

**TOWN OF NEW HAVEN
DEVELOPMENT REVIEW BOARD**

FINDINGS AND DECISION

**RE: CONDITIONAL USE APPLICATION NO. 2025-DRB-02-SP
Addison County Solid Waste Management District (ACSWMD)**

Applicant: Addison County Solid Waste Management District
c/o District Manager Don Maglienti
1233 US Route 7 South
Middlebury, VT 05753

INTRODUCTION AND PROCEDURAL HISTORY:

1. This proceeding relates to a request for site plan approval by the Addison County Solid Waste Management District for Phase III of construction of the residential transfer station located at the intersection of Route 7 and Campground Road.
2. The application was received by the New Haven Zoning Administrator on March 12, 2025. A copy of the application is available at the New Haven Town Offices.
3. On March 20, 2025, notice of public hearing was published in *The Addison Independent*.
4. On April 3, 2025, notice of public hearing was posted at the following places:
 - New Haven Town Offices
 - Village Green Market
 - New Haven Post Office
 - Town of New Haven website: <https://www.newhavenvt.com/>
5. On March 20, 2025, a copy of the public hearing was mailed to the following abutting property owners:

Parcel#	Adjoining Property Owner(s)	Address
550	Peter & Delores Norris	7 Windy Ridge, Hinesburg, VT 05461
513	Dupoise Lowell Family Trust	P.O. Box 534, Middlebury, VT 05753
514	Pike Industries	3 Eastgate Park Rd., Belmont, NH 03220
511	Trailese Corp.	P.O. Box 119, New Haven, VT 05472
520	Tire Barn Realty Trust	275 East Main St., Orange, MA 01364
612.14	State of Vt. Dept. of Bldgs. & Svcs.	2 Governor Aiken Ave., Montpelier, VT 05601
612.300	Peter & Daenen Norris	P.O. Box 86, New Haven, VT 05472
648.12	Kerry & Rodney Conley	7698 Plank Rd., Bristol, VT 05443

6. The following members of the DRB participated in the application decision on April 7, 2025:
 - Charlie Roy
 - Carol Charbonneau
 - Paul Audy
 - Kathy Barrett
 - Victor LaBerge
7. The names of other persons present and available to provide testimony at the hearing held April 7, 2025:
 - Shane Mullen, engineer from Weston & Sampson
 - Donald Maglienti, ACSWMD district manager
 - Peggy Connor, Zoning Administrator

8. During the hearing held April 7, 2025, the following exhibits were submitted to the DRB:
- DRB application received March 12, 2025
 - Memorandum of narrative received March 12, 2025
 - Existing Conditions and Demolition Plan Map dated 3/14/2025
 - Household Hazardous Waste Facility Site Plan dated 3/14/2025
 - Water & Sewer Details I dated 3/14/2025
 - Stormwater Details I dated 3/14/2025
 - Stormwater Details II dated 3/14/2025
 - Site Details dated 3/14/2025
 - SD Floor Plan dated 3/6/2025
 - Building Elevations A2.01 dated 3/6/2025
 - Building Elevations A2.02 dated 3/6/2025
 - ACSWMD New Haven HW Adjoiner Map received March 12, 2025
 - Transfer Station and Household Hazardous Waste Facility Locus Map received March 12, 2025
 - Copy of DRB decision re: ACSWMD Conditional Use Application #2022-DRB-07-CU

These exhibits are available at the New Haven Town Office and on the Town's website.

FINDINGS:

Based on the application, testimony, exhibits, and other evidence, the Development Review Board makes the following findings:

- The 2.04-acre parcel (known as "the Church lot") lies in the Highway Commercial zoning district, in accordance with the updated zoning map adopted in April 2024, as part of the New Haven Zoning and Subdivision Regulations.
- The 2022 DRB decision on Application #2022-DRB-07-CU cites that the facility located on Lot 6 on Kings Way would be built in two phases: Phase I with limited site improvements to be operated by a third party subcontractor, and Phase II to be a more extensive facility operated by ACSWMD. The applicant contemplated the possibility of purchasing the "Church Lot" for Phase III to house a Household Hazardous Waste facility. Phase III was not part of the 2022 DRB decision.
- The proposed site plan shows a design in compliance with Highway Commercial zoning district standards.
- Plans call for a well to be drilled on Lot #6.
- The existing building on the "Church lot" will be demolished and replaced with a one-story 3,200 square foot building to utilize heat pumps and be built solar-ready with standing seam roof.
- Existing curb cut will be widened to accommodate 2-way traffic.
- A one-way loop will be used for residential customers and a larger circulation area will be constructed to the south for trucks to pick up accumulated waste.
- Two full-time employees will staff the facility.
- Operation hours will be from 8 a.m. to 2 p.m. Tuesday through Saturday, and from 7 a.m. to 3 p.m. for on-site employees.
- Plans call for 4 parking spaces for employees.
- Commercial customers will be limited to one day only, while residential customers will be accommodated on the other days.
- Drop-offs will be scheduled beforehand, limiting traffic to 20-30 customers per day.
- A box truck or pickup will haul bulk wastes approximately once per month.
- Customer scheduling will be adjusted to ensure that no incoming drop-offs will occur at the time of truck pickups.
- State permitting includes a water/wastewater amendment, solid waste certification, stormwater permit,

and Act 250 permit.

- To ensure safety and environmental protection, Vermont transfer stations must adhere to Vermont Department of Environmental Conservation (DEC) safety protocols regarding hazardous waste, as well as compliance with waste hauling permits and Act 148 regulations.
- Once permits are obtained, ACSWMD will seek a bond vote to fund construction.

DECISION AND CONDITIONS:

Based on the application, testimony, and above findings, the DRB in a vote of 5-0 (C. Roy, K. Barrett, V. LaBerge, P. Audy, C. Charbonneau) **APPROVE** Application #2025-DRB-02-SP as proposed by the Addison County Solid Waste Management District to redevelop the residential transfer station located at 145 Campground Road into a household and small business hazardous waste facility, with the following conditions:

- Applicant will consult with the New Haven Selectboard and road crew regarding the expansion of the existing curb cut;
- All outside lighting will be down shielded;
- Applicant will establish a working relationship with the Town Fire Department, and should any special equipment be needed to handle hazardous materials beyond standard firefighting gear, ACSWMD will share in the cost;
- All appropriate state permits will be obtained.

Dated at New Haven, Vermont, this 15th day of April, 2025.

Charlie Roy
Charlie Roy

Kathy Barrett
Kathy Barrett

Carol Charbonneau
Carol Charbonneau

Victor LaBerge
Victor LaBerge

Paul Audy
Paul Audy

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceedings before the development review board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. §4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.