

GEORGIA PLANNING COMMISSION**MEETING MINUTES****May 26, 2020****The meeting was held on a “Zoom Meeting” Virtual Internet Platform**

Board Members Present: Suzanna Brown, Greg Drew, David Vincent, Tony Heinlein, Edward Simon, Emily Johnson, and Maurice Fitzgerald.

Members Absent: None.

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

Others Present: Peter Mazurak, Trudell Consulting Engineers; Jake Smith, representing Cline Road, LLC.; Buddy Meilleur, LCATV videographer; Catherine Lavigne; Basel Bert; Arron O’Grady; Annette Blanchard and _____; Gina Youchah; and Fred Grimm.

Chair Suzanna Brown called the meeting to order at 7:00 PM

Public Hearing:

PC-09-20: Sketch Plan Review, Cline Road, LLC., Owner/Applicant, for a 9-Lot, 8 residential lot subdivision, located near 926 Cline Road, in the AR-1 zoning district.

Chair Suzanna Brown opened the hearing at 7:00 PM and read a brief background of the proposal before asking the applicant to give a brief overview of the proposal.

- **Peter Mazurak, project engineer, gave an overview of the proposal.**
- Peter reported the project would require Vermont ANR permits for stormwater, wetlands, and wastewater.
- Peter stated that they had come before the PC for Sketch Plan review in early 2019. They did not meet the required deadlines to submit a Preliminary Plat application and so have returned for Sketch Plan review. Peter reported that they moved the lots closer to Cline Road to reduce the road length. As proposed, the road is under 1,000 feet in length.
- Peter stated that the proposed ROW easement was moved to the northern property line to decrease the impact to wetlands. The ROW extends to Lot-9 for possible future development.
 - Peter stated that there were three areas proposed as open land. Two smaller sections contain Class II wetlands, the third contains a shared septic area, which will service all eight residential lots.

- **Suzanna opened the floor to the planning members.**
- Tony Heinlein asked Peter why the plans did not show driveways for the lots labeled as 4, 5, and 6?
- Peter explained that they would have short driveways which would be added to the plans prior to the Preliminary Hearing.
- Suzanna asked Peter to clarify the lot lines.
- Peter explained that the ROW easement was being retained by Cline Road LLC and was included in the total acreage of Lot-9. The lots begin at the side of the ROW easement.
- Suzanna asked if the road belongs to Lot-9.
- Greg Drew stated that the side yard setbacks look narrow. Are you asking for a waiver of the setbacks? Greg said he would prefer that the setbacks meet the regulation requirements.
- Peter said he thought the setbacks on the plans were 30'. He stated they were only asking for a 10' reduction.
- Greg stated that 10' on each side added up to 20'. The distance to the ROW seems close.
- Peter went on to explain the direction of stormwater flow.
- Annette Blanchard asked how the lots could be so small. She stated past landowners of her property were required to have 13 acres.
- Lary Martell explained that, in the past, 10+ acre lots were excluded from Vermont wastewater rules. The 10+ acre exclusion is no longer in effect.
- Suzanna asked where the existing utility easements were located.
- Peter explained where the easements were.
- There was general discussion about the current and proposed utility easements locations, the location and proposed access for the septic area, locations of the ledge outcrops, and the location and use of the agricultural and forested land.
- Suzanna asked if they would consider building the road wider for improved fire truck access.
- Peter said he did not feel it would be a problem to widen the road.
- **Suzanna opened the floor to the public.**
- Basel Bert commented, and questioned Peter as follows:
 - 1) Most of the homes in the area are serviced by Vermont Electric Coop. How did they planned to bring power into the development?
 - 2) When building homes, the grades require water to shed away from the foundations. How will the additional water runoff effect the wetlands?
 - 3) Each house will have a septic tank and pump. Will there be separate force mains, or will there be one single force main servicing all the homes?
- Peter state that they would be required to get state wetland, wastewater, and stormwater permits. A culvert and grass swales will be utilized to control the stormwater. There will be on pump station and a single force main to send wastewater to the septic system. The utility services have not yet been firmed up. Peter said there might be a combination of underground and overhead lines, depending on ledge and other factors.
- Gina Youchah said the road looks like it will affect wetlands located on my property and will also impact the area wildlife.
- Peter said they have completed the boundary surveys but had not yet marked them.
- Annette Blanchard asked how they planned on excavating through the ledge for underground utilities.

- Peter said they may have to blast but may be able to dig with a big machine.
- There was general discussion about the impact to the neighbor's property value, the future upkeep of the proposed road, light pollution, wetlands and wildlife impacts, basement footing drain issues, and stormwater runoff.
- Fred Grimm asked who enforces wetland violations. Fred stated there are a few property owners in Georgia who currently maintain wetland buffers that are marked with boulders. Fred stated someone dug down Horseshoe Barn Road.
- Peter said the Vermont ANR Wetlands Division enforces wetland rules.
- There was general discussion about local wetland violations and the possibility of wetland and stormwater runoff issues created by the proposal.
- Fred Grimm asked about the boundary lines and how they determined the location.
- Peter said the surveyors had to work to find them.
- Basel Bert said the town could not find the road.
- There was general discussion about the lot size, boundary line locations, the location of an unnamed stream and wetlands.
- Suzanna asked for a motion to close the hearing.

Greg moved to close the hearing at 8:05 p.m.; David Vincent seconded the motion. The vote was

Unanimous; the motion carried.

Suzanna asked the board for comments on the May 12, 2020 minutes.

There was general discussion.

David Vincent moved to accept the May 12, 2020, minutes with corrections at 8:05 p.m., Greg Drew seconded the motion. The vote was unanimous; the motion carried.

Suzanna suggested the board work on the regulation rewrite during deliberative session to allow

Buddy to leave the meeting. Buddy left the meeting.

David moved to enter deliberative session at 8:10 pm, seconded by Greg. The vote was unanimous; the motion carried.

Greg Drew moved that the Commission close deliberative session at 9:10 p.m.; Emily Johnson seconded the motion. The vote was unanimous; the motion carried.

. Suzanna asked Lary to draft a Sketch Plan letter for the Cline Road, LLC. proposal.

Greg made the motion to close the meeting at 10:30 p.m., seconded by David Vincent. The vote was unanimous. The meeting was closed.

Selectboard Concerns:

None

Next meeting date: June 9, 2020 at 7:00 p.m. (Zoom Meeting)

- Sandy Birch Road, LLC., Preliminary Plat Review scheduled for June 9, 2020.
- Review of Lary's notes taken during an earlier meeting between Lary and Fire Chief, Keith Baker; and
- Regulation rewrite, Article 9, Definitions.

Respectfully submitted,

Lary Martell, Planning Coordinator