

GEORGIA PLANNING COMMISSION

MEETING MINUTES

June 11, 2019

7:00 pm

Approved: June 25, 2019

Board Members Present: Suzanna Brown, Greg Drew, David Vincent, George Bilodeau.

Board Members Absent: Tony Heinlein, Steve Rabideau, Maurice Fitzgerald.

Staff Present: Lary Martell, Planning Coordinator

Others Present: Walter and Marcella Krul, Marie Jean Longe, Brad Ruderman, Patrick and Elizabeth Roach.

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

Boundary Line Adjustment

Applicants: Walter and Marcella Krul, Marie Jean Longe

Zoning District AR1

Parcel ID's: 111210000 and 116340000

Suzanna read the background information into the record: Marie Jean Longe, owner of Lot 1, and Walter and Marcella Krul, owners of Lot 2, hereinafter referred to as applicants, are requesting a lot line adjustment between their respective parcels. Both parcels are located within the AR-1 zoning district. Lot 1 consists of 85.0 acres +/- and is located at 5797 Ethan Allen Highway. Lot 2 consists of 162.5+/- acres and is located at 211 Polly Hubbard Road. As proposed, Lot 1 would consist of 5.2 acres, containing a single-family dwelling, barn and storage building and Lot 2 would increase to 242.3+/- acres. AR-1 zoning district requires a minimum of 5 acres for a single-family dwelling.

Brad Ruderman, Brad Ruderman & Associates, Inc., engineer for the applicants, gave a brief summary of the proposal. Applicants have proposed a 40' wide agricultural right-of-way easement over Lot 1 in favor of Lot 2. Brad stated an access permit by VTRANS may be required. The Zoning Administrator had previously granted applicants a boundary line adjustment dated June 29, 2017. A state wastewater permit was obtained prior to the previous boundary line adjustment approval. An easement on Lot 2 in favor of Lot 1 is proposed containing the existing Lot 1 wastewater leach field. The proposal will require an amendment to the wastewater permit. Applicants requested a waiver of the required zoning setback for an existing storage building located on Lot 1. Lot 1 also contains an abandoned manure pit located on both lots as proposed, which is proposed to be removed.

Brad stated an irregular strip of land located north of proposed Lot 1 allows for optimal use of the agricultural lands by the Kruls. There was a general discussion of the irregular shaped portion of the lot.

Tim Bernard, an abutting neighbor, asked for clarification concerning the proposed shared driveway location. Brad explained the use of the current driveway is proposed with no changes required.

Suzanna Brown asked if there were any wetlands associated with either properties. Brad stated there were wetlands located within the parcels, but they would not be affected by the proposal.

George asked for clarification of the existing driveway used by Lot 2. Brad showed the location on the map.

Lary stated that the PC could not approve a waiver of the side setback for a farm structure. Brad stated the structure was labeled as a sugar house but was not used for sugaring for a number of years. Brad said he would rename the building on the map as a storage shed. Suzanna asked the actual distance to the proposed property line from the storage shed. Brad stated he was unsure, but thought it was about 18'+-. Suzanna explained the regulations only allow for a waiver of half the distance of the required setback.

Lary asked the expected time for the removal of the manure pit. There was general discussion. Walter Krul said he thought 5 years would be an adequate expectation for the removal.

Lary asked Brad if he could relabel the sugar house as "storage building" and the lot line setback of 20' be delineated on a revised map. Brad agreed.

Motion to close the Longe/Krul hearing made by Greg Drew, seconded by George Bilodeau, at 7:30 pm. No further discussion. The ayes were unanimous, the motion carried.

The commission reviewed the minutes from May 28, 2019. Motion to approve the minutes with no changes made by Greg Drew, seconded by George Bilodeau. The ayes were unanimous; the motion carried.

David Vincent made a motion to enter deliberative session at 7:40 p.m. The ayes were unanimous, the motion carried.

George Bilodeau made a motion to exit deliberative session at 7:55 p.m. The ayes were unanimous, the motion carried.

Following a general discussion, Greg requested Lary research state requirements for the removal of a manure pit. Greg made the motion to continue the deliberation of the Longe/Kurl application until the next scheduled meeting in order to get clarification of the removal of the manure pit, seconded by David Vincent. The ayes were unanimous, the motion carried.

Motion made to close the meeting at 8:50 p.m. made by George Bilodeau, seconded by Greg Drew. The ayes were unanimous, the motion carried. The meeting was closed.

Selectboard Concerns: Perrigo concept letter approved, signed and mailed to all parties.

Respectfully submitted,
Lary Martell, Acting Secretary