

Georgia Town Plan Update



Public Meeting
Feb. 27th, 2024

February 27th, 2024

Welcome Everyone!

Thank you for joining us, and thank you to **Georgia Fire & Rescue** for hosting us today!

Introduction

Michael Allen – Regrowth Planning

I am working with the Town of Georgia Planning Commission to develop an update to the Town Plan, last adopted in 2017.

TOWN OF GEORGIA, VERMONT 2017 COMPREHENSIVE MUNICIPAL PLAN



Photo Credit: Suzanna Brown

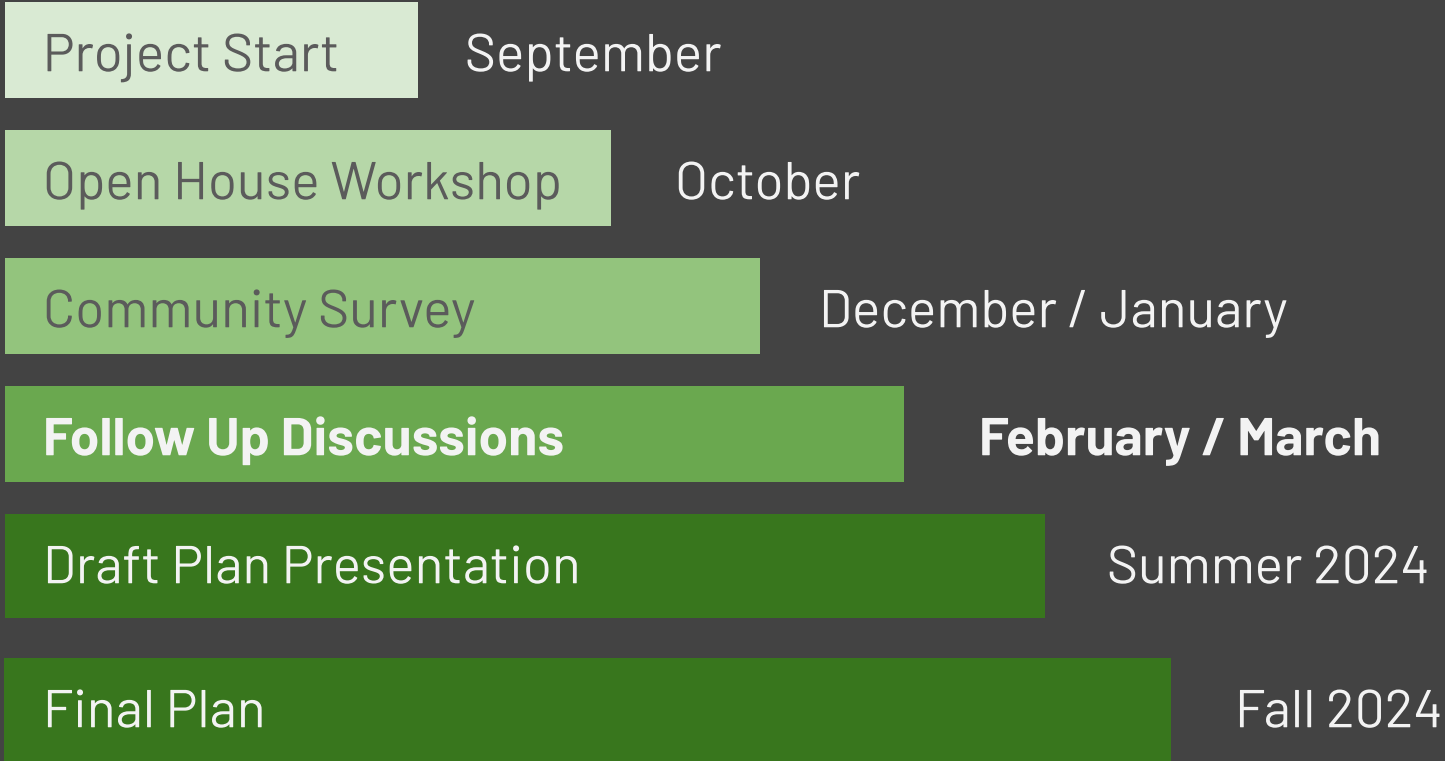
Adopted by the Georgia Selectboard
January 9, 2017

Introduction

Planning Commission – Review Committee

- Suzanna Brown, Chair
- Greg Drew
- Tony Heinlein
- Jared Waite
- Emily Johnson
- Douglas Bergstrom, Zoning Administrator

Schedule



Community Survey

In order to collect input for this update, we advertised and conducted a survey to measure public sentiment on a variety of topics and issues which we feel could be useful for informing the plan update.



Town Plan Survey

Town of Georgia Vermont

The Town of Georgia Vermont Planning Commission is conducting this survey to collect public input for the Georgia Town Plan. The confidential and anonymous public input collected as part of this survey will be used to identify issues of importance to the community and ideas for future improvement and discussion. The results of this survey will be used to identify topics for additional public meetings in the Spring of 2024 and will help inform the language of the updated Town Plan. Please take a moment to fill out this survey and return by mail addressed to: Town of Georgia Survey, 47 Town Common Road, St. Albans, VT 05478 or leave at the **dropbox** located at the same address no later than January 17th. Thank you!

Prefer to take this survey online? Do other people in your household want to fill it out? No problem! Take the online version of this survey by using the QR Code at right with your smartphone camera, or by visiting the following webpage:



<https://tinyurl.com/GeorgiaVTSurvey>

GROWTH & DEVELOPMENT

1 What is your opinion on the overall amount of growth and development in the Town of Georgia over the past several years? (Select one)

- We could use a lot more growth
 We could use a little more growth
 It has been just about right
 We have seen a little too much growth
 We have seen way too much growth
 Unsure / No opinion

2 In managing future growth and development within the town, how important are each of the following factors to you?

	Not Important	Somewhat Important	Important	Very Important	Top Priority	Unsure
Increasing revenue to support a healthy tax base	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protecting our small town, rural character and scenic views	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protecting our water quality and natural resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protecting local working farms and agricultural lands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attracting additional affordable rental apartments / duplexes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attracting additional commercial growth in South Village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attracting additional commercial growth in Georgia Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attracting additional industrial growth in industrial areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attracting additional residential growth in rural areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Expanding opportunities for home occupations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alleviating traffic congestion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Community Survey

The results of that survey have been compiled in a report, which is now available for review on the project webpage.

www.tinyurl.com/Georgiatownplan



TOWN PLAN SURVEY 2024
SURVEY RESULTS

TOWN OF GEORGIA, VT

February 23, 2024

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TOWN PLAN SURVEY 2024
SURVEY RESULTS

TOWN OF GEORGIA, VT

February 23, 2024

Town of Georgia Town Plan

The Town of Georgia VT is in the process of updating its Town Plan to help guide future policy and long-term planning.

A Town Plan is a document—often with photos, drawings and maps—which outline the desired future vision and general goals of the community. This planning process seeks to invite local residents to provide input on what issues are most important to them and what they would like to see to help shape the plan.

Topics of discussion can include any variety of issues, including zoning, housing, economic development, recreational improvements, water and sewer services, tourism, and many more.

But we need your help—a Town Plan needs to be developed using the input of the community—we want to hear your ideas! Please join us at any of our various events and meetings, announced below, to hear different ideas and share your own. You can also submit comments and suggestions here using the **"COMMENT FORM"** button below.

COMMENT FORM

Document Downloads

Project Webpage

www.tinyurl.com/Georgiatownplan



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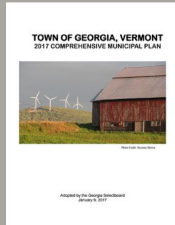
- [Comment Form link](#)



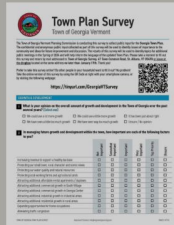
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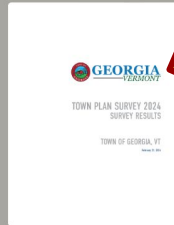
Document Downloads



2017 Georgia VT Town Plan



Town Plan Survey PDF
(NOW CLOSED)



Survey Results Report
(NEW!)



Open House & Workshop Materials



October 24 Presentation
Slides



Open House Display
Boards



Video of Meeting

- Comment Form Link
- Survey Report
- Current Town Plan
- Copies of Presentations
- Videos of Meetings
- Other Materials

Community Survey

Our goal tonight is to review the results of that survey and begin a discussion about our takeaways, and how we might address those in the plan update.

Have a lot of material to get through.

INTRODUCTION & BACKGROUND

Introduction. In 2023, the Town of Georgia, VT began the process of updating its Town Plan, led by the Town of Georgia Planning Commission. Regrowth Planning LLC was contracted by the town to assist the Planning Commission with this Town Plan update effort, including facilitating public outreach, public meetings, and drafting a new plan document.

As an initial stage of this work, a town-wide survey was conducted to solicit public input on a variety of issues which would help inform the updated plan, and identify important topics which should be discussed in more detail. This document, prepared by Regrowth Planning, provides the background, details and final results of that survey effort.

OPEN HOUSE

Open House and Presentation. In preparation for the design of the survey, a public "open house" style meeting was held on October 24, 2023 at the Georgia Fire & Rescue building, followed by a presentation and discussion. The purpose of this event was to inform locals that the Town Plan was being updated, provide information on the process, and invite them to consider what topics and issues were important to them which they would like to see addressed in the new Town Plan. Specifically, the event

and discussion was used to identify what types of questions and topics should be included in the wider community survey.

The meeting was attended by approximately 35 people who participated in the discussion and provided comments on a series of interactive display boards. A copy of the public comments and meeting notes from this event, as well as a video of the presentation and meeting, were provided online.

SURVEY DESIGN

The resulting public comments from the October 24th event were used to help develop the initial questions for the community-wide survey. Regrowth Planning drafted the initial survey questions, which were then reviewed and discussed with the Planning Commission. Over the course of several weeks the survey text was revised, new questions were added, and some questions removed or consolidated until a final survey was ready. The survey was designed to inquire on people's thoughts on almost all of the topics identified in the open house event, gather additional input about those topics, and then ask people to rank the relative importance of those topics.



Residents participate in the Open House event on October 24th, 2023.

Format

Present a Topic, Share Initial Ideas

→ *5 minute pause for Q&A*

Present Next Topic, Share Initial Ideas

→ *5 minute pause for Q&A*

.....

1 hour at end for general discussion

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Review of Survey Results

Pause for Questions

Conger Rd

Survey Results

Online Surveys Completed: 407

Paper Surveys Completed: 15

Total Surveys Completed: 422

TAKE THE SURVEY!



Town of Georgia Town Plan Update

The Town of Georgia Planning Commission is conducting a survey to get public input for our Town Plan Update. All residents, property and business owners in the town are encouraged to participate!

3 OPTIONS TO PARTICIPATE:

**TAKE
SURVEY
ONLINE**

EASIER
OPTION

Go online! Visit this address:

www.tinyurl.com/GeorgiaVTSurvey



- OR -

**DOWNLOAD
& PRINT**

Download and print the survey at home, then return it to the Town Office.

PDF here > www.tinyurl.com/Georgiatownplan

- OR -

**PICK UP A
COPY**

Pick up a printed copy at the Town Office, Library or GEMS front office, then return it to the Town Office.



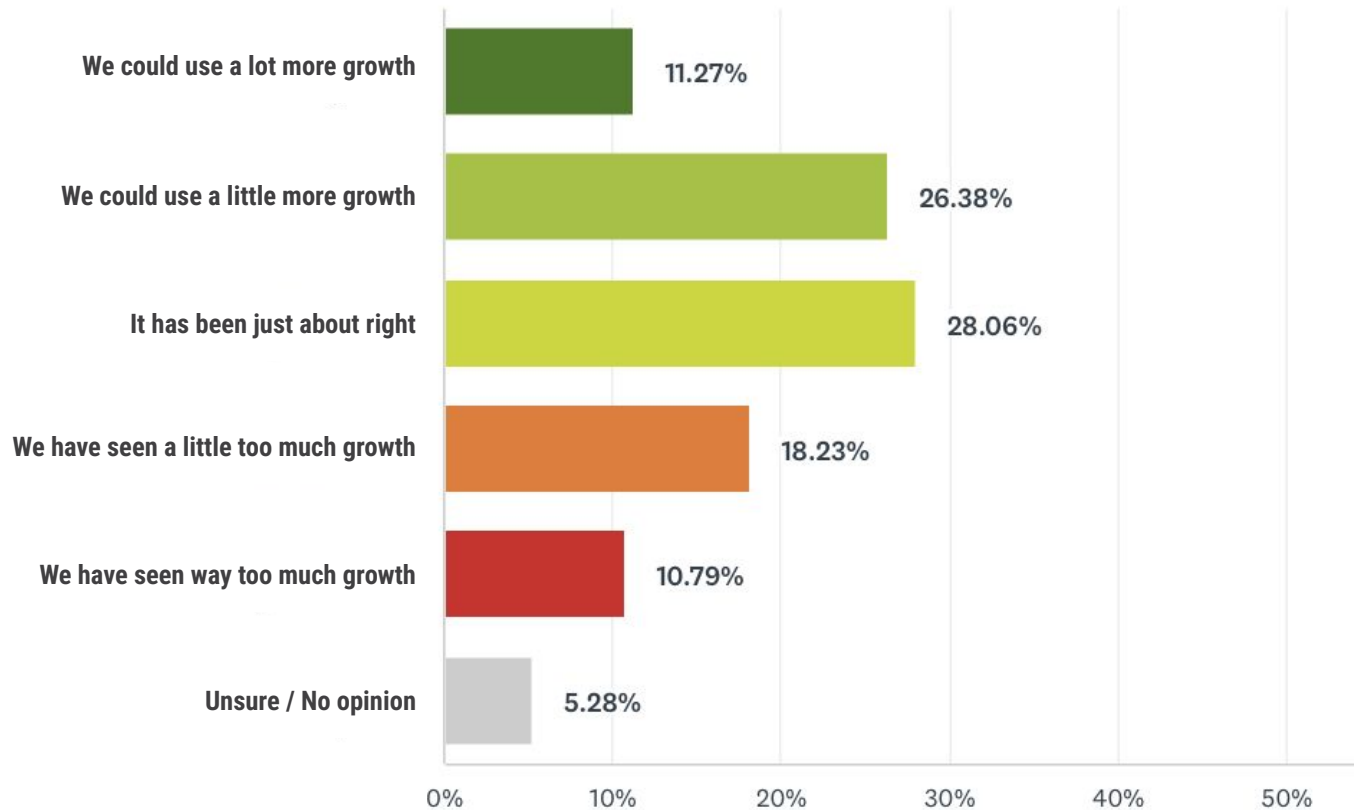
For more information about this survey and the Town Plan update, please visit our webpage, located at:

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Growth & Development

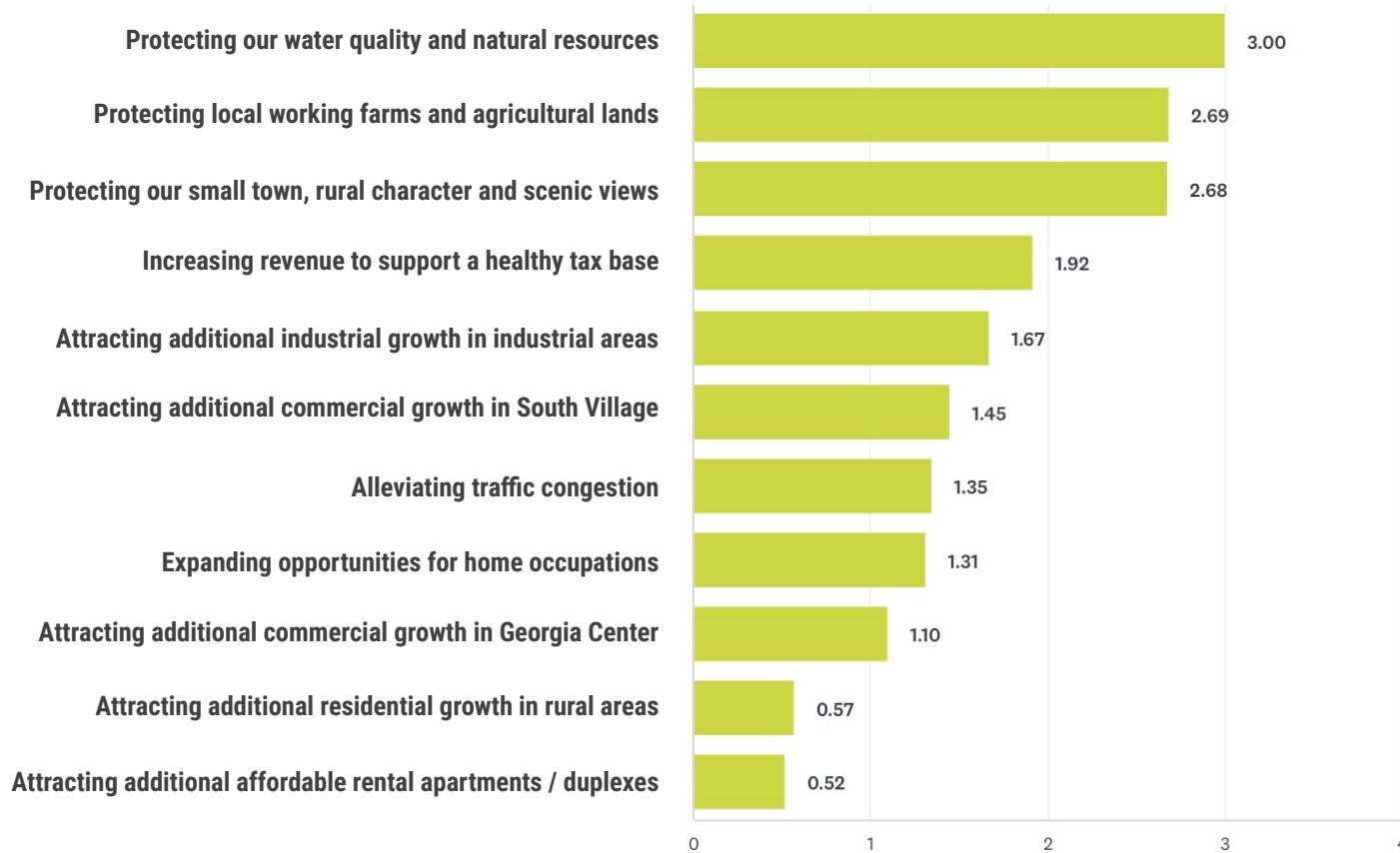


Q1: What is your opinion on the overall amount of growth and development in the Town of Georgia over the past several years?
(Select one)



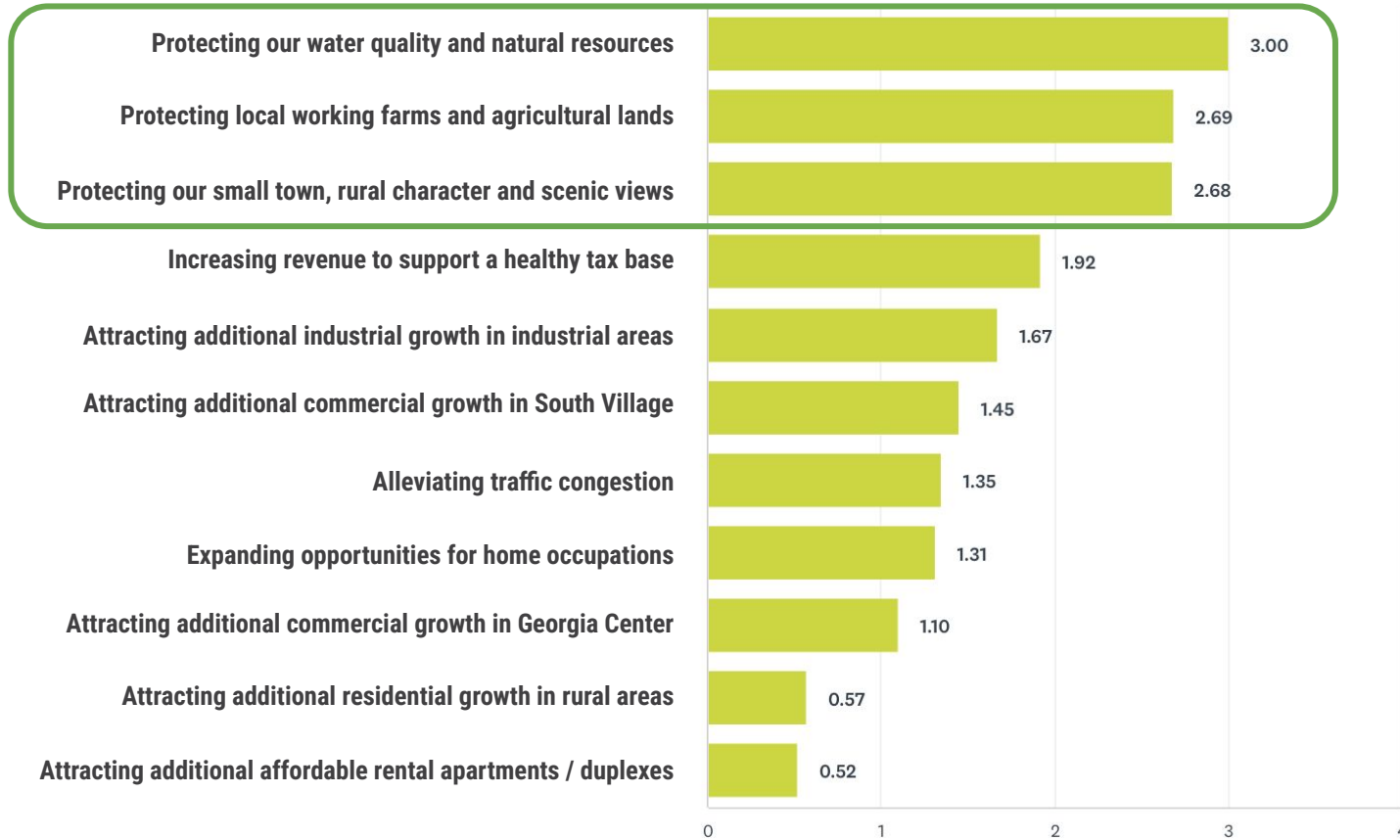
Answered: 417
Skipped: 5

Q2: In managing future growth and development within the town, how important are each of the following factors to you?



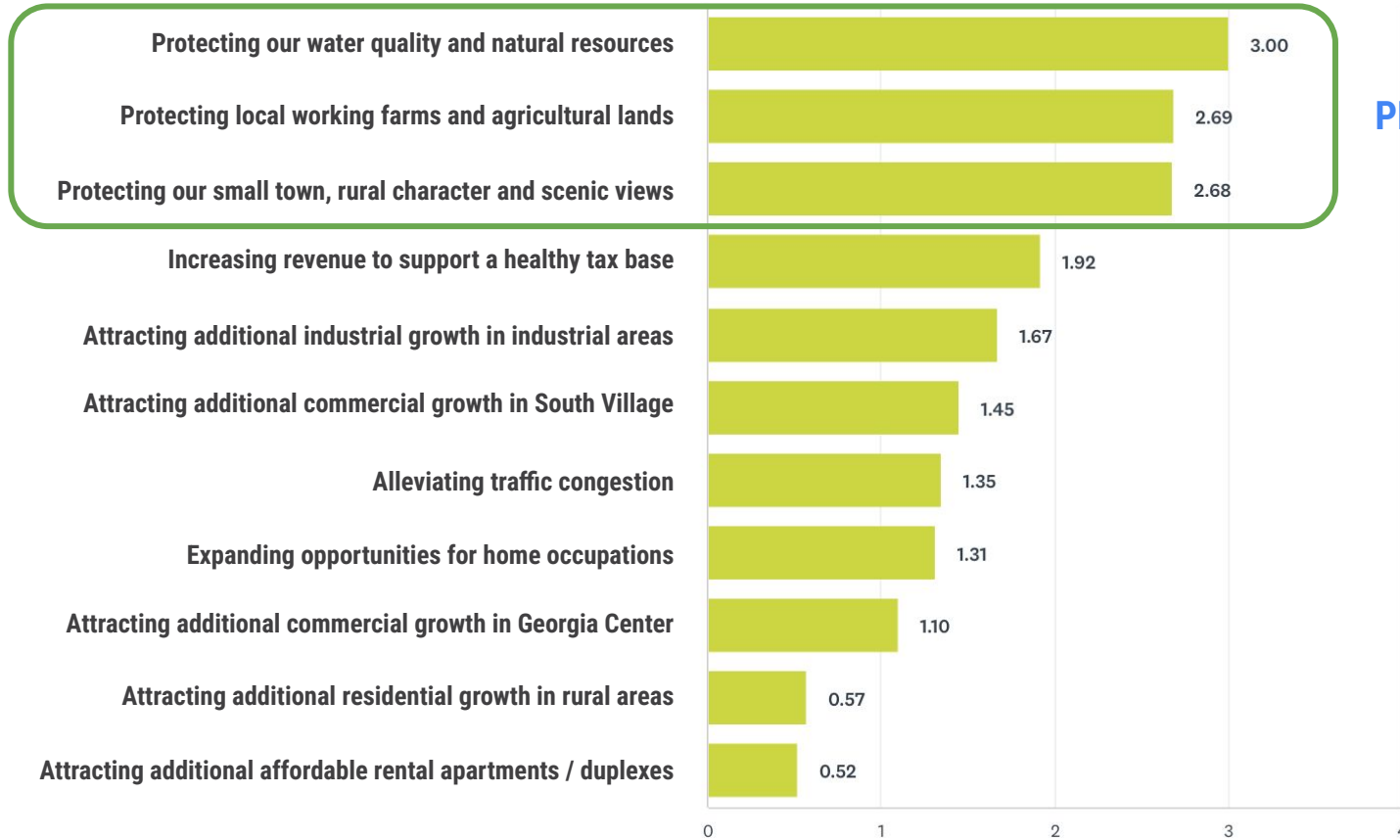
Answered: 420
Skipped: 2

Q2: In managing future growth and development within the town, how important are each of the following factors to you?



Answered: 420
Skipped: 2

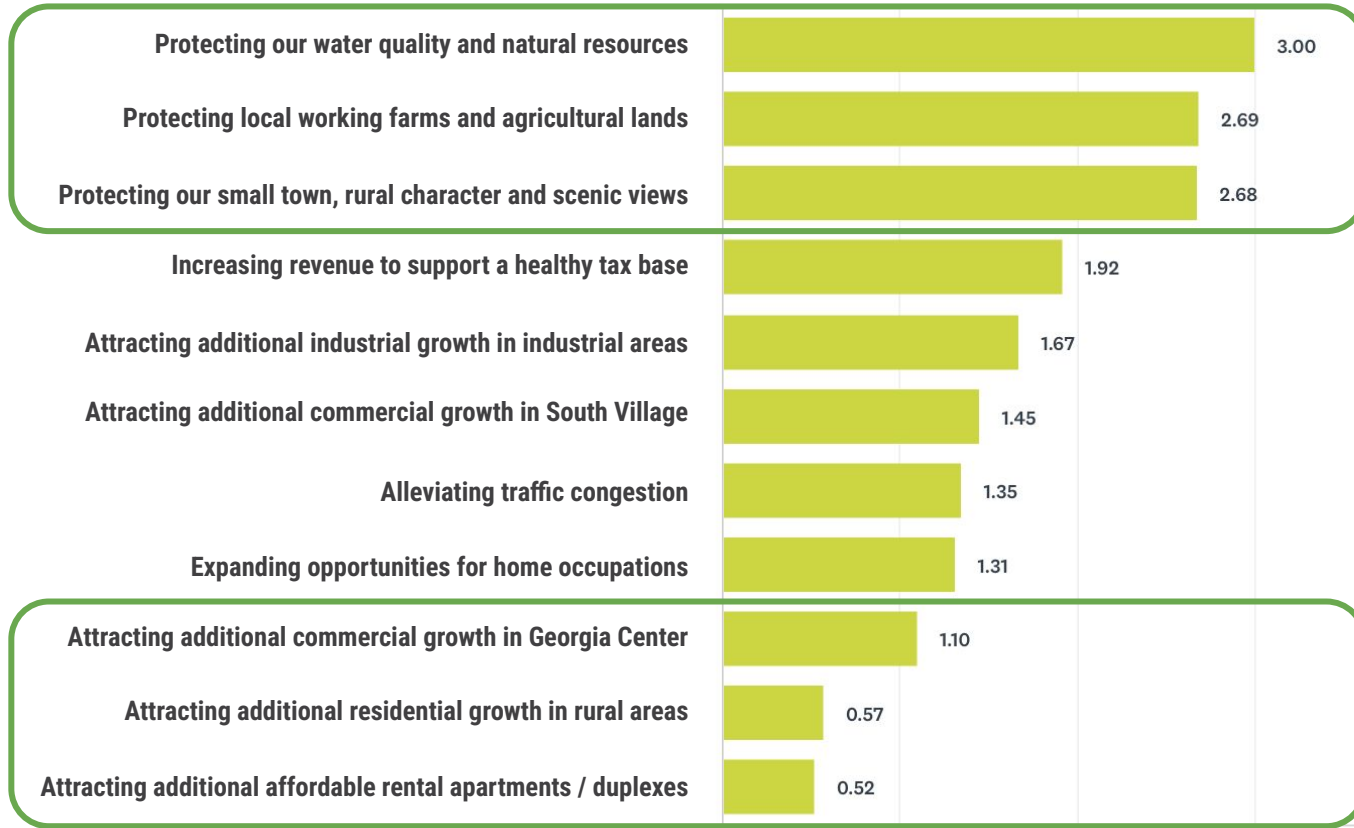
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PROTECTING

Answered: 420
Skipped: 2

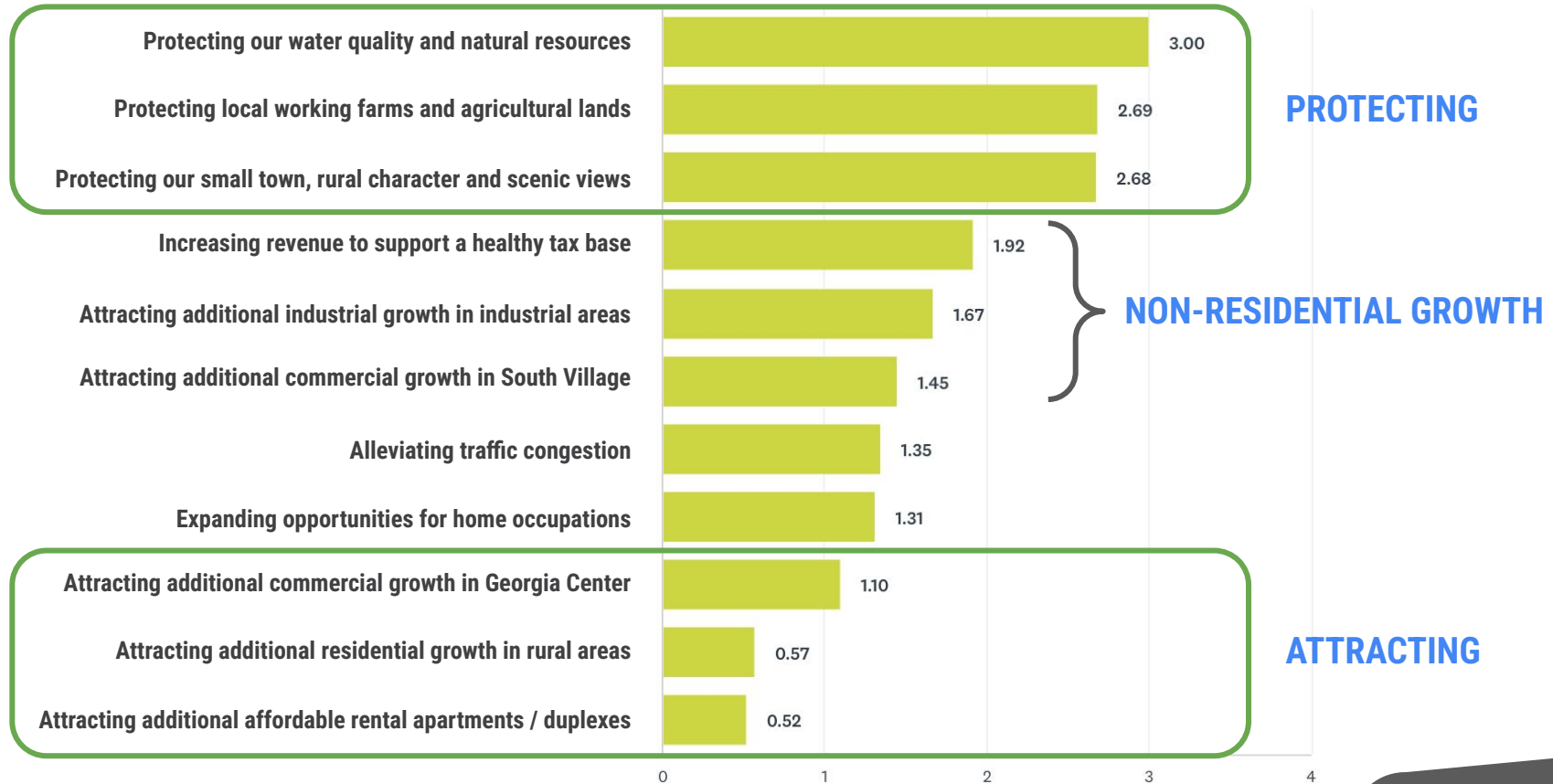
Q2: In managing future growth and development within the town, how important are each of the following factors to you?



PROTECTING

ATTRACTING

Q2: In managing future growth and development within the town, how important are each of the following factors to you?



Tax Revenue

“Increasing revenues to support a healthy/stable tax base? I am not in favor of increasing taxes in this town.”

Tax Revenue

When we talk about raising “tax revenue”, we aren’t saying “raise your taxes”, we are talking about getting additional revenue and income from new property improvements/development.

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Ideally, this new revenue would reduce the pressure on existing taxpayers.

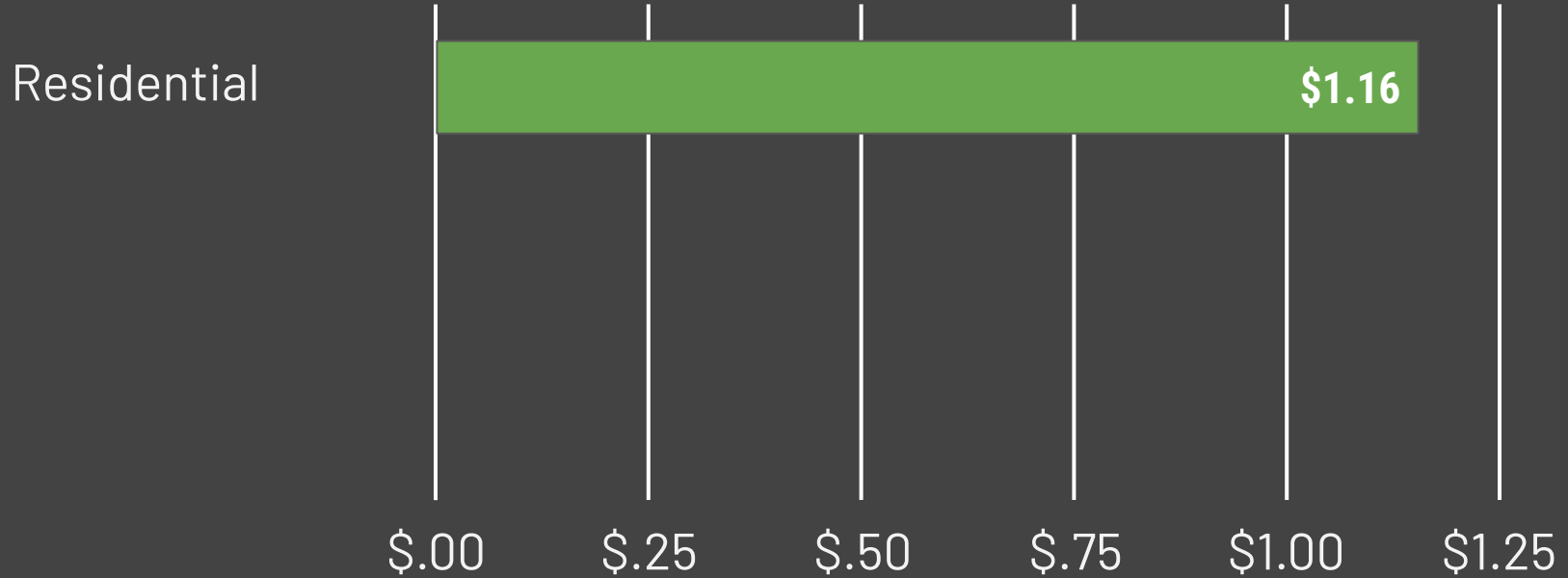
However, not all taxes/development are the same....

Cost of Community Services (Per \$1.00 in Tax Revenue)



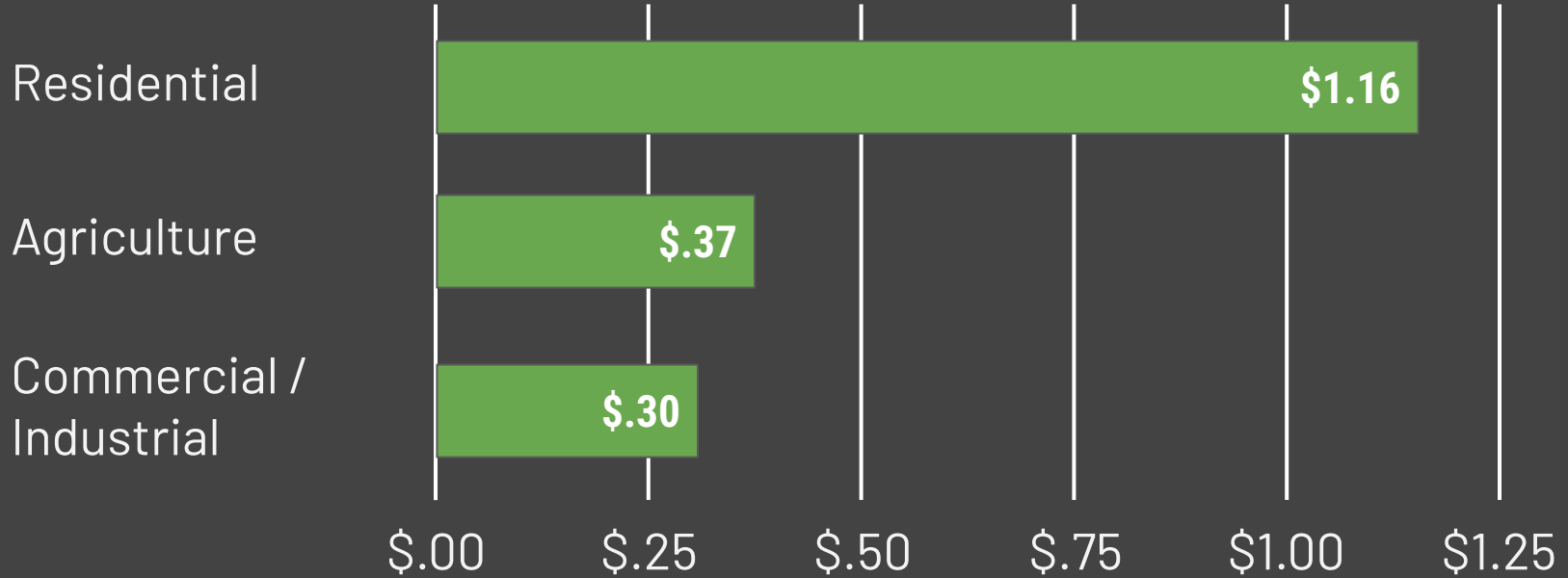
Source: American Farmland Trust - Cost of Community Services Studies - Farmland Information Center

Cost of Community Services (Per \$1.00 in Tax Revenue)



Source: American Farmland Trust - Cost of Community Services Studies - Farmland Information Center

Cost of Community Services (Per \$1.00 in Tax Revenue)



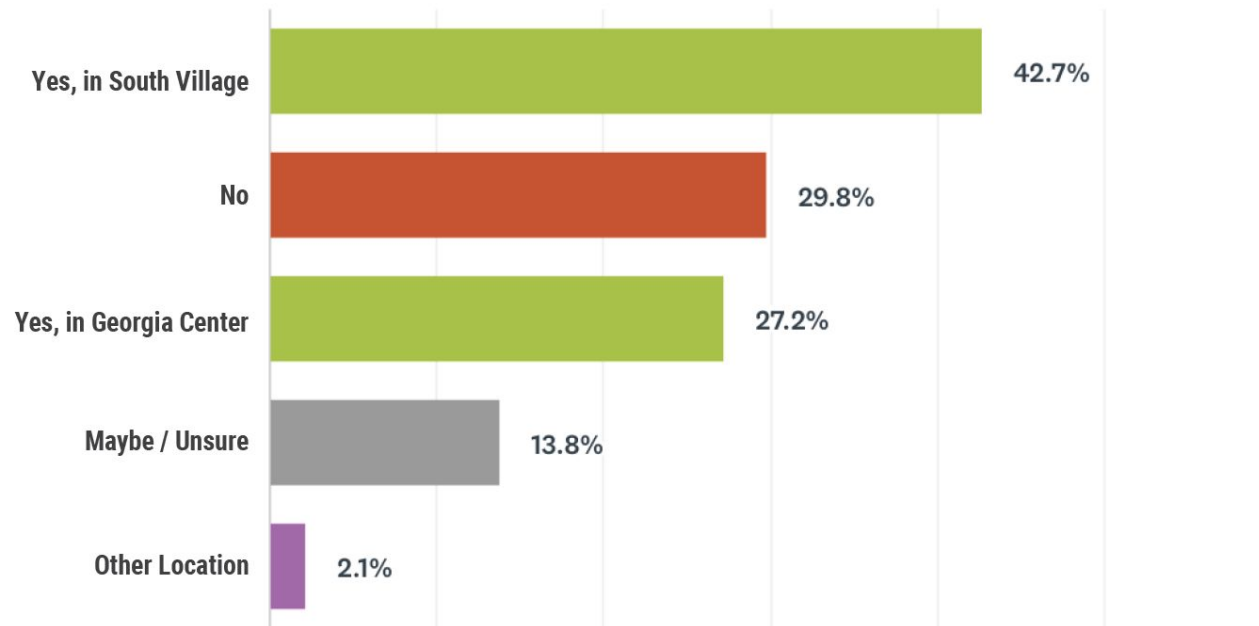
Source: American Farmland Trust - Cost of Community Services Studies - Farmland Information Center

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
New Jersey				
Freehold Township	1 : 1.51	1 : 0.17	1 : 0.33	American Farmland Trust, 1998
Holmdel Township	1 : 1.38	1 : 0.21	1 : 0.66	American Farmland Trust, 1998
Middletown Township	1 : 1.14	1 : 0.34	1 : 0.36	American Farmland Trust, 1998
Upper Freehold Township	1 : 1.18	1 : 0.20	1 : 0.35	American Farmland Trust, 1998
Wall Township	1 : 1.28	1 : 0.30	1 : 0.54	American Farmland Trust, 1998
New Hampshire				
Brentwood	1 : 1.17	1 : 0.24	1 : 0.83	Brentwood Open Space Task Force, 2002
Deerfield	1 : 1.15	1 : 0.22	1 : 0.35	Auger, 1994 Pop 4200, 40 min outside Concord
Dover	1 : 1.15	1 : 0.63	1 : 0.94	Kingsley, et al., 1993
Exeter	1 : 1.07	1 : 0.40	1 : 0.82	Niebling, 1997
Fremont	1 : 1.04	1 : 0.94	1 : 0.36	Auger, 1994 Pop 4700, 20 min outside Manchester
Groton	1 : 1.01	1 : 0.12	1 : 0.88	New Hampshire Wildlife Federation, 2001
Hookset	1 : 1.16	1 : 0.43	1 : 0.55	Innovative Natural Resource Solutions, 2008
Lyme	1 : 1.05	1 : 0.28	1 : 0.23	Pickard, 2000 Pop 1700, 25 min Lebanon/Dartmouth
Milton	1 : 1.30	1 : 0.35	1 : 0.72	Innovative Natural Resource Solutions, 2005
Mont Vernon	1 : 1.03	1 : 0.04	1 : 0.08	Innovative Natural Resource Solutions, 2002
Stratham	1 : 1.15	1 : 0.19	1 : 0.40	Auger, 1994

Source: American Farmland Trust - Cost of Community Services Studies - Farmland Information Center

Q3: Would you want to see the Town of Georgia work toward the development of a compact, pedestrian friendly mixed-use commercial growth center, similar to a traditional downtown, in South Village or Georgia Center? *(Select any that apply)*



Answered: 419
Skipped: 3

Comments

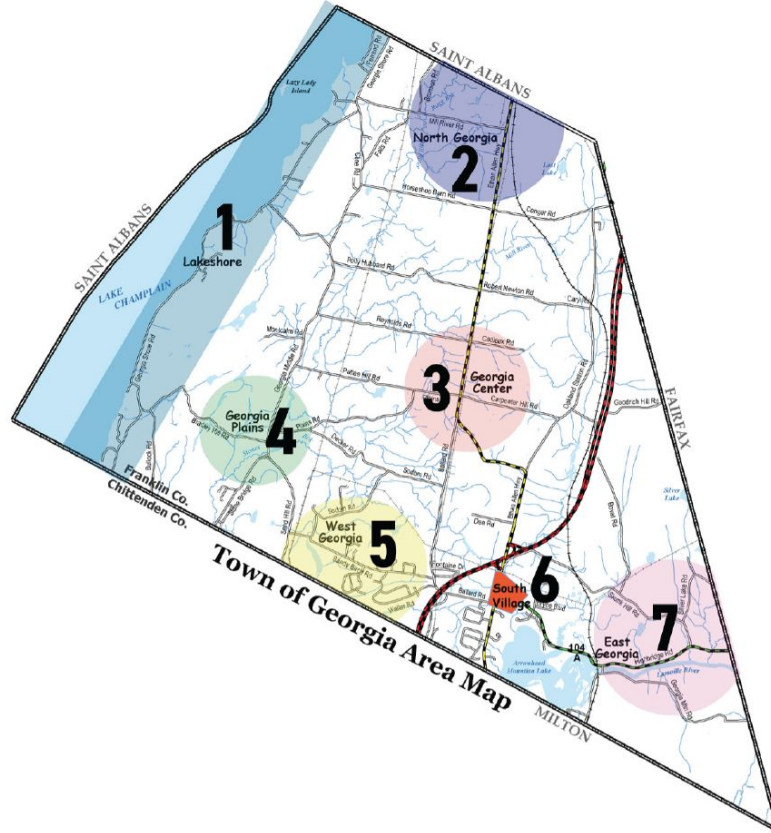
"Would love more safe walking areas"

"No more commercial"

"Definitely NOT in Georgia Center!"

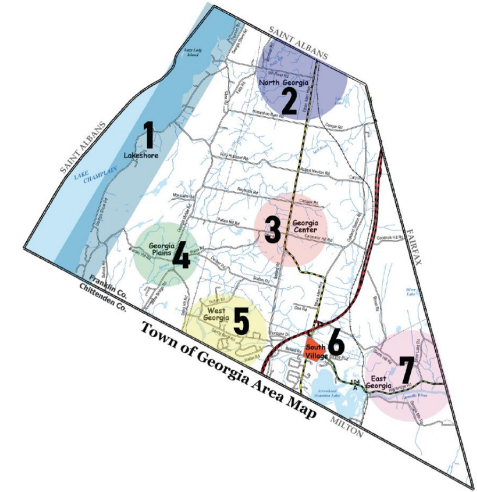
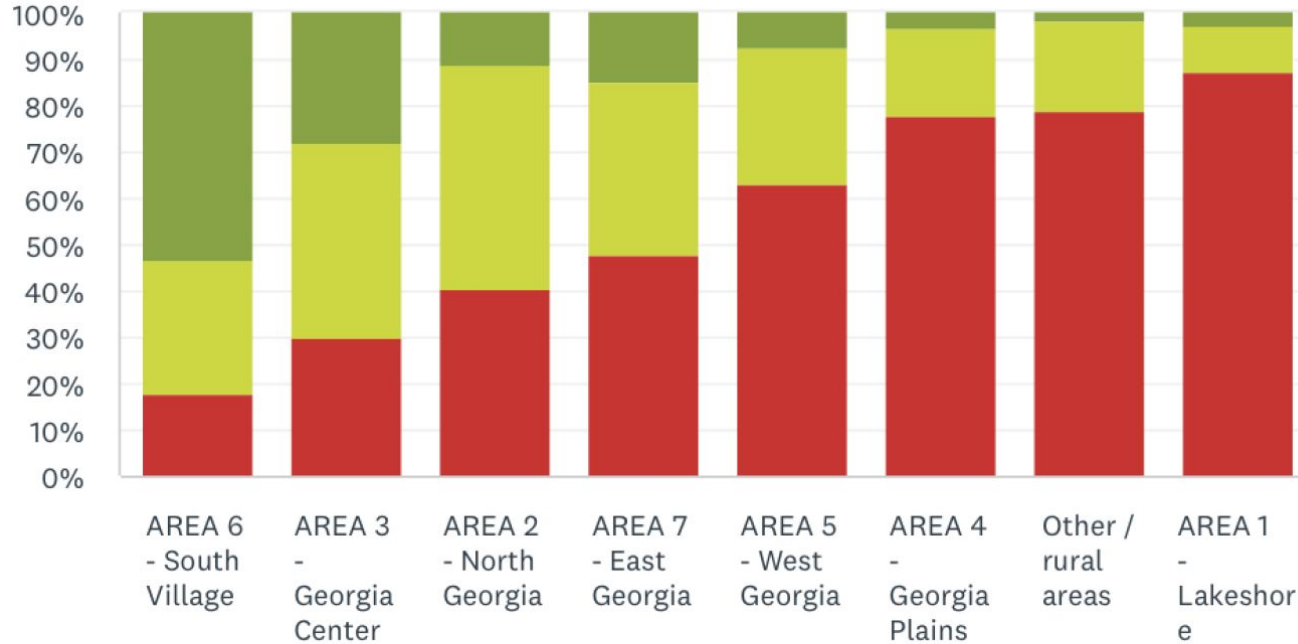
"Both areas could be utilized, especially with the new housing happening in Georgia Center and the proximity of the school."

Q4: Using the map below, how appropriate do you think each of the following areas of town are for new commercial growth? (*Refer to map*)



Answered: 420
Skipped: 2

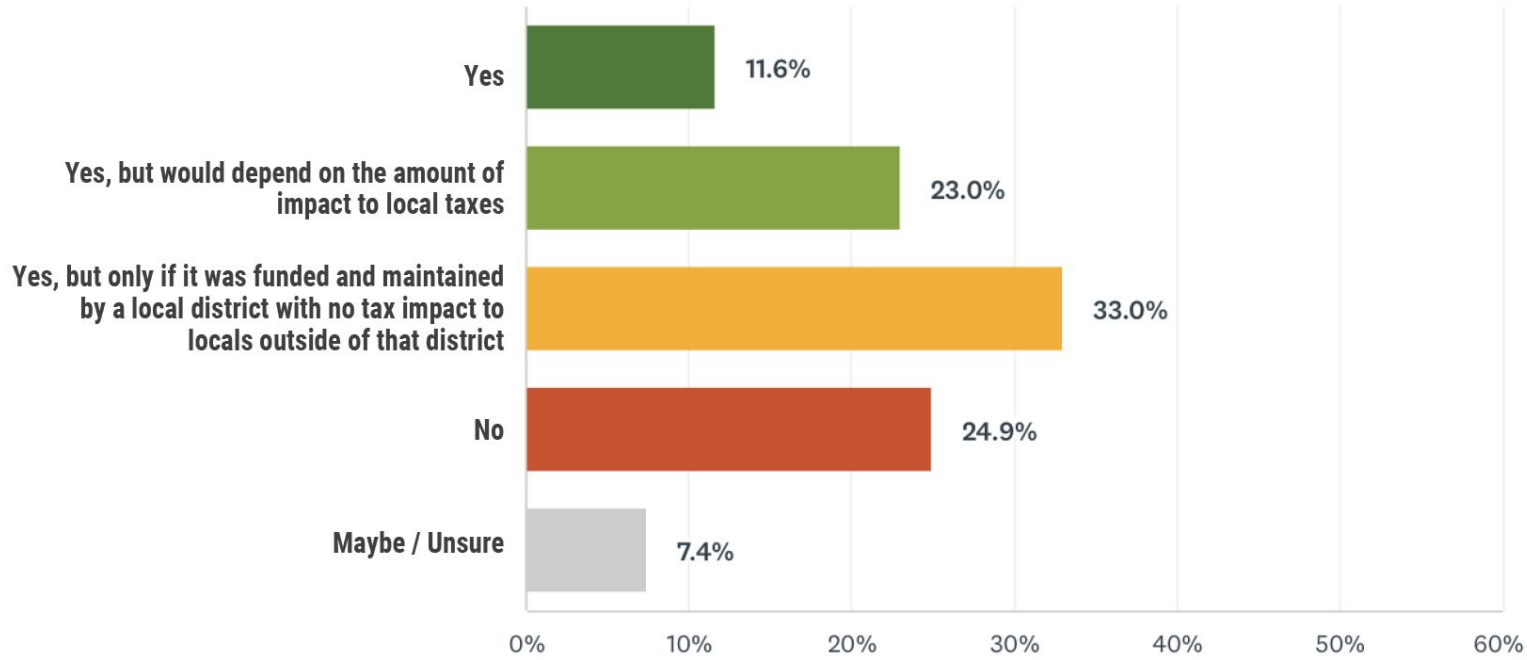
Q4: Using the map below, how appropriate do you think each of the following areas of town are for new commercial growth? (Refer to map)



Answered: 420
Skipped: 2

■ Most Appropriate
 ■ Somewhat Appropriate
 ■ Not Appropriate

Q5: Would you support the Town of Georgia providing water and/or sewer service to the South Village area to support new commercial and residential growth there? *(Select one)*



Answered: 421
Skipped: 1

Q6: Are there areas of town or natural resources you would like to see protected? (Write in)

Q6 - Are there areas of town or natural resources you would like to see protected? (Write in)

1. Yes! The lake shore and rural farm areas
2. Yes, stop cutting down trees. We don't need more development.
3. Yes, maintaining public access to Lake Champlain via Georgia Beach and maintaining and improving the Russell Greene area, access to Silver Lake, and other public spaces would be important.
4. Yes, fields and grasslands, the lake shore, and all wetlands. I am concerned the Z4 is not well enough informed about the environmental impact of building, and we have to plan for flooding.
5. Yes, Arrowhead Mountain Lake and the Lamoille River leading up to it.
6. Yes not letting Boves build
7. Yes agricultural areas, lake area
8. Wetlands. We do not need "improved" wetlands. They need to be left per state requirements
9. Wetlands, rivers, streams, lakes, wildlife habitat
10. Wetlands between Russell Greene Natural area and 104A. Deer Brook upstream of Russell Greene Natural Area
11. Wetlands and their buffers, same with streams and their buffers.
12. West village should be protected from commercial development and kept residential
13. Unsure
14. Unknown at this time
15. Top of Bovat Road around the town forest
16. There are many areas (wetlands) on the west side of Route 7 in the Georgia Village and north to St. Albans area that appear to be encroached upon.
17. The valley extending northward from Sodom Road following Route 7 to Reynolds Road. 2) The West Ferry hillsides that follows Bover Road. 3) Mill River, Stone Brook, Lamoille River watersheds
18. The small town area feel. The old campground- no massive building that we can't sustain with emergency services and school enrollment. The Carnisa project proposing development that forces the town to provide sewer. The Carnisa / Fairbanks wetland area - deny it. Stop trying to build a city in a town that can't handle it.
19. The school as it is over crowded now
20. The same areas that are currently
21. The old mill on Stone Bridge Creek would be nice to actually see the nature trail that was rumored to be coming many years ago.
22. The lakeshore and Georgia Plains
23. The lake!
24. The lake!!!
25. The lake shores both Arrowhead and Champlain
26. The hiking areas - cannot recall their names, off 104A, off Georgia Beach road, the Georgia beach.
27. The Bechard farm and surrounding areas of Bradley Hill
28. Streams and rivers adjoining farmlands
29. Stop development with long drives- disrupting the forest ecosystem- there

is a Vermont Statue addressing this issue

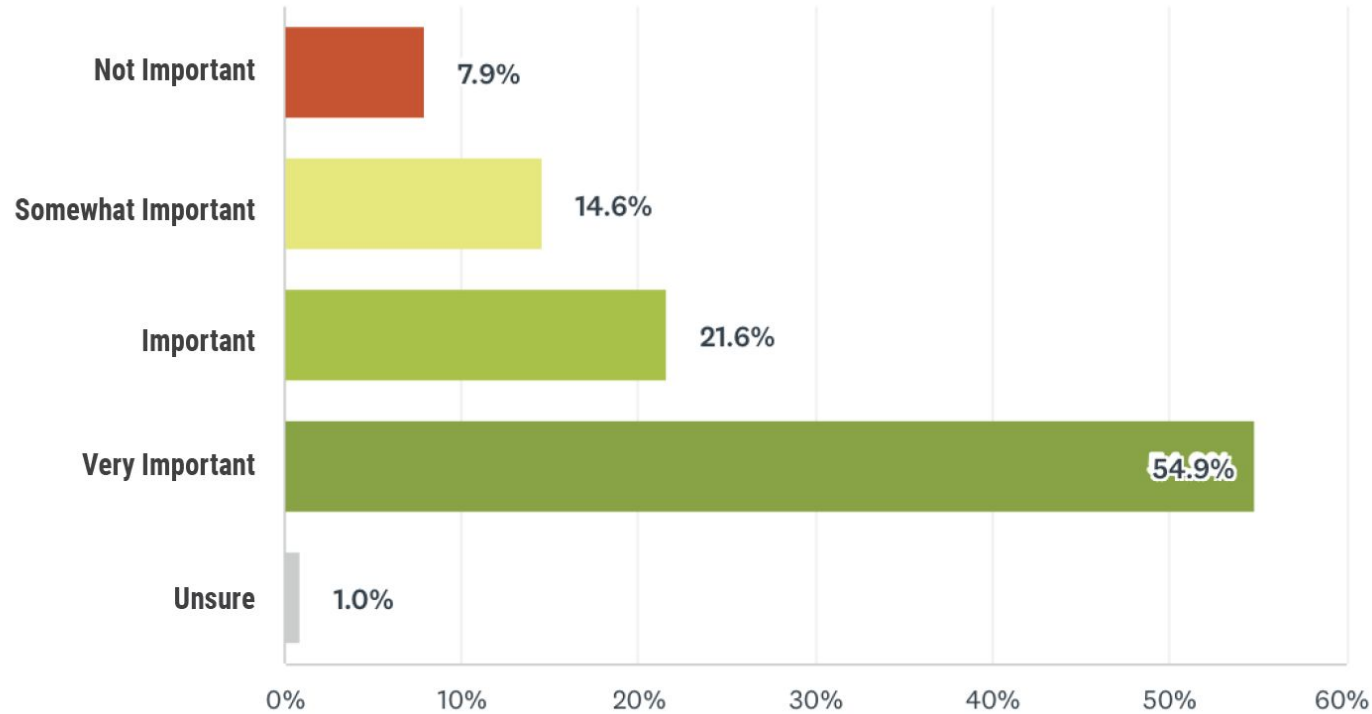
30. South village
31. Silverlake
32. Silver Lake, Arrowhead Lake, Lamoille River, Lakeshore
33. Silver lake area
34. Silver Lake and other trail systems
35. Silver lake
36. Silver Lake
37. Shoreline
38. Riparian areas, water quality for lake, keep forested areas
39. Protected spaces and no Boves!
40. Protect the entire lake shore. Let's not have the area around exit 18 to turn into storage units.
41. protect existing open land, like Georgia Town Forest. Need public places to walk and public access to the lake.
42. Protect agricultural areas and scenic views.
43. Pretty much everywhere. The South Village is essentially all private property, respect owners' rights and don't assume it can be turned into a town center unless the town is willing to buy out all the property owners at market price. Same goes for the rest of the town.
44. Please stop allowing the clear cutting of large swaths of forest to put in sprawling houses, e.g. on Sandy Birch rd
45. Please keep Georgia as scenic and rural as it is, with very focused areas of growth if the population agrees
46. Park at 1 intersection of Mill River road and Georgia Shore road.
47. Our school as it is fall now
48. Our lake shore
49. Open and wooded areas outside of the South Georgia Area.
50. Oakland Station Road corridor and east. Lakeloft generally.
51. No- Act 250 works for this question
52. No more growth.
53. No more development along our major water basins, including Lake Champlain and Arrowhead Lake/Lamoille River
54. No - by protecting land you are reducing the tax base
55. no
56. no
57. no
58. No
59. No
60. No
61. No
62. N/A
63. n

Q6 - Are there areas of town or natural resources you would like to see protected? (Continued)

64. Mill falls Park. Public access to the waterfront.
65. Make a recreational park with walking path on site of old campgrounds.
66. Library, beach area, food shelf
67. large contiguous blocks, with connectivity
68. Lamoille River
69. Lakeshore, Gordon Pond. All wetlands. Russell Greene protected natural area. Silver Lake Woods
70. Lakeshore, Town Forests and All trails, Lake Arrowhead,
71. Lakeshore, farm areas left as farms
72. Lakeshore, Eagle Mtn
73. Lakeshore needs more protection. Farmland/field vistas need more protection. Georgia Center needs beautification and more historical focus
74. Lakeshore area
75. Lakeshore area
76. Lakeshore and North Georgia
77. Lakeshore
78. Lakeshore
79. Lakeshore
80. Lakeshore
81. Lakeshore
82. Lakeshore
83. Lakeshore
84. Lakeshore
85. Lakes, wooded areas, rural roads
86. Lakes
87. Lakeloft, forested areas, farmland
88. Lake water quality
89. Lake shore should be allowed to build higher than 16 feet. but only as high as 2 stories.
90. Lake shore & Natural Preserves
91. Lake shore
92. Lake Champlain waterfront. Arrowhead Lake
93. Lake Champlain is most important for a variety of reasons
94. Lake Champlain. Georgia beach. Shoreline
95. Lake Arrowhead, Deer Brook, Lake Champlain, Mill River, Silver Lake Forest
96. Lake area, areas with historic structures, farmlands, Deadman curve
97. Keep Lake access.
98. Keep existing park areas (Silver Lake, Russell Green, Mill River falls area, and others (?) protected. If there are other natural resources they should be protected.
99. it's ok now
100. It would be nice to have the lake protected and have a member of the community involved with an active organization.
101. Individual properties
102. I'm not certain what the town natural resources are.
103. I've travelled extensively throughout the State and I don't think Georgia has any viewsheds that are worthy of protection.
104. I'm new to the area, but always side with protecting as many natural resources as possible.
105. I'd like to see less traffic on our secondary roads. The views of the mountains... Mt. Mansfield and Georgia Mountain should be protected.
106. I would like to see the waterways, lake shore and wetlands protected. Also would like to protect/keep the combination of open field and forested areas protected from developing into subdivisions.
107. I would like to see the town owned lands to include maintained hiking paths.
108. I would like to see the south village remain the same and not become a residential hub.
109. I think the lake should be protected or any impacts considered if things were to be built around there (such as how a commercial property would dispose of toxic waste without disturbing the lake or surrounding wildlife)
110. Homes and land in neighborhoods around South Village need to be protected. There is a lot of discussion about South Village and its development that I am against due to the impact on neighborhoods nearby and to the overall makeup of Georgia and our rural nature. Many don't want a downtown feel here. We moved to Georgia to avoid this.
111. Ground water
112. Gordon Pond. Lakeshore areas
113. Georgia Shore, lake Arrowhead, Mill River, natural areas that Georgia already owns. Georgia Beach and the park.
114. Georgia Shore Rd is covered in garbage. Litter along Lake Champlain is awful. We should be promoting this road as a bike route and it's shameful.
115. Georgia shore in st albans bay water quality is toxic in summer. Health hazard!
116. Georgia Beach, Mill River Park, Russel Greene Natural Area, Silver Lake, and GEMS rec properties
117. Georgia beach
118. Forest areas!
119. Farmland to the greatest extent reasonable, lakeshore
120. farmland
121. Farmers have been spreading manure as late as last week - concerned about water quality of lake
122. Farm land should not be "crowded out" by housing development around the fields. Protect Lake Shore (open) - perhaps conserve or purchase more lake shore on Champlain & Arrowhead. Wildlife connectivity - open land & forest connections betn. developments & across roadways.
123. Existing open land and wetlands
124. Eagle Mountain

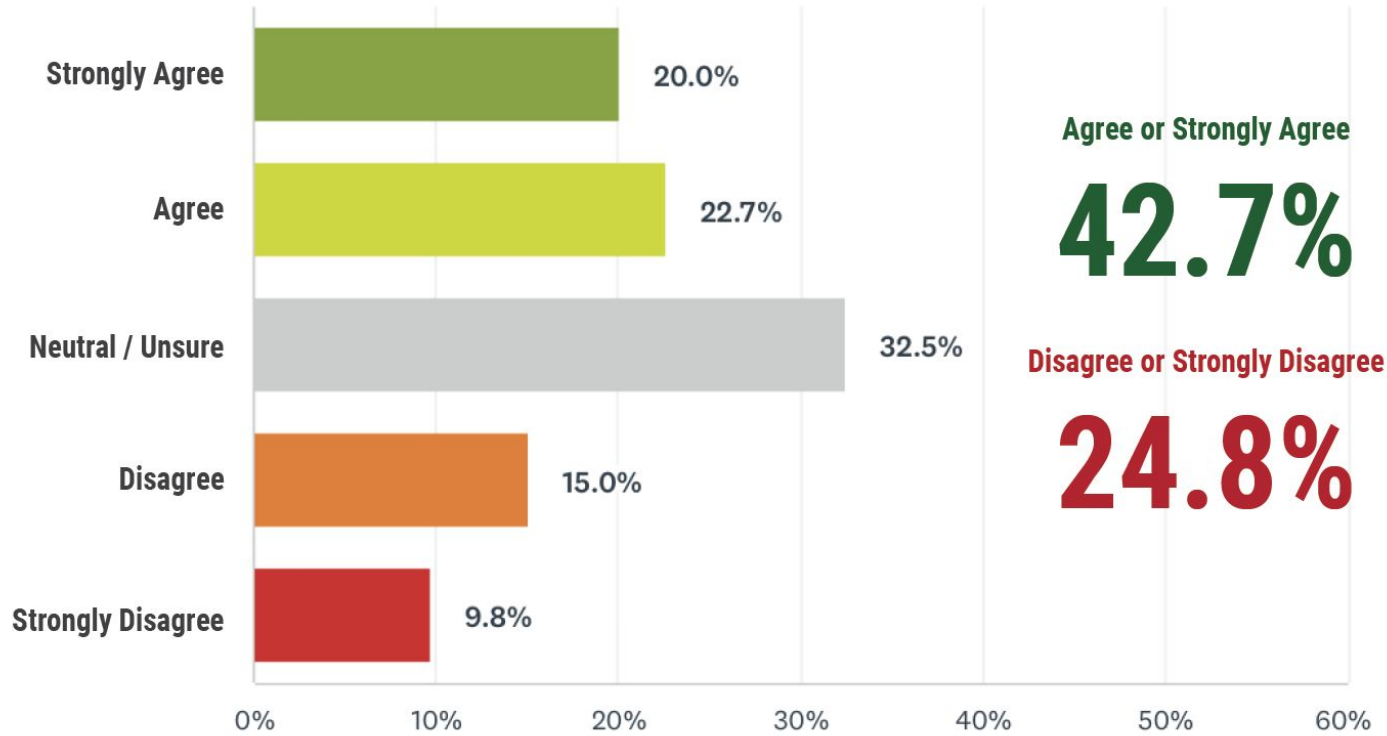
Answered: 158

Q8: How important is it to protect the view of the lake along Georgia Shore Road? *(Select one)*



Answered: 417
Skipped: 5

Q9: How much do you agree or disagree with the following statement? *(Select one)* "I am concerned about the potential impacts of short term rentals (e.g. Airbnb, VRBO, etc.) on our neighborhood."



Answered: 419
Skipped: 3

Potential Recommendations

- ❖ Town Plan could be strengthened to better recognize priority policy of protecting natural resources, and small town character. Could recommend specific policies or strategies which could advance these goals.

Potential Recommendations

- ❖ Town Plan could be strengthened to better recognize priority policy of protecting natural resources, and small town character. Could recommend specific policies or strategies which could advance these goals.
- ❖ Town Plan should have general policy of working to direct new growth in and around the already established growth centers for Industrial and South Village and away from the rural areas to reduce sprawl. This is generally covered in the current plan but could be strengthened.

Potential Recommendations

- ❖ Town Plan needs to recognize and respond to the traffic congestion issue in South Village, and how the town may be able to use this plan to help leverage the State VTrans to assist in addressing this issue. This issue is not directly addressed in the current plan.

Potential Recommendations

- ❖ Town Plan needs to recognize and respond to the traffic congestion issue in South Village, and how the town may be able to use this plan to help leverage the State VTrans to assist in addressing this issue. This issue is not directly addressed in the current plan.
- ❖ The plan needs to include a review of the South Village area and its zoning to identify potential modifications which could help attract new investment.

Potential Recommendations

- ❖ Plan could recommend continued effort to advance a private or municipal wastewater sewer system which would allow additional growth potential in South Village, provided that concerns of traffic and costs are adequately addressed. This topic is only covered peripherally in the current Town Plan. This focused growth strategy helps protect rural areas/resources as well as strengthen the tax base.

Potential Recommendations

- ❖ Plan could recommend continued effort to advance a private or municipal wastewater sewer system which would allow additional growth potential in South Village, provided that concerns of traffic and costs are adequately addressed. This topic is only covered peripherally in the current Town Plan. This focused growth strategy helps protect rural areas/resources as well as strengthen the tax base.
- ❖ Consider adding language in the Town Plan that the town should monitor the ongoing growth of short-term rentals and their impacts to see if any action is warranted. This issue is not covered in the current plan.

Pause for Questions

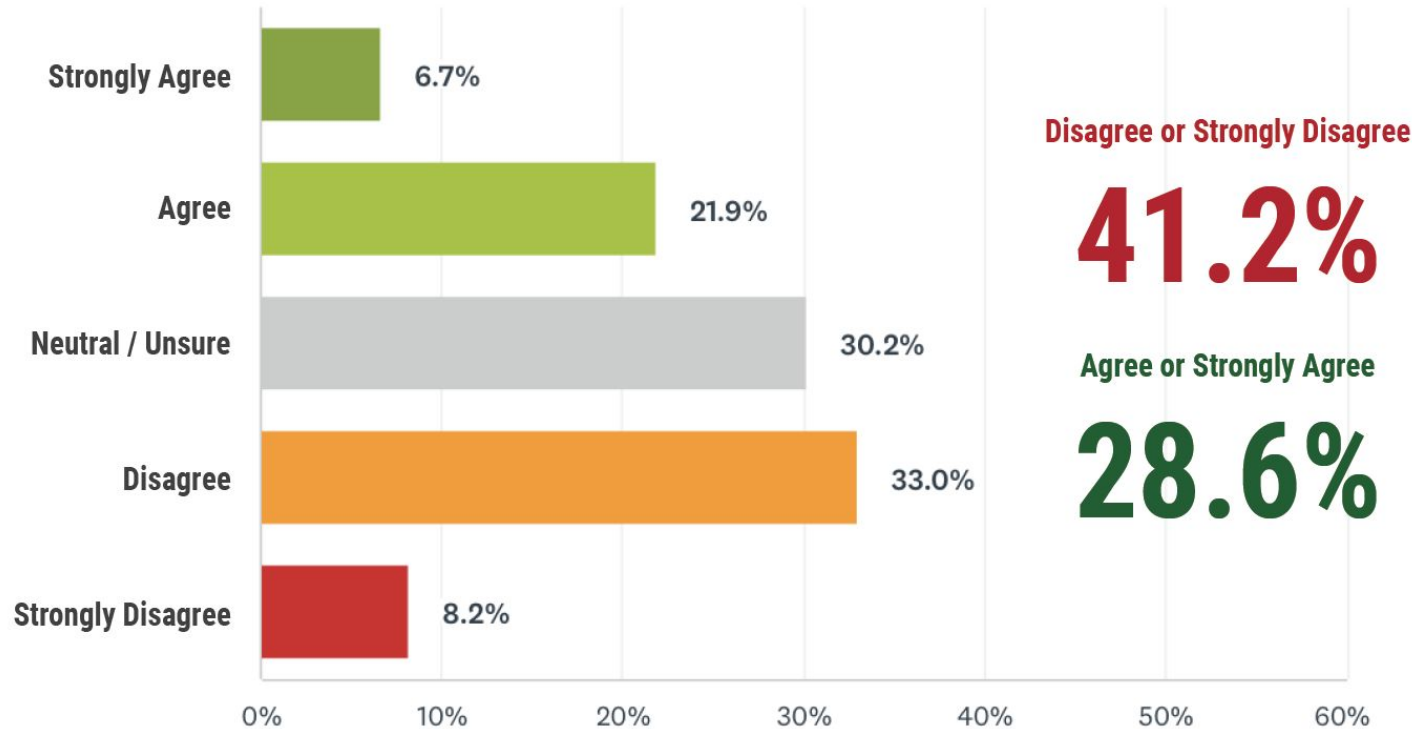
5 min

Housing



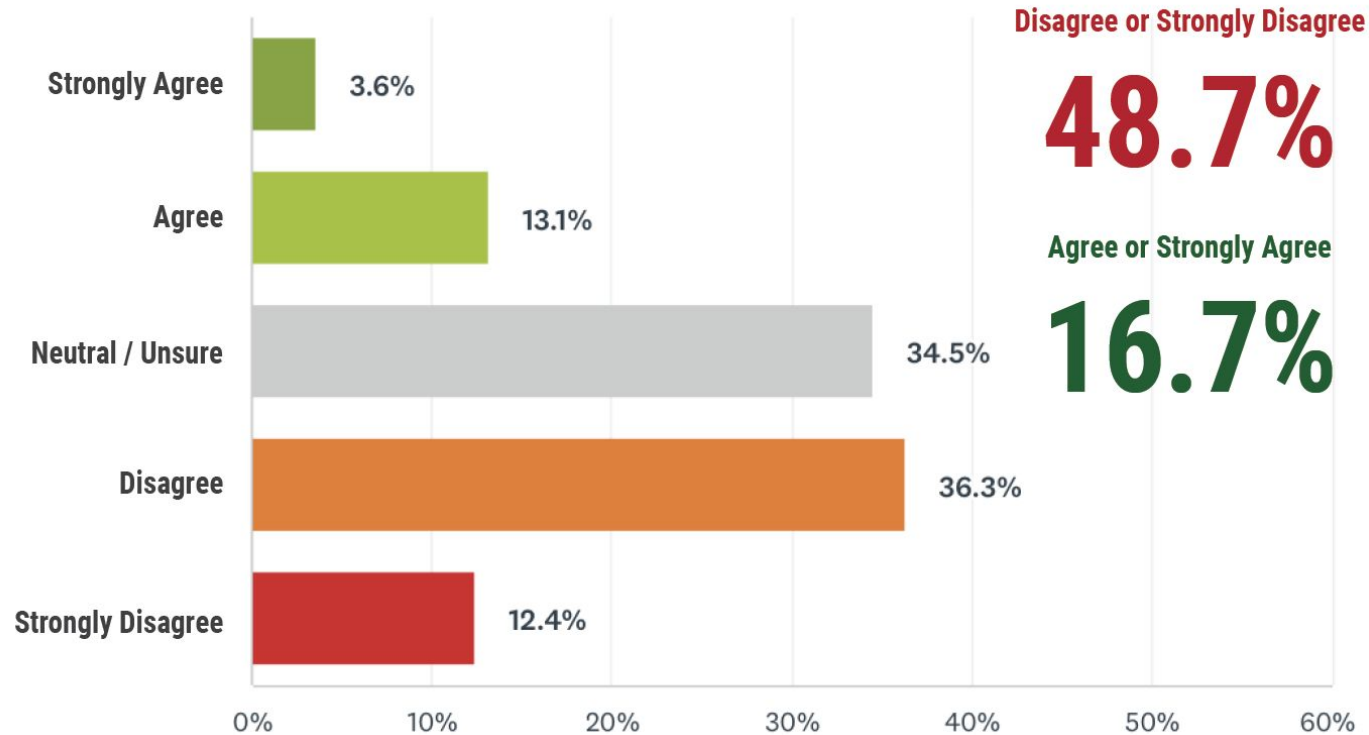
www.tinyurl.com/Georgiatownplan

Q10: How much do you agree or disagree with the following statement? *(Select one)* “The needed housing types in the area are available in the Town of Georgia.”



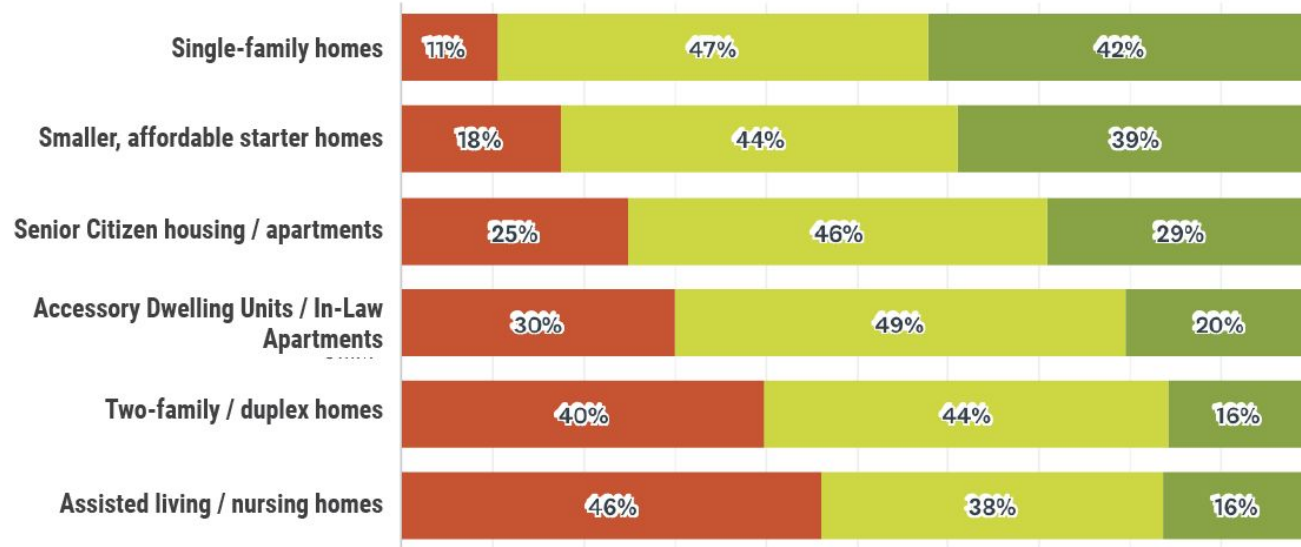
Answered: 388
Skipped: 34

Q11: How much do you agree or disagree with the following statement? (*Select one*) “The needed housing types in the area are affordable in the Town of Georgia.”



Answered: 388
Skipped: 34

Q12: What types of housing do you feel are needed in the town?

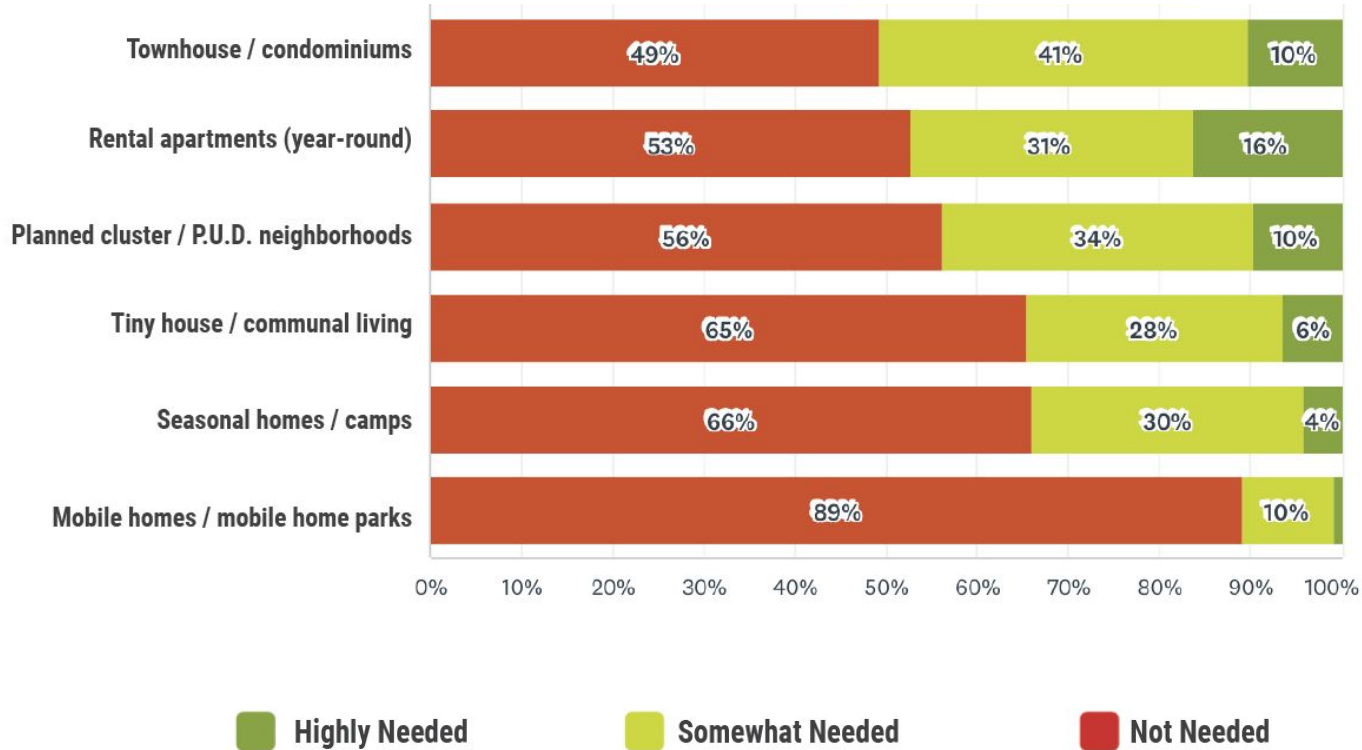


TOP 6

Answered: 386
Skipped: 36

 Highly Needed  Somewhat Needed  Not Needed

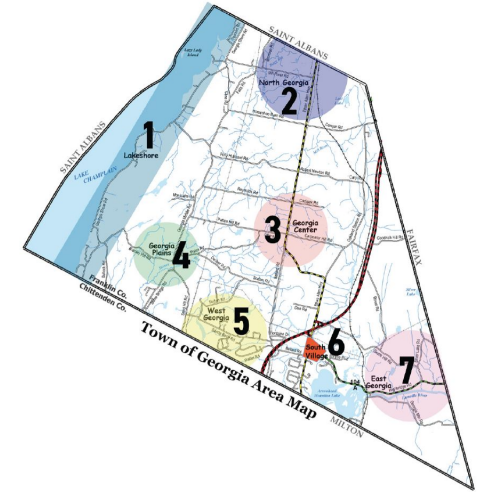
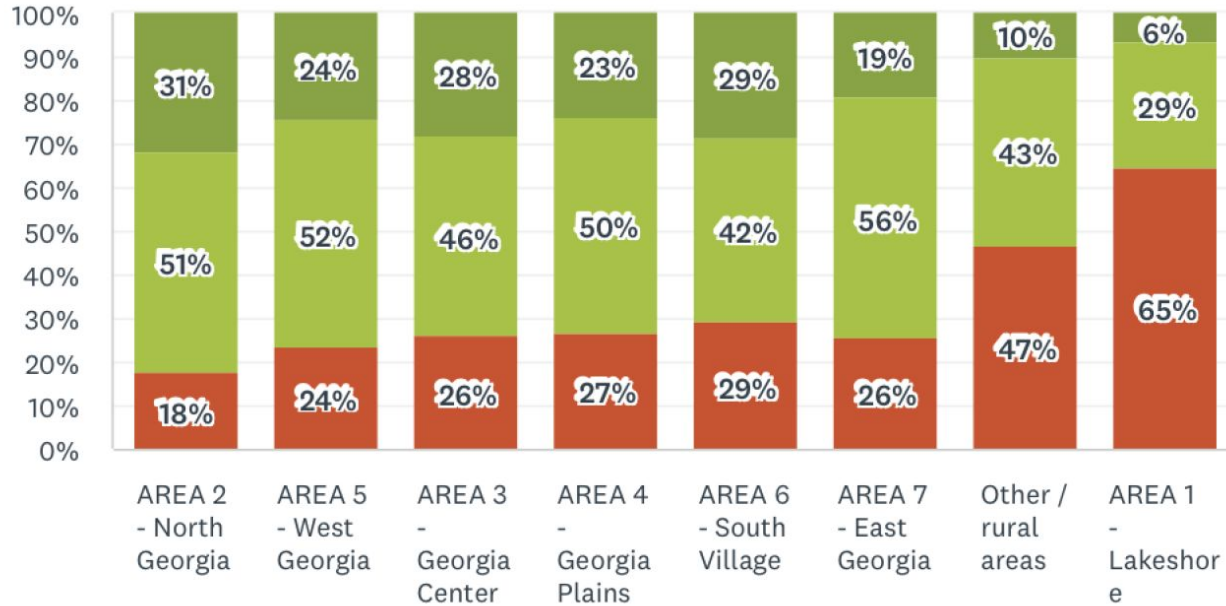
Q12: What types of housing do you feel are needed in the town?



BOTTOM 6

Answered: 386
Skipped: 36

Q13: Using the map below, how appropriate do you think each of the following areas of town are for new housing growth? (Refer to map)



Answered: 384
Skipped: 38

■ Most Appropriate

■ Somewhat Appropriate

■ Not Appropriate

Potential Recommendations

- ❖ Town Plan should be updated to better recognize that housing diversity and affordability appears to be a growing concern, even if it is not considered a priority at this time. This is already in line with the current Town Plan policies, however could be adapted and updated.

Potential Recommendations

- ❖ Town Plan should be updated to better recognize that housing diversity and affordability appears to be a growing concern, even if it is not considered a priority at this time. This is already in line with the current Town Plan policies, however could be adapted and updated.
- ❖ Town Plan could recognize increased support for accessory dwelling units and senior apartments as needed elements.

Potential Recommendations

- ❖ Town Plan should be updated to recognize recent legislative changes such as the HOME Act (Housing Opportunities Made for Everyone) and recommend that local changes be adopted to address the following:

Potential Recommendations

- ❖ Town Plan should be updated to recognize recent legislative changes such as the HOME Act (Housing Opportunities Made for Everyone) and recommend that local changes be adopted to address the following:
 - Two-family / duplexes should be permitted anywhere single family homes are permitted and should be treated the same.
 - Accessory dwelling units shall be permitted where single family homes are permitted and should be treated the same.
 - Small multi-family (3-4 units) shall be permitted anywhere there is municipal water and sewer.
 - Town Plan should address housing affordability.

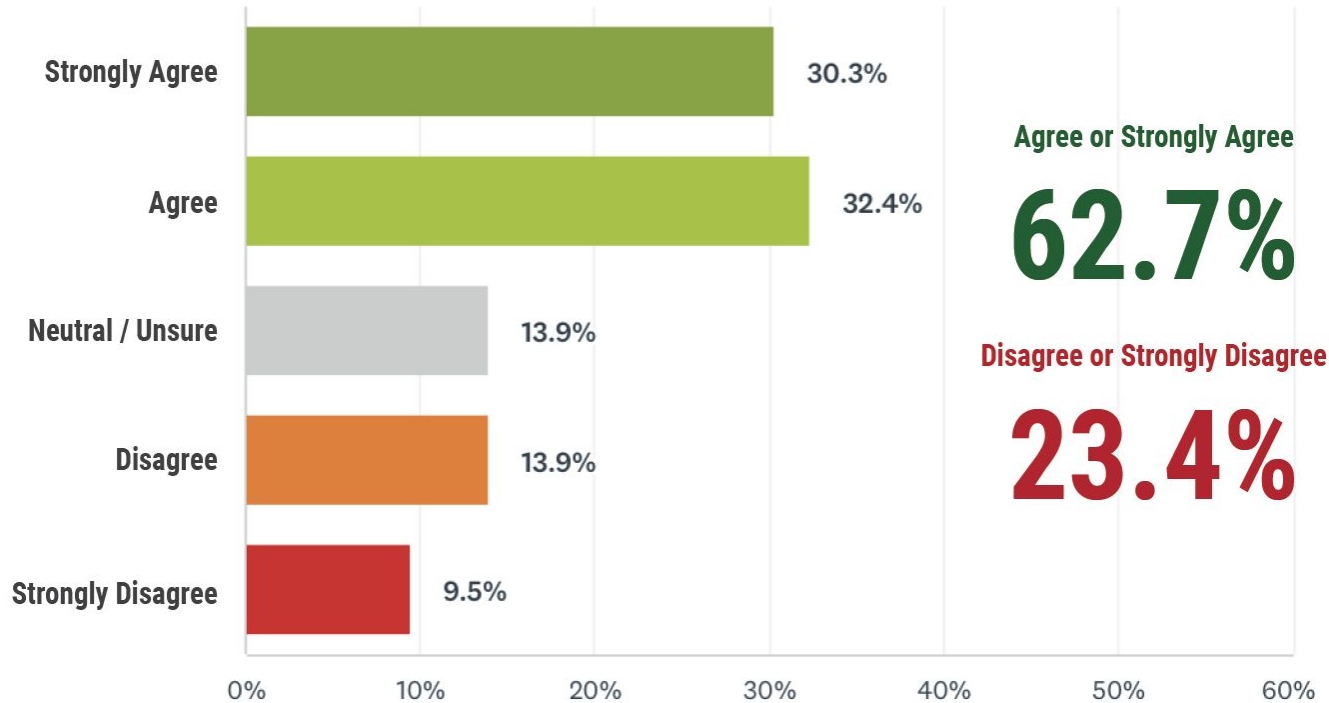
Pause for Questions

5 min

Local Shops & Services

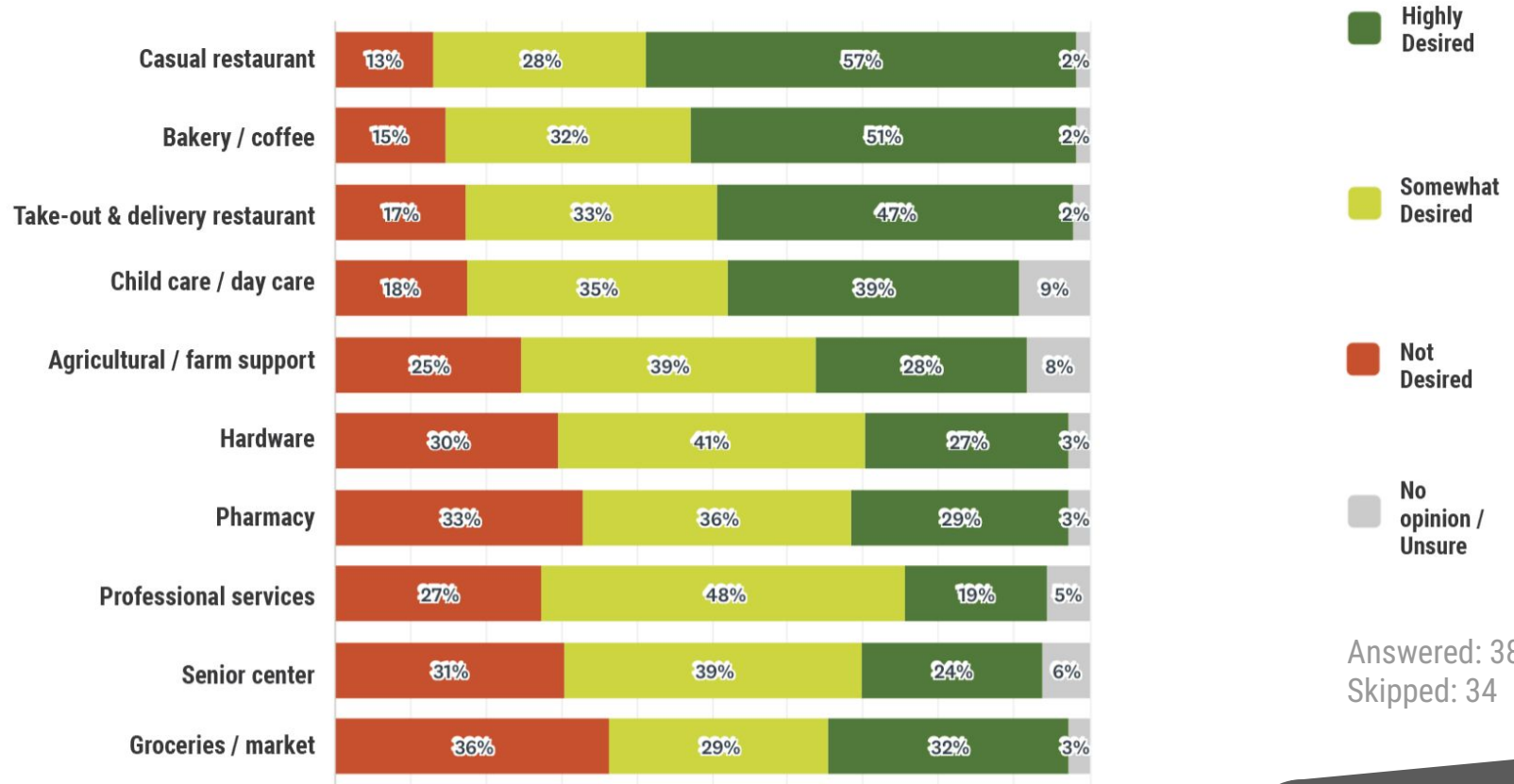


Q14: How much do you agree or disagree with the following statement? *(Select one)* “New commercial shops and services are desired within the town to serve locals, instead of having to drive outside of town.”



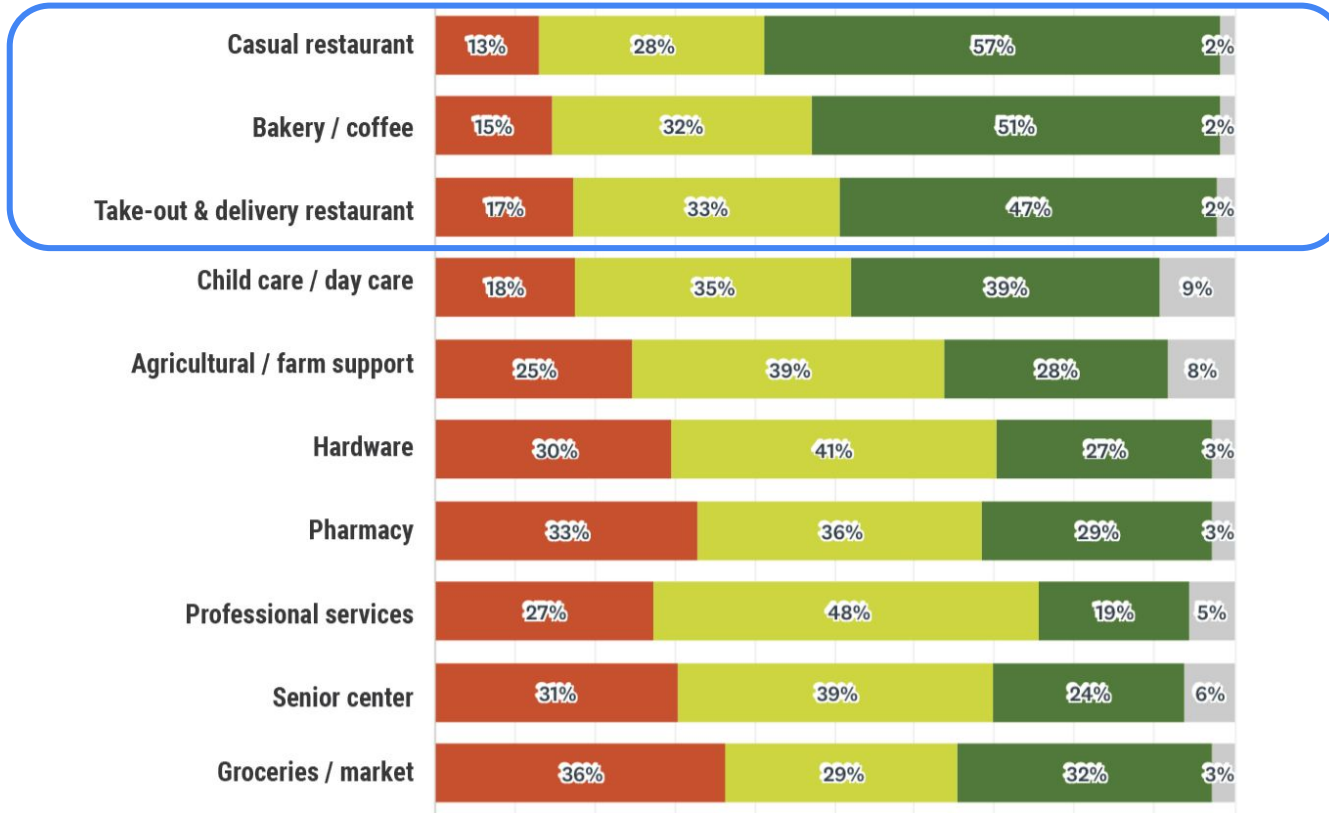
Answered: 389
Skipped: 33

Q15: What types of shops and services do you feel are desired within the Town of Georgia?



Answered: 388
Skipped: 34

Q15: What types of shops and services do you feel are desired within the Town of Georgia?



Highly Desired

Somewhat Desired

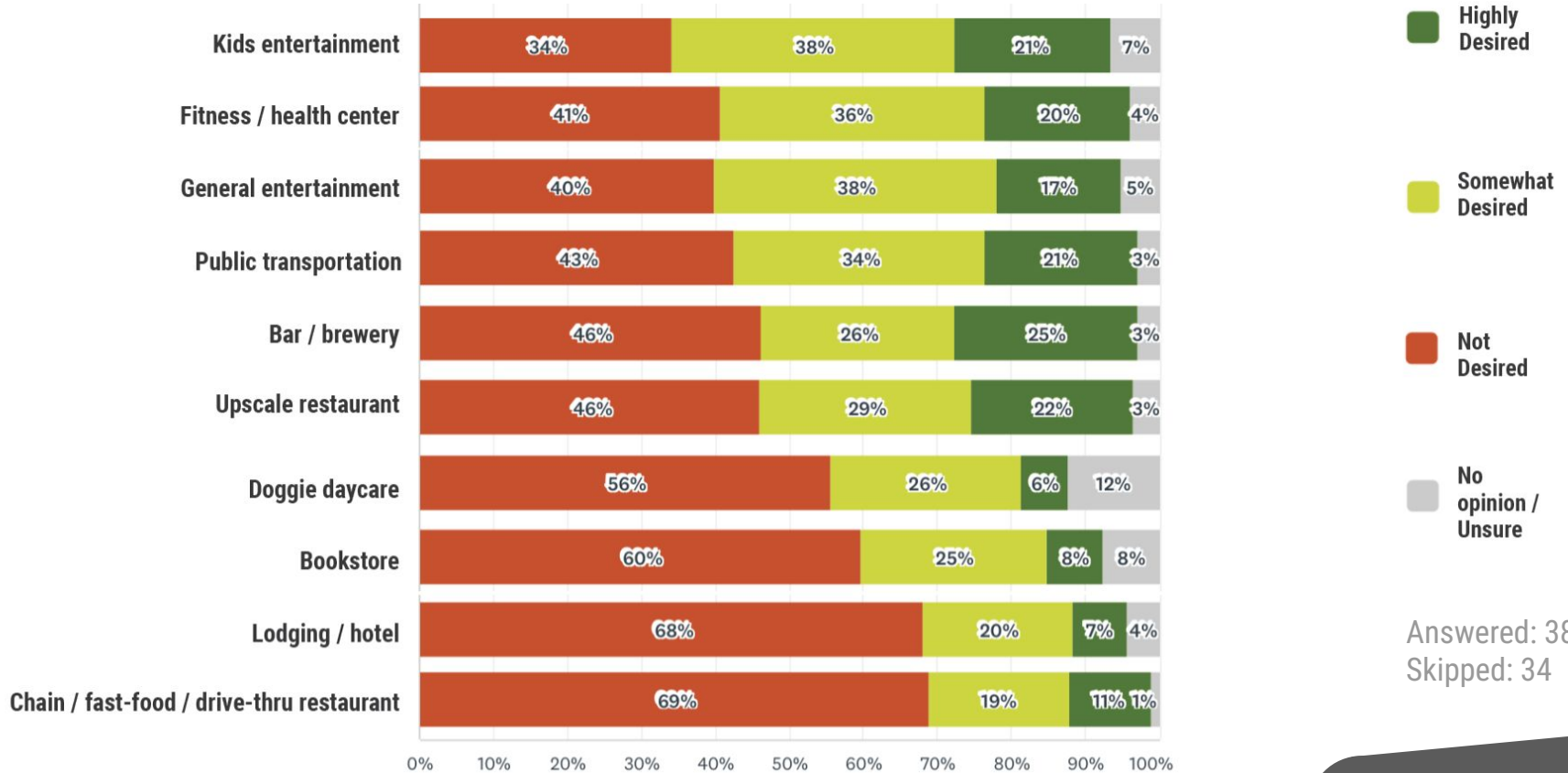
Not Desired

No opinion / Unsure

Answered: 388

Skipped: 34

Q15: What types of shops and services do you feel are desired within the Town of Georgia?



Answered: 388
Skipped: 34

Potential Recommendations

- ❖ Town plan should reflect desire for certain shops and services, with potential recommendations on how Chain/Fast Food business could be discouraged or managed, and how these results could be used by the town to help market/recruit a local restaurant to the area.

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- ❖ Town plan should reflect desire for certain shops and services, with potential recommendations on how Chain/Fast Food business could be discouraged or managed, and how these results could be used by the town to help market/recruit a local restaurant to the area.
- ❖ Should review commercial zoning for potential recommendations related to child care, ag/farm support and other desired businesses and identify ways we can help encourage their development.

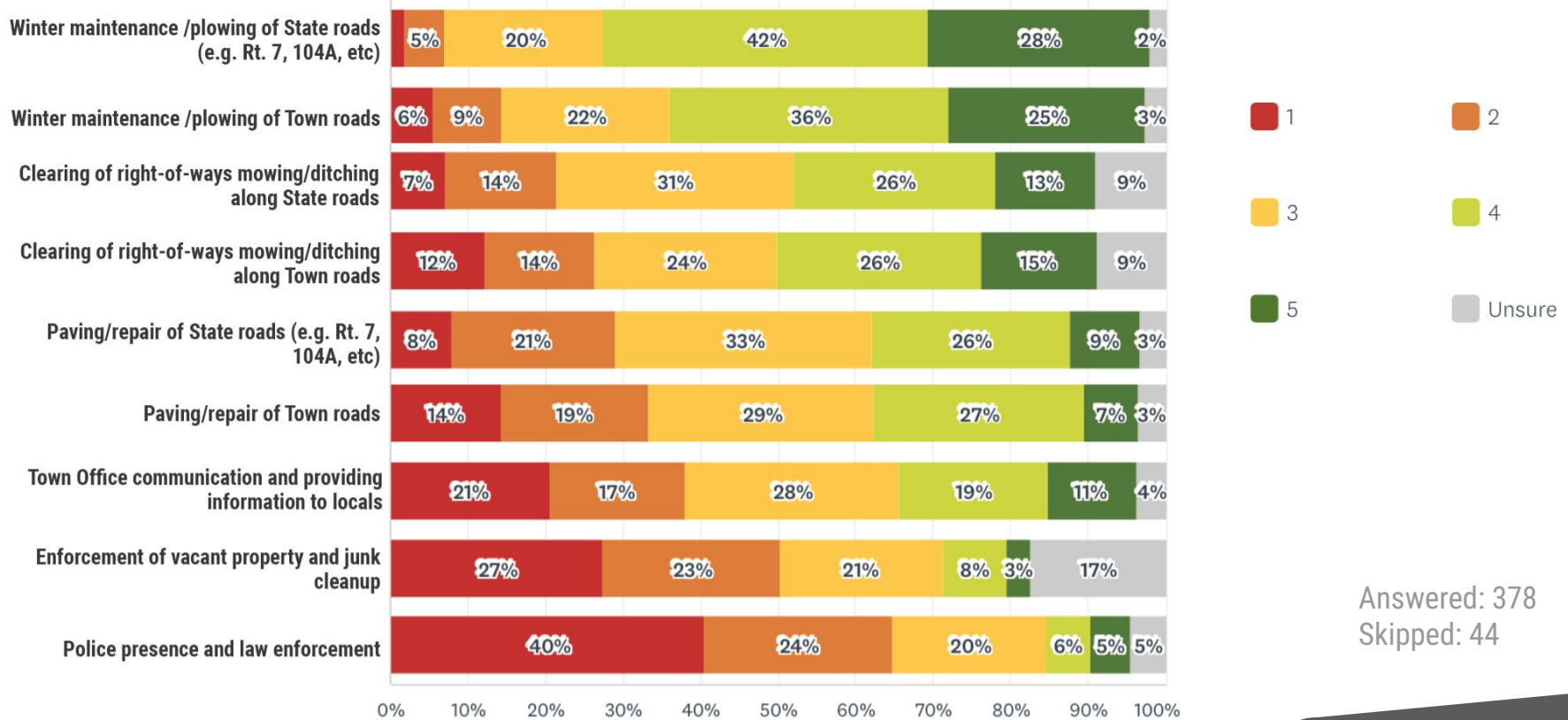
Pause for Questions

5 min

Community Amenities & Services



Q16: On a scale of 1-5 (where 1 = Poor / 5 = Great) how would you rate each of the following services?



Answered: 378
Skipped: 44

Potential Recommendations

- ❖ The Town Plan should be updated to recognize that these are areas for improvement desired by the community.
- ❖ The Town has recently adopted a Junk Ordinance which is slated to go into effect 60 days after February 20th. Plan could note that this should be monitored to see how effective it is.
- ❖ There were many written suggestions on how town office communication might be improved, and we can review these to identify potential recommendations in the plan which work well with town office staffing/structure.

Notifications

MANAGE

My Subscriptions

My Subscriptions

UNSUBSCRIBE FROM ALL



NAME	PRODUCT	SUBSCRIBE TO EMAIL
Alerts Official Alerts from Georgia, VT		<input checked="" type="checkbox"/>
Board of Abatement Board of Abatement Announcements		<input type="checkbox"/>
Board of Civil Authority Board of Abatement & Justice of the Peace Announcements		<input type="checkbox"/>
Conservation Commission Conservation Commission Announcements		<input type="checkbox"/>
Development Review Board Development Review Board Announcements		<input checked="" type="checkbox"/>
General News & Announcements official news from Georgia, VT		<input checked="" type="checkbox"/>
Library Board of Trustees Library Board of Trustees Announcements		<input type="checkbox"/>
Planning Commission Planning Commission Announcements		<input type="checkbox"/>



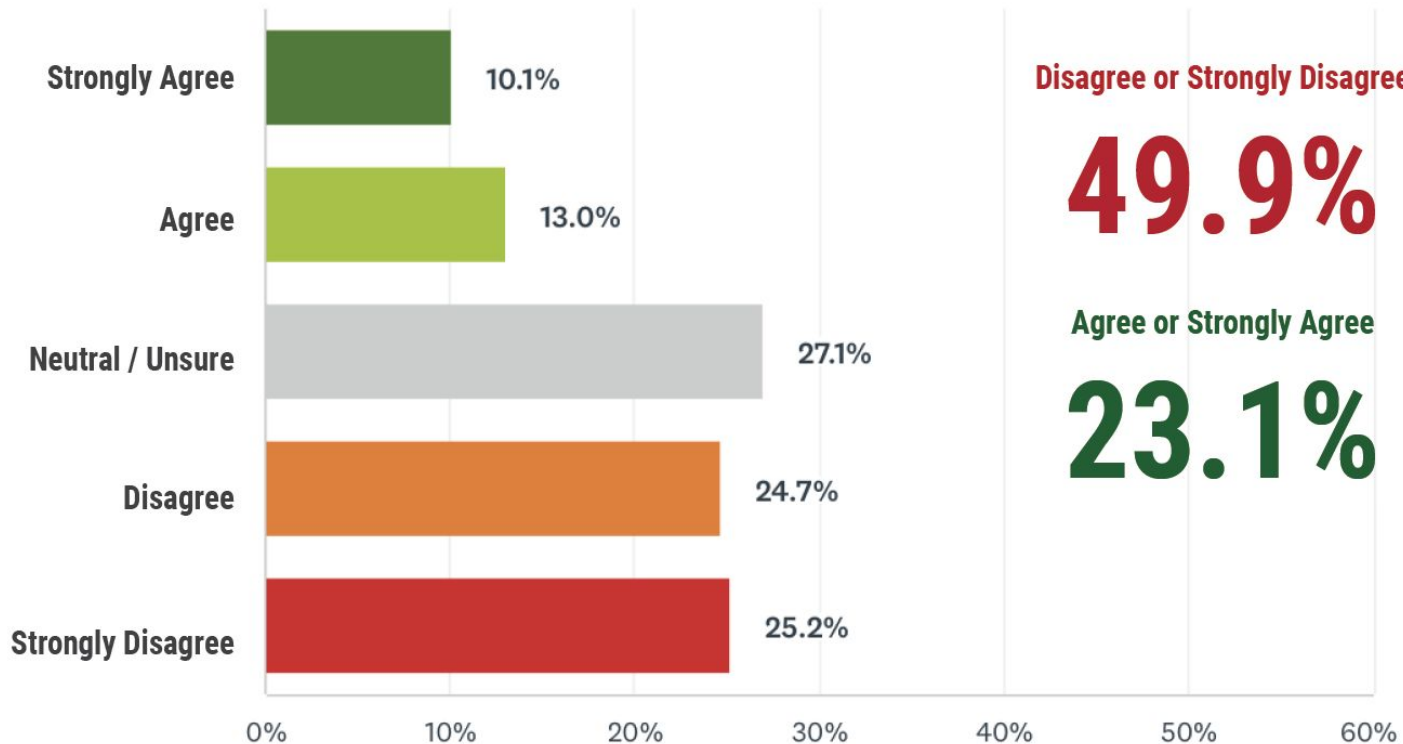
Notifications



Potential Recommendations

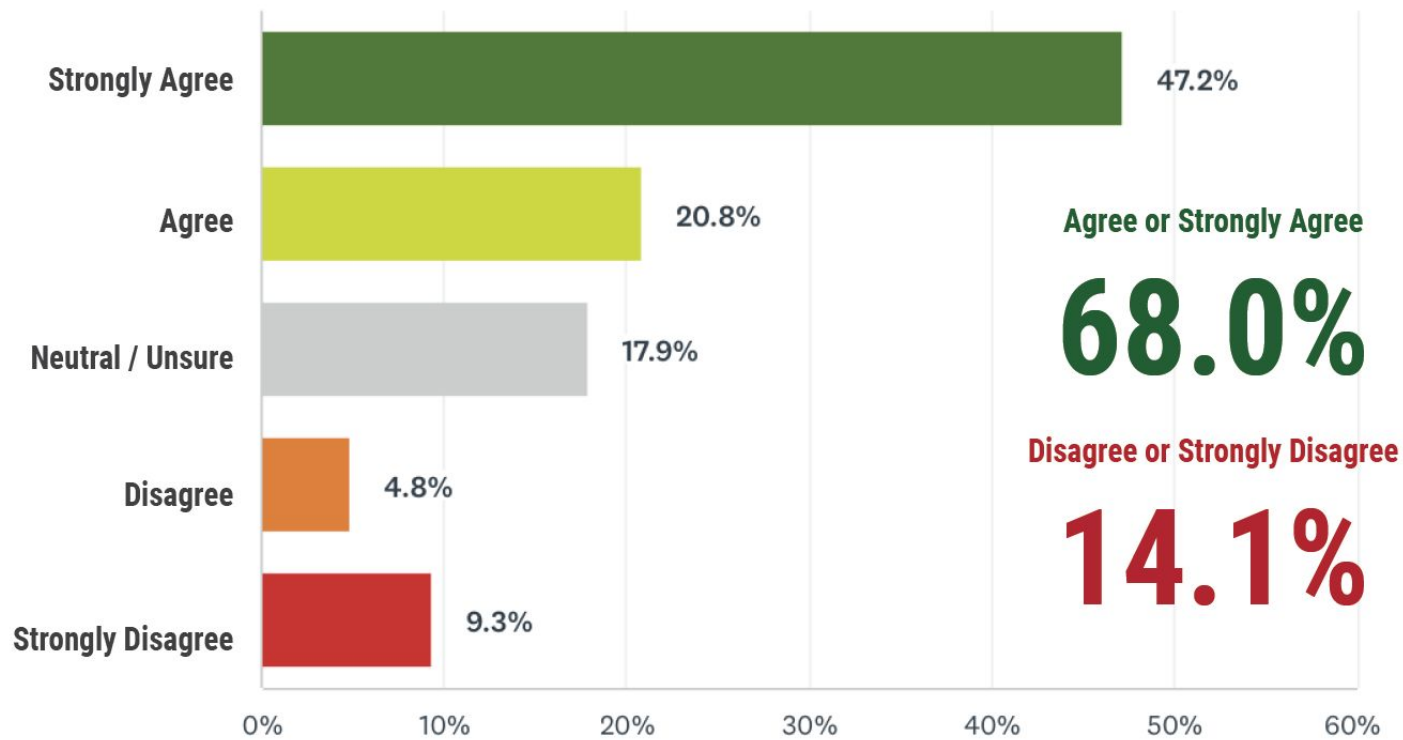
- ❖ There is a need for more transparency in local government.
- ❖ The plan should recognize that police presence and law enforcement is a concern of residents, and identify ways in which the town may be able to secure better support from the County Sheriff/State Police.
- ❖ However, it has been noted that a major obstacle to this is that there is a significant manpower shortage for them to cover Georgia also.

Q18: How much do you agree or disagree with the following statement? *(Select one)* "The Town Offices and Library services would serve locals better if they were located in new facilit(ies) in South Village as it is being developed."



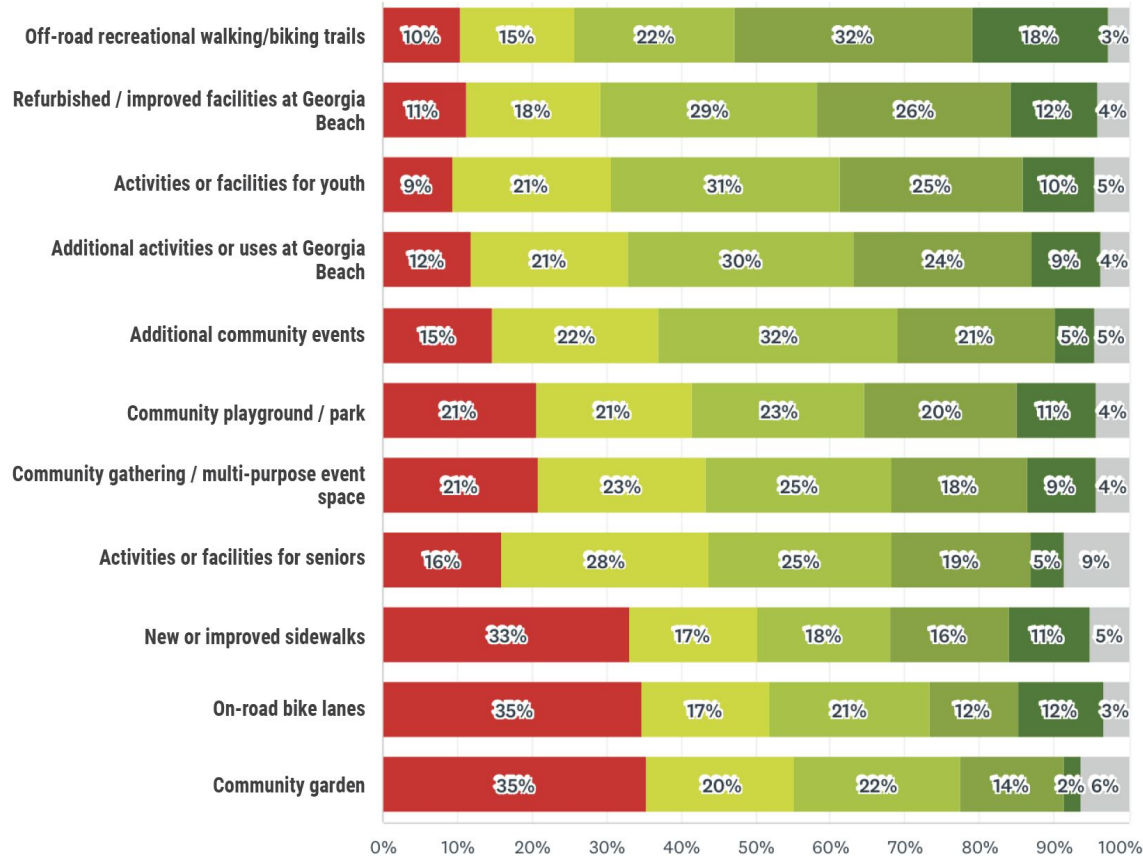
Answered: 377
Skipped: 45

Q19: How much do you agree or disagree with the following statement? *(Select one)* “A community is improved by celebrating diversity and welcoming all persons, regardless of race, color, religion, national origin, sex, gender identity or expression, sexual orientation, age, or disability.”



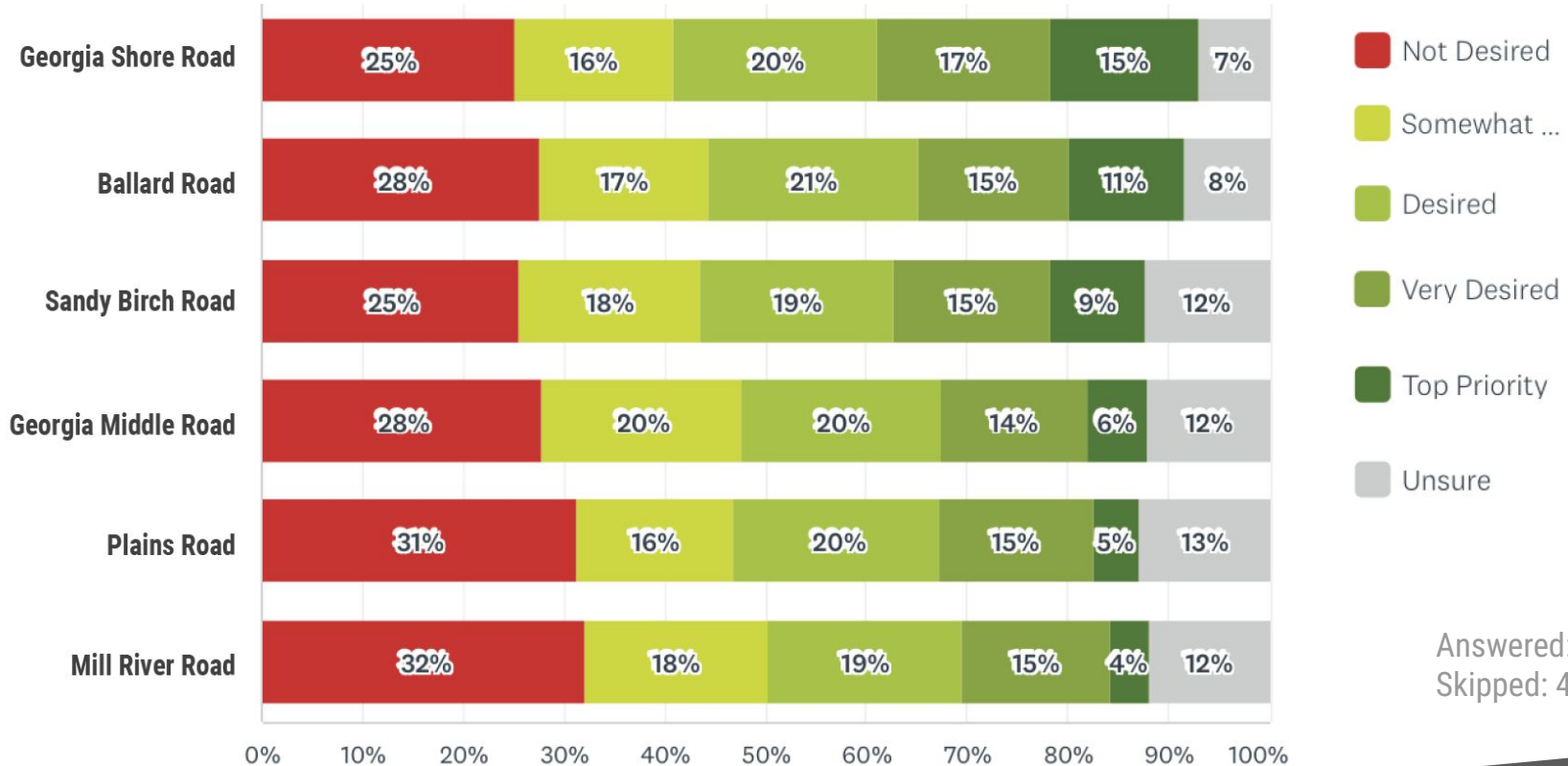
Answered: 375
Skipped: 47

Q20: What types of community amenities or activities do you feel are desired within the Town of Georgia?



Answered: 378
Skipped: 44

Q22: How much would you desire to see bike lanes or wider road shoulders added to the following roads?



Answered: 373
Skipped: 49

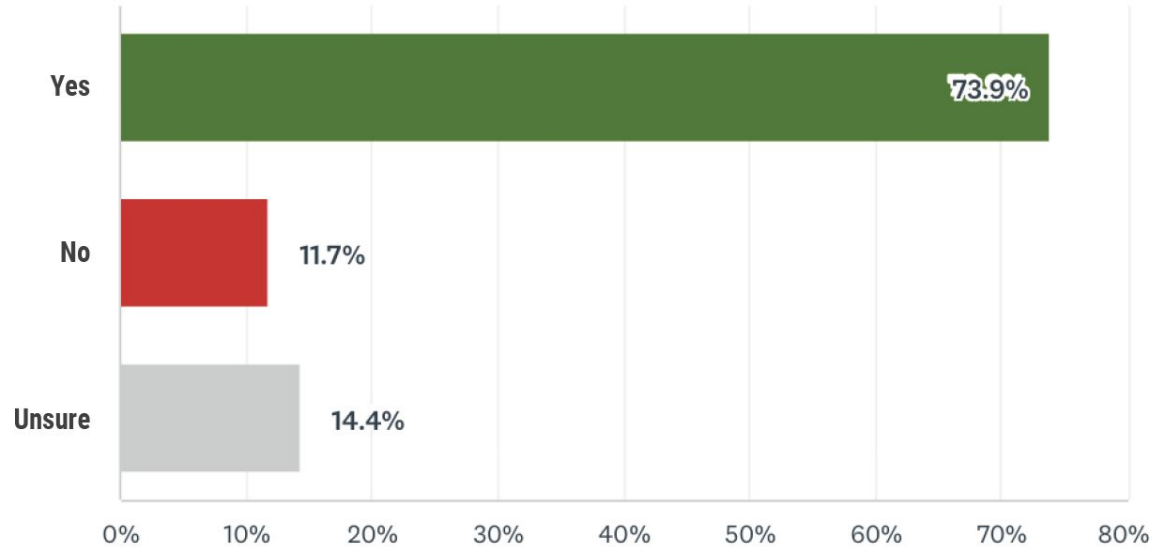
Potential Recommendations

- ❖ The Town has recently adopted a statement about DEI. The Town Plan should be updated to include this statement and describe how this fits into the overall vision of the town.
- ❖ Although off-road trails ranked very high, it was noted that there are already a number of such trails and connections within the town, and that people may not be aware of the options available. As an initial step, the plan could recommend how to improve public awareness of these existing recreational options before new trails are planned or built. Longer term, a trails master plan may be considered.

Potential Recommendations

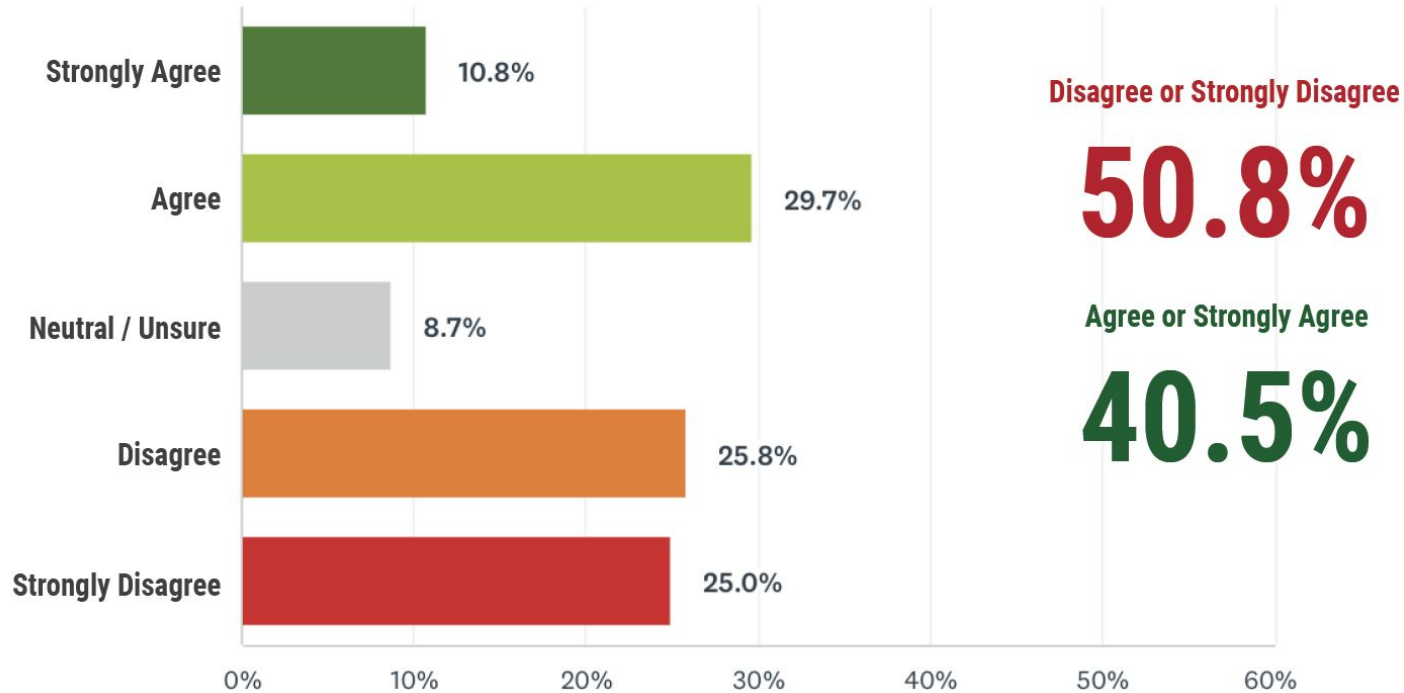
- ❖ Georgia Shore Road could be looked at as part of a larger recreational trail network, however this may be challenging. Could instead prioritize connecting other off-road trails and filling in missing segments.
- ❖ The plan could recognize a general sentiment that the maintenance of existing facilities should be prioritized above adding new facilities, or that the town should be sure it has the capacity to maintain and upgrade them before adding new elements.
- ❖ In the longer term, specific suggestions for new activities or facilities were provided in the survey, which could be identified as future ideas to work towards.

Q23: Should the town try to coordinate with adjacent municipalities to plan for shared community and recreation amenities, so that each municipality doesn't need to construct their own? *(Select one)*



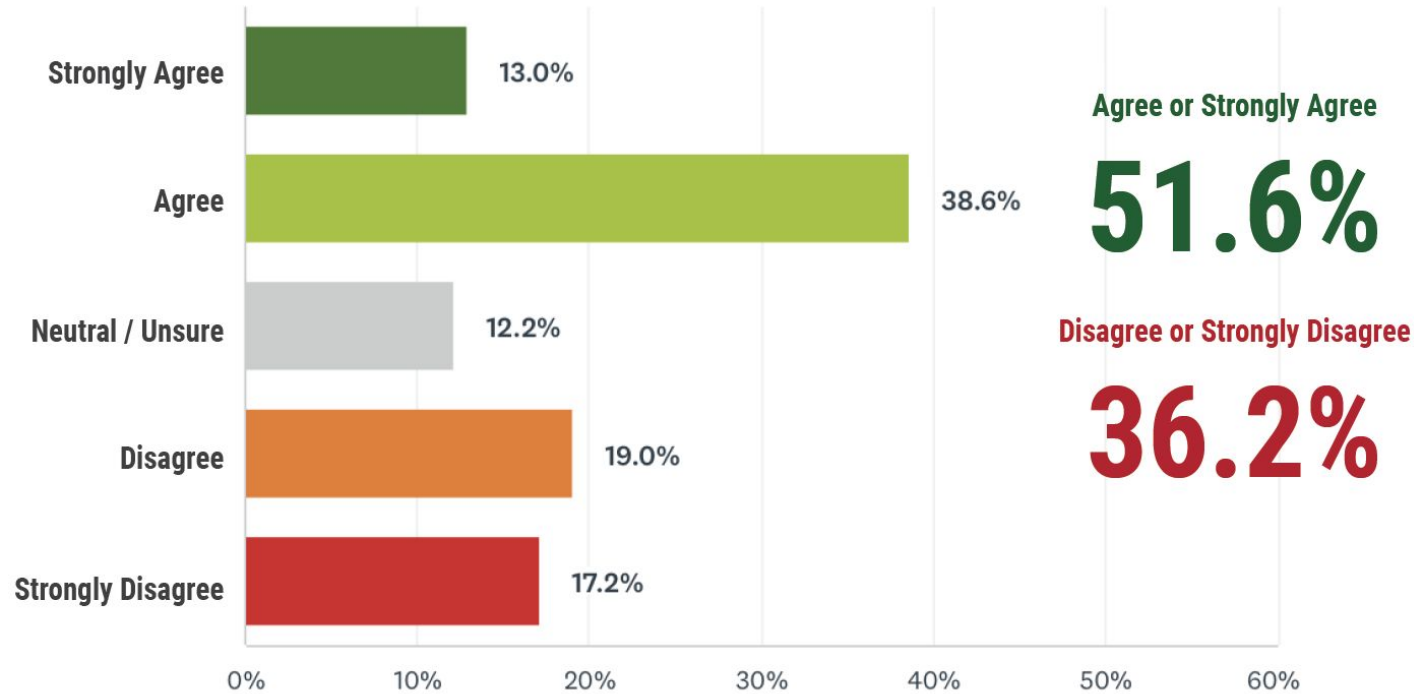
Answered: 376
Skipped: 46

Q25: How much do you agree or disagree with the following statement? *(Select one)* “Cellular phone service within the town is adequate for my daily needs.”



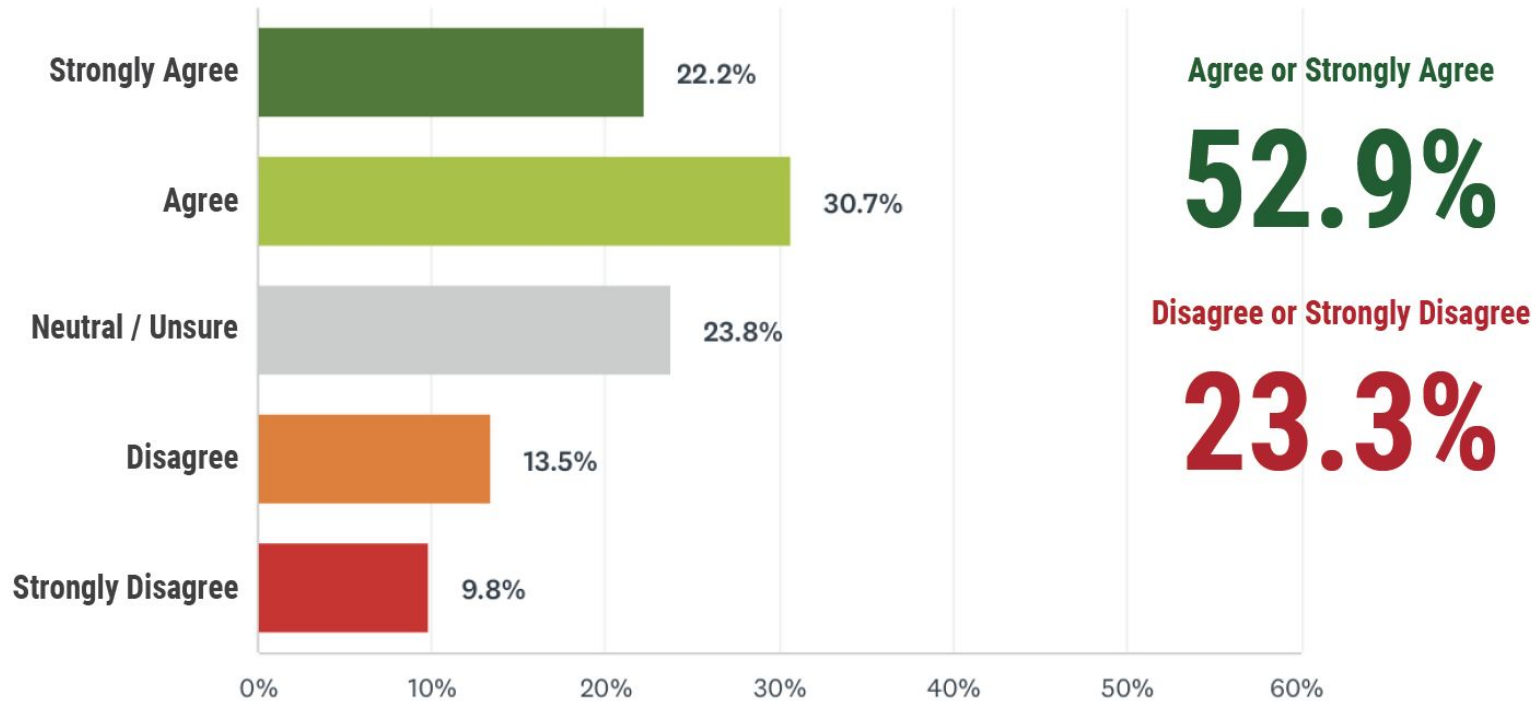
Answered: 380
Skipped: 42

Q26: How much do you agree or disagree with the following statement? *(Select one)* “High-speed internet service within the town is adequate for my daily needs.”



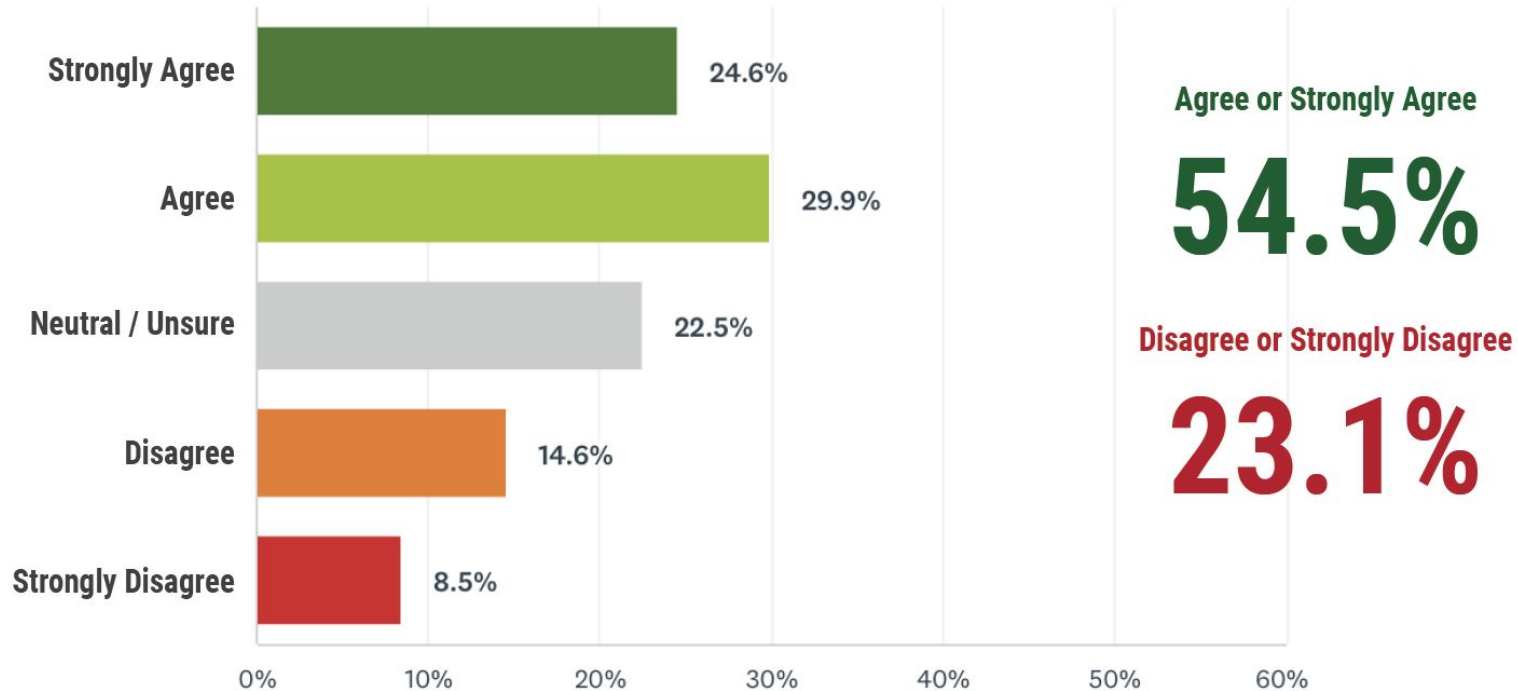
Answered: 378
Skipped: 44

Q27: How much do you agree or disagree with the following statement? *(Select one)* “The Town of Georgia municipality should work to pursue sustainable energy solutions for its operations, such as geothermal, heat exchangers, solar or wind energy sources, reduced energy use, and fossil fuel reductions.”



Answered: 378
Skipped: 44

Q28: How much do you agree or disagree with the following statement? *(Select one)* “The Town of Georgia municipality should work to encourage and support ways in which homeowners and businesses can pursue sustainable energy solutions, such as geothermal, heat exchangers, solar or wind energy sources, reduced energy use, and fossil fuel reductions.”



Answered: 378
Skipped: 44

Potential Recommendations

- ❖ The plan should be updated to reflect the status of current internet/cellular needs, and identify a goal/policy of continuing to work toward the improvement of local cellular service where possible.
- ❖ The plan should be updated with a goal or policy of coordinating with adjacent municipalities on shared needs. If possible, specific suggestions for outreach to adjacent towns on how to get this conversation started should be included, with initial outreach before this plan is adopted.

Potential Recommendations

- ❖ Although the current plan already recognizes a sustainable energy goal, the language could be updated and strengthened to reflect interest in the town supporting local residents and business owners with alternative energy solutions as well.
- ❖ The plan should also strive to reduce any administrative or procedural barriers to this adoption.

Pause for Questions

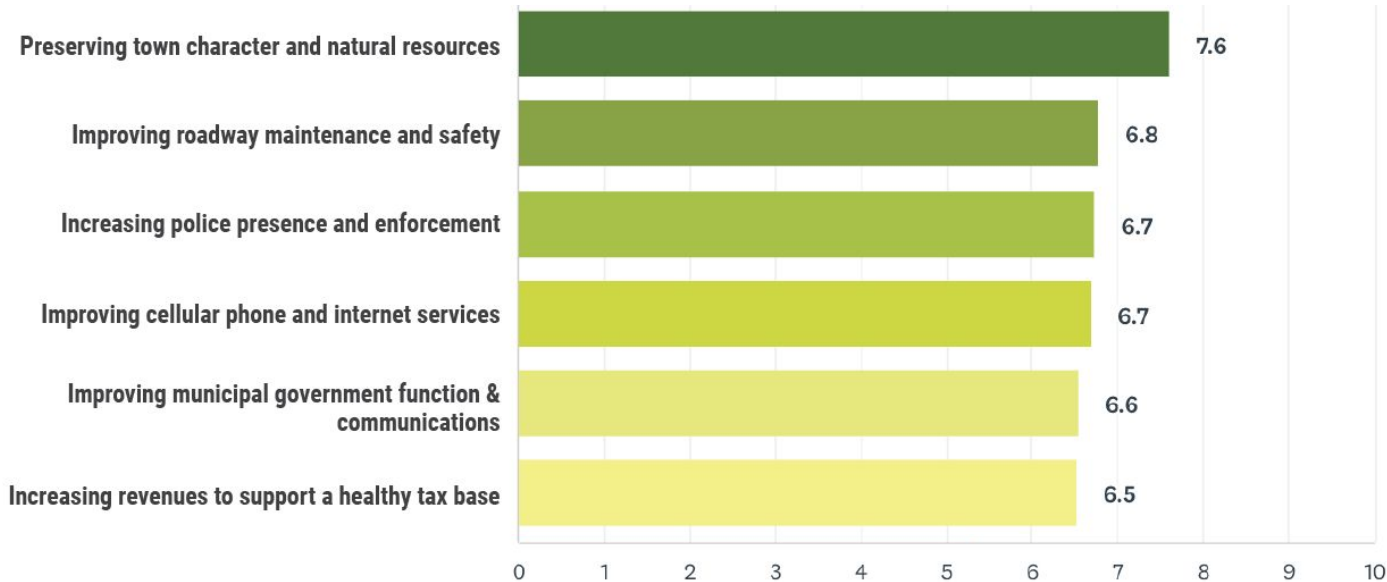
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Overall Priorities



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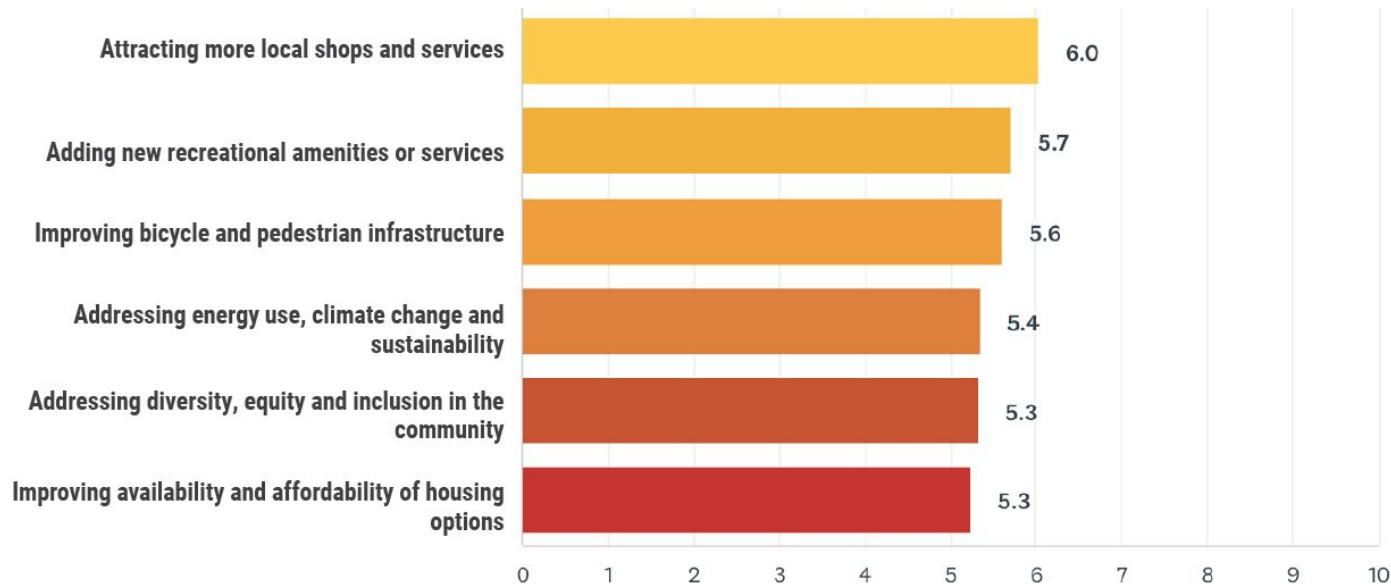
Q29: Considering your answers to the previous questions, please rank each of the following topics/ issues on a scale of 1-10 in terms of their importance for the Town of Georgia to address over the next several years: (1 = Not Important, 5 = Average, 10 = Top Priority)



TOP RANKED

Answered: 376
Skipped: 46

Q29: Considering your answers to the previous questions, please rank each of the following topics/ issues on a scale of 1-10 in terms of their importance for the Town of Georgia to address over the next several years: (1 = Not Important, 5 = Average, 10 = Top Priority)



LOWER RANKED

Answered: 376
Skipped: 46

Potential Recommendations

- ❖ Preservation of town character and natural resources should be recognized as an over-arching goal, with the plan language strengthened to support it, and reflected in the overall vision of the document.
- ❖ Some limited commercial/industrial growth focused in selected areas of town could help to alleviate the tax burden on the town, and could provide shops and services that serve locals.

Discussion Period



4416

Reminder!
Town Meeting Day March 5th!

Know Someone Who Missed This?

A copy of this presentation, as well as a video of the meeting, will be provided on the project webpage in the coming days.

www.tinyurl.com/GeorgiaTownPlan

Have additional Thoughts?

You can also submit additional comments and suggestions via the online form at:

www.tinyurl.com/GeorgiaTownPlan

Thank you everyone!

www.tinyurl.com/GeorgiaTownPlan

Follow Up Questions

- *Would you support the establishment of additional local regulations such as water quality protection, viewshed protection, farmland protection or design standards for new development?*
- *Why do you think apartments ranked so low as a needed housing type? What concerns might you have about apartments in the Town of Georgia?*
- *Foodservice ranked very high on local retail needs, but chain/fast-food/drive thru restaurants ranked last. What is it about these that you do NOT like?*

Follow Up Questions

- *What are the specific concerns with vacant property/junk that need to be prioritized?*
- *Library relocated to South Village scored very low. What reasons do you think this might be? Non-central? Traffic?*