

GEORGIA PLANNING COMMISSION

MEETING MINUTES

February 25, 2020

Board Members Present: Suzanna Brown, Greg Drew (joined the meeting by conference call), Tony Heinlein, David Vincent,

Members absent: Lary Martel, George Bilodeau

Staff Present: Larry Lewack, Planning Coordinator.

Others Present: Jim Jones (LCATV videographer)

Commission Chair Suzanna Brown called the meeting to order at 7:01 p.m.

Draft minutes of February 11, 2020 Planning Commission meeting: were reviewed. David Vincent moved to accept minutes as presented, seconded by Tony Heinlein, approved unanimously.

Draft Sketch Plan letter for PC-01-20, Sandy Birch Rd. LLC: Suzanna presented several corrections and clarifications to the draft; discussed and noted. David Vincent moved to approve draft with changes; Greg Drew seconded, approved unanimously.

McCracken Event Venue (PC-02-20) draft decision/order: Suzanna presented several corrections and clarifications to the draft; discussed and noted. Tony Heinlein moved to approve draft with changes; David Vincent seconded, approved unanimously.

Mark-up of draft rewrite of Georgia Development Regulations: The Bylaws Task Group (which included Suzanna Brown, Greg Drew, and Tony Heinlein), along with staff members Cindy Deyak and Larry Lewack, has completed its draft, with support from Taylor Newton at NRPC. But, several PC members (including Lary Martel & David Vincent) had not previously had the chance to weigh in & suggest edits on the entire draft (they did not serve on the Task Group). Lary & David were provided hard copies for their markup last week. We discussed the following issues in this draft:

- Flow chart on p. 2: several corrections needed; chart should describe new DRB role, spell out staff roles where intended
- Zoning District Map, p. 3: remove 'Draft' from title; add Flood Hazard Overlay District to map & map legend (missing from our current Zoning map, as well)
- P. 9: Sec. 2.2.B, 'Uses Not Listed,' need to spell out 'Planning Commission' at end of paragraph, since PC should be asked to weigh in on uses not mentioned in Table 2.2 prior to the DRB ruling where a project is allowed. (not a staff role, but a policy determination)
- p. 9: Sec. 2.2A.4, clarify that exempt uses still need a pro-forma review from Zoning Administrator, if not a permit (no fees), to ensure compliance with dimensional & performance standards. Try to find language that states that & insert here.
- p. 14: Sec. 2.3.A: Suzanna asked about density bonuses in Table 2.3 (a). Language is confusing; should refer only to specific number of additional elder housing units allowed in residential districts and in Business district, NOT in Industrial district (where housing is not allowed).
- p. 38. Sec. 3.5.E.6: Need to revisit Open Space set-aside standards, as they apply to large lots. Standard should address problem of developers 'gaming' open space requirements by drawing lot lines with large deferral lots at the initial subdivision, to reduce the amount of open space required to be set aside in a later subdivision application. Also, 20% of very large lots (e.g. a 400

acre original parcel) would unduly burden large landowners &/or discourage PUD applications. Need to keep working on this; look at how other towns handle this & revisit wording here. Also discussed whether to include wetland buffers in what types of lands are excluded from open space; decided to leave out.

- P. 41, Sec. 3.6.B: Suzanna noted that requirement for storefront windows doesn't address them being blocked or blacked out—that defeats the purpose. We agreed it's probably not feasible to require them to be transparent or used for outward-facing store displays.
- Global change: find & remove references to 'Text Box x.xx'; all charts, pull-out definitions & graphic illustrations should be called 'Figures', numbered in order (i.e. Fig. 2.x), placed near the section it references & also listed (with page numbers) in the Table of Contents.
- P. 53, 2nd page of Table 4.1: at bottom, 'Contour Lines': highlight 'existing' & 'proposed' to emphasize both need to be included on the site plan, so we can see the differences.

We left off at the beginning of Sec. 4.4 (subdivision standards) & will continue our markup there, when we return to this review at our next meeting.

In the pipeline / coming up at next meeting: There is one project scheduled for public hearing at our March 10 mtg.: Keenan Cota is applying to dissolve the 7-lot subdivision the Commission approved in 2018. Also, we will continue marking up the draft Development Ordinance. David & Lary are welcome to share their own suggested markups (from their hard copy) any time before (or at) that meeting.

Motion made to adjourn the meeting at 8:30 p.m.: made by Tony Heinlein, seconded by David Vincent. The ayes were unanimous, the motion carried.

Selectboard Concerns: (none)

Next meeting date: March 10, 2020 at 7:00 p.m.

Respectfully submitted,
Larry Lewack, Planning Coordinator