

## GEORGIA PLANNING COMMISSION

## MEETING MINUTES

August 25, 2020

**Board Members Present:** Suzanna Brown, Greg Drew, Maurice Fitzgerald, Emily Johnson, Edward Simon, and Tony Heinlein. David Vincent came into meeting at 8:45 p.m.

**Board Members Absent:** None.

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

**Others Present:** Peter Mazurak, P.E., Terry Rooney, and Buddy Meilleur, LCATV videographer.

Planning Commission Chair Suzanna Brown called the meeting to order at 7:10 p.m. and swore in all witnesses.

**Public Hearings:**

**Final Plat Hearing, Robert and Terry Rooney, Owners/Applicants for a major 5-lot subdivision.**

**The property is located at 4141 Ethan Allen Highway within the AR-1 and AR-2 Zoning Districts.**

Chair Suzanna Brown opened the hearing at 7:10 and read a brief background of the proposal before asking the applicants to update the Planning Commissions with their changes and updates.

**Peter Mazurak reported they had made the following changes on the plans, based on the Preliminary Decision.**

- The lot line between Lot-7 and Lot-8 was moved to the south, balanced the acreage of the two lots.
- The shared well proposed for Lot-7 and 8 remained in the same location, Originally the well was located on the property line, Following the lot line adjustment the well is located on Lot-7 and an easement was created on Lot-7 in favor of Lot-8 to allow for the use and maintenance of the shared well.
- The road width was increased to 18' with 2' shoulders as requested.
- A 15' wide easement was created on Lot-5, which will be granted to the Home-Owners Associates for the purpose of maintaining the Sugar Maple Trees and Lilacs to be planted.
- A sidewalk easement was created over Lot-5 along Ethan Allen Highway.
- VTRANS has requested they resubmit an access permit because of the increased number of lots.
- A Wastewater Permit application has been submitted.
- The open land will be an easement owned by Lot-1.

Following Peter Mazurak's summary, Suzanna asked the board for comments.

There was general discussion over the proposed Lot-7/8 well location and the need for an easement, the ownership of the common land, location and of the 2 proposed easements over Lot-5 along Ethan Allen Highway, and the proposed road width and amount of paving to be required.

Following the discussion Peter agreed adding the common land to Lot-6 would be possible, and he would make the changes to the plans.

Suzanna Brown asked Peter to add permanent marker along the wetland buffer in the common land where they are delineated from east to west.

Peter agreed the property lines for each lot could be moved to the center of line of the section of the private road from the point the road turned south.

Peter asked for a waiver of the rear setback for Lots 6, 7, and 8.

Suzanna asked Peter if he could move the rear property line for the lots toward Ethan Allen Highway to the point the entire wetland buffer would be located in the common land.

Suzanna said the board would consider a waiver of the rear property setback if the property lines were moved further east.

Peter agreed it would be possible to move the property lines.

Suzanna asked Peter how the barn located on Lot-4 would be accessed.

Peter said the barn would be owned by Lot-4 and would be accessed from the Lot-4 driveway. The current Ethan Allen Highway access will be removed.

Suzanna told Peter the PC's Preliminary Decision limited the construction height for Lot-5.

Peter said they were aware and planned on including the height restriction within the deed at time of conveyance. He said he could also add it to the plans.

Tony Heinlein stated the Preliminary Decision required paving over the entire road from Rte 7 on.

Greg Drew asked about the location of the tree planting in relationship to the overhead power lines along Ethan Allen Highway.

Peter said the trees would be far enough back not to effect the power lines and it would be possible to plant the sugar maples toward the back of the 15' easement.

Following a short discussion, there was a general agreement that there was no need for tree planting on Lot-4.

**Greg Drew made the motion to close the hearing at 7:50 p.m.;** seconded by Emily Johnson, all were in favor.

**Peter Mazurak and Terry Rooney left the meeting,**

**Tony motioned to approve the August 4, 2020 minutes with additions at 7:55 p.m.;** Greg seconded the motion, all were in favor.

**Tony made the motion to approve the draft Nye Final Decision with revisions;** Greg seconded the motion. All were in favor.

**Suzanna asked Lary to explain the request by Black Walnut for an extension to file their Mylar.** Lary explained their engineer had requested an extension, due to work Covid work stoppage, via a phone conversation and a follow up email around the time the PC began holding Zoom meetings, but with all the changes going on Lary had forgotten to bring the request to the board at that time.

**Suzanna asked Lary if he felt they would meet the requested deadline.** Lary said the engineer felt they could meet a 90-day extension deadline if approved.

**Greg motioned to approve a 90-day extension of the Black Walnut Mylar filing date;** seconded by Ed Edward Simon. All were in favor; the extension was granted at 8:05 p.m.

**Cindy Deyak and David Vincent entered the meeting.**

**Greg made the motion to go into deliberative session at 8:25 p.m.;** seconded by Emily. All were in favor.

Buddy Meilleur, LCATV videographer left the meeting.

**Greg Drew made the motion to come out of deliberative session at 9:20 pm;** seconded by Emily. All were in favor.

**Greg Drew moved to approve the Robert and Terry Rooney 5-Lot Major Subdivision, with conditions;** Emily seconded the motion. All were in favor. The application was approved with conditions.

**Selectboard Concerns:** The planning commission asked Cindy Deyak to work language for a possible ordinance, to require permitting and restrict locations of food carts/trucks within the town, to be submitted to the Selectboard for consideration.

**Next meeting:** To be held on September 8, 2020.

**David Vincent moved to adjourn the meeting at 9:25 p.m. Greg Drew seconded. Approved unanimously.**

Respectfully submitted,  
Lary Martell, Planning Coordinator