision. Suzanna Brown stated that, on page 4, the
60 boulders should be placed every ten feet and should remain in perpetuity. Motion to approve the Palmer
61 Decision with changes as discussed made by Maurice Fitzgerald, seconded by Steve Rabideau. The ayes
62 were unanimous, the motion carried.

63

64 Greg Drew made a motion to enter deliberative session at 8:30 p.m., seconded by Greg Drew. The ayes were
65 unanimous, the motion carried.

66

67 George Bilodeau made a motion to exit deliberative session at 8:45 p.m., seconded by David Vincent. The
68 ayes were unanimous, the motion carried.

69

70 The commission discussed the upcoming meeting on June 11, 2019. There being no public hearings
71 scheduled, the commission stated that the meeting would serve to review the regulation changes proposed to
72 date in anticipation of the meeting on June 25, 2019, with Taylor Newton from Northwest Regional Planning
73 Commission. The commission would particularly like to discuss the existing problems with the PUD
74 regulations, whether the commission can require setbacks from wetland and streambank buffers, whether
75 prime agricultural soil offsets can be required via a permanent easement.

76

77 Selectboard Concerns: None

78

79 Motion made to close the meeting at 8:55 p.m. by George Bilodeau, seconded by Greg Drew. The ayes were
80 unanimous, the motion carried. The meeting was closed.

81

82

83 Respectfully submitted,

84 Cindy Deyak, Acting Secretary