

Development Review Board
Town Offices, New Haven, Vermont
August 15, 2011

Members Present: Donna Blaise, Kathy Barrett, Tim Bouton, Steve Dupoise, Jim Gallott, Donald Johnston

Members Absent: Mike Sweeney

Alternates Present: Andy Dykstra, Victor Bolduc

Staff: Zoning Administrator - Dave Wetmore

Guests: Marie Gordon, Dorey Gordon, Marianna McShane, Ken Sachs, Randall Ross, Edward LaFramboise, Bonnie LaFramboise, Wright Stowe, Roger Stowe, Gerard Otis-Pike Industries, Mark Peloquin-Pike Industries,

Tim Bouton, Chair called the Development Review Board (DRB) meeting to order at 7:00 PM. Introduction of DRB members and others present were made to the public. Alternate, Dykstra, will be a voting member this evening. The DRB unanimously agreed to change the order of the agenda to permit the Stowes to go first.

Public Hearing

1. Wright Stowe final plat for a 3-lot Subdivision, SD-#2011-DRB-11.

The Stowe's final plat was not ready for this evening and they asked if it could be recessed to a date certain. Gallott made the motion to recess the Wright Stowe SD-#2011-DRB-11 to the next DRB meeting on 9/19/2011. Dupoise seconded

Discussion – none

Vote: Yes – 7 (Blaise, Barrett, Bouton, Dupoise, Dykstra, Gallott, Johnston)

No – 0

Abstention – 0

Motion carries.

2. Pike Industries – Site Plan Review #2011-DRB-16.

Mark Peloquin, spokesperson for Pike Industries. The proposal is to tear down the old Plant (#902) and relocate the temporary plant (#736) with additional silos from its current location at their site on Campground Road to a permanent site. Plant #736 would be permanently permitted to the proposed new site - 400 to 500 feet south and 250 feet west of the temporary site they are located at now. They are bound by their Act 250 conditions to keep the elevations of silos and buildings below the elevation of Route 7 located due east of any point of the facility.

The three new silos – at 71 feet high (2 times higher than the silo that is currently on site) - will accompany plant #736 are designed as low profile silos. This number of silos will provide an improved efficiency of the plant - less starting and stopping of the plant- as the silos are heated; and less starting and stopping of the trucks, resulting in fewer emissions.

Between plant #902 and the temporary plant #736 Pike Industries is permitted for 150,000 tons out of this facility operating no more than 8 nights/year and with a paving season of May 1st to November 1st. Pike is not looking to change these current permitted regulations with the new permanent plant.

Open for Public Comment

Concerns expressed by the attending public:

- a) Noise concerns to the surrounding area including residential (Campground Road) – would like a traffic pattern that would eliminate trucks backing up, thus eliminating the use of backup beepers
- b) Pollution and emissions concerns to the surrounding area including residential
- c) Odor concerns need to be addressed
 - Peloquin indicated that the State requires annual air testing, the odor be of a sulfur type
- d) Will the use of silos increase the number of trucks to the site?
 - Peloquin indicated that Pike's is not looking to increase the threshold of truck traffic over what they are doing now.
- f) Landscape and Screening needs to be addressed

- g) Could Pike temporarily install the plant in the indented location to do the necessary noise, odor testing to find accurate results
- h) A copy of the current Land Use Permit was provided to the DRB (see attached)
- i) The attending public would like more site specific data from Pike Industries, addressing their concerns before the DRB makes a final decision on this Site Plan.

Public Comment closed

Gallott made the motion to continue this hearing to the next regular scheduled DRB meeting on September 19th, 2011; and is requesting at that time Pike Industries provide additional information on the following:

- Detailed traffic flow patterns (for trucks and vehicle flow & parking) on this site
- Identify the specific spot on Route 7 that elevations are to be measured to
- Identify berms and their locations on site
- Provide sound studies for the Island Pond site
- Provide sound studies for the New Haven site
- Backup Alarms – check out visual alarms over audio alarms
- Lighting Plan – indicate where lights are and will be installed – show lighting as downcast
- Provide data regarding emissions data from the proposed plant

Barrett seconded

Discussion - none

Vote: Yes – 7 ((Blaise, Barrett, Bouton, Dupoise, Dykstra, Gallott, Johnston)

No – 0

Abstention – 0

Motion carries

Public Hearing closed at 8:10 PM

I. Sketch Plan review for Edward (Pete) and Bonnie LaFramboise 2011-DRB-17.

LaFramboise currently owns 19 acres that fronts on River Road and on Route 7-Ethan Allen Hwy. They would like to subdivide the land into two lots – a 6 acre lot with an existing house that would front on River Road, which they would sell; and a 13 acre lot that fronts on Route 7 that they would keep and build a smaller house on. Spencer Harris will be working on the well and septic design.

Significant discussion amongst the DRB commenced regarding road frontage along River Road of the proposed 6 acre lot. This parcel would be located in the RA5 District requiring a 400 foot road frontage. The frontage of this proposed lot would be short by 58.7 feet. The Zoning Administrator (ZA) will try to find the original plat which will help provide some background information for the DRB.

II. Minutes

Dykstra made the motion to approve the August 1, 2011 DRB minutes as presented.

Gallott seconded

Discussion – none

Vote: Yes – 6 (Blaise, Barrett, Bouton, Dupoise, Dykstra, Gallott)

No – 0

Abstention – 1 (Johnston)

Motion carries.

III. Review and Sign Decisions

a) Wright Stowe, Boundary Line Adjustment (BLA) #2011-DRB-05.

Findings of Fact and Conclusions of Law were reviewed and approved by the DRB.

Gallott made the motion to accept the BLA review as presented.

Barrett seconded

Discussion – none

Vote: Yes – 6 (Blaise, Barrett, Bouton, Dupoise, Dykstra, Gallott)

No – 0

Abstention – 1 (Johnston)

Motion carries.

b) Roger and Elizabeth Stowe, Boundary Line Adjustment (BLA) #2011-DRB-12.

Findings of Fact and Conclusions of Law were reviewed and corrections were made regarding property acreage. Gallott made the motion to accept the Findings of Fact and Conclusions of Law for the BLA with the corrections.

Barrett seconded

Discussion - none

Vote: Yes – 6 (Blaise, Barrett, Bouton, Dupoise, Dykstra, Gallott)

No – 0

Abstention – 1 (Johnston)

Motion carries.

IV. Correspondence – none

V. New Business – none

VI. Old Business – none

Gallott made the motion to adjourn.

Barrett seconded

Discussion – none

Vote: Yes – 6 (Blaise, Barrett, Bouton, Dupoise, Dykstra, Gallott)

No – 0

Abstention – 1 (Johnston)

Motion carries.

The meeting was adjourned at 9:30 PM.

Respectfully Submitted By
Karen Gallott



Tim Bouton, Chair



Jim Gallott, Vice Chair



Donna Blaise



Kathy Barrett



Victor Bolduc



Steve Dupoise

Andy Dykstra



Donald Johnston