

TOWN OF GEORGIA ZONING BOARD OF ADJUSTMENT

47 Town Common Road North

Saint Albans, VT 05478

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Monday, May 7, 2018

Board Members Present: James Powell, Gilles J. Rainville, Krissy Jenkins, and Rich Hamlin

Board Members Absent: Kyle Anderson and Tony Gabel

Staff Present: None

Others Present: Dave and Sara Leblanc, and Dave and Cindy Lang

Approved: Unapproved

Meeting called to order at 7:00 pm by James Powell, Chair.

James Powell swore in those providing testimony.

ZBA #004-18: David and Sara LeBlanc (Applicants); Dave and Cindy Lang, dba DC Lang, LLC (Owners) – Request for Conditional Use in order to operate a Level 2 Daycare at 863 Ethan Allen Highway in the South Village (SV) zoning district. The property is owned by David and Cindy Lang, dba DC Lang, LLC.

Krissy Jenkins read the Zoning Administrator's report.

“On April 9, 2018, applicants David and Sara LeBlanc submitted an application requesting Conditional Use in order to operate a Level 2 Daycare at 863 Ethan Allen Highway in the South Village (SV) zoning district. The property is owned by David and Cindy Lang, d/b/a DC Lang, LLC.

The subject property is a .83 acre lot located on the westerly side of Ethan Allen Highway. The parcel is benefitted by approximately 166 feet of frontage on Ethan Allen Highway and approximately 188 feet of frontage on Ballard Road. The lot contains owners' building which currently houses two apartments, a take-out creemee stand, and a full service pizza restaurant. There are currently two wastewater disposal fields located on the property as shown on a plan entitled, “Georgia Farmhouse Planned Development Detailed Site Plan” dated September 30, 1993, and recorded in Map Slide 15 of the Georgia Land Records. One of the systems serves the existing creemee stand/restaurant and the other serves the attached two story apartment dwelling. The well which serves the subject parcel is located on the adjacent lot westerly of owners' parcel....”

David LeBlanc gave a brief overview of the project. They are doing the renovations in two phases. The first phase will be to renovate the two story apartment and get that up and running this summer. Once the restaurant closes in the fall, we will then renovate the restaurant area. All of the buildings are attached. The upstairs of the apartment would be for storage and office space, no children would be allowed up there. There is a one room apartment above the pizza shop that will stay.

The play area will be fenced off. There was a general discussion regarding the traffic in the parking lot. There was also a discussion regarding the amount of spaces required. David states that there are four more spots of parking available that aren't listed.

The pick-up for the center would be in the back of the building; the center should be done most of their business before the creemee stand gets to its busy time. There would be a small cross over but not a whole lot. The higher pick-up time would be typically around 4:30 p.m.

Motion made to close the hearing at 7:25 p.m., made by Rich Hamlin, second by Gilles Rainville. No further discussion. All in favor.

Motion to accept the minutes of the April 16, 2018, Zoning Board of Adjustment meeting, as presented, made by Gilles Rainville, seconded by Rich Hamlin. No further discussion. All in favor; the motion carried.

Motion made to enter deliberative session made at 7:55 p.m. by Gilles Rainville, seconded by Krissy Jenkins. The ayes were unanimous, the motion carried.

Motion made to come out of deliberative session at 8:00 p.m. by Gilles Rainville, seconded by Rich Hamlin. The ayes were unanimous, the motion carried.

Motion out of deliberative session to approve David & Sara LeBlanc, applicants; David and Cindy Lang, dba DC Lang, LLC/owners request for Conditional Use to operate a Level 2 Daycare, with conditions, made by Rich Hamlin, seconded by Gilles Rainville. The ayes were unanimous, the motion carried.

Motion made to close the hearing at 8:05 p.m., made by Rich Hamlin, seconded by Krissy Jenkins. The ayes were unanimous, the motion carried.

Respectfully submitted,
Krissy Jenkins