

**Development Review Board Minutes
Town Office New Haven, Vermont
March 7, 2016**

Members & Alternate Present: Kathy Barrett, Susan Smiley, Mike Sweeney
Victor Bolduc-Alternate, Tom Fyles-Alternate

Members Absent: Tim Bouton, Steve Dupoise, Donald Johnston

Staff: Dave Wetmore, Zoning Administrator & Karen Gallott-Minute Taker

Guests: Representatives for Phoenix Feeds – David Santos & Jim Walsh

Kathy Barrett, Vice Chair, called the Development Review Board (DRB) meeting to order at 6:58 PM. Fyles and Bolduc will be voting members this evening.

Adjustments to the Agenda – Final plat for Joe and Tamara Boise is ready for review and approval tonight.

Visitors Business - none

Public Hearing

a) 2016DRB091-NC by Phoenix Feeds for expansion to non-conforming use on non-conforming lot.

DRB members received copies of February 16, 2016 Phoenix Feeds & Nutrition's application and map for the North Street property; and copies of the Superior Court Environmental Division's decision when Donald and Jenny Clark appealed the DRB decision regarding the silos. The Court decision gives the DRB a baseline in going forward with the proposal from Phoenix Feeds & Nutrition.

Phoenix Feed & Nutrition purchased the property in August 2015, since then they have done a major cleanup of the property, rodent control and installation of door stripping to eliminate dust, vehicles are not being parked at this location, they are parked at the Junction facility. Come spring 2016 installation of tall cedar trees on the north side of the silos will be planted to screen the silos.

David Santos representative for Phoenix Feeds & Nutrition explained that they are becoming involved with organic feed production and an ingredient in organic feed is molasses. They would like to install a 16 foot high by 8 foot diameter Poly tank to store approximately 5,000 gallons of organic molasses. The tank would be located on an existing cement pad located on the south side on the outside of the existing building. Plumbing would go from the tank through the wall into the building. There would be a small electric (fairly quiet 2 horsepower pump) located inside the building that would move the molasses from the tank into the building for mixing. Molasses is used as an ingredient for dust control when mixing grain products.

The tank needs to be located on the outside of the building as there is not sufficient room inside the building to house it. Molasses will not freeze in the tank during winter, but it will freeze in the pipes this is why the location of the tank needs to be up against the building so the pipes will go immediately through the wall into the building.

The tank would be filled with molasses every 3 or 4 months from a delivery truck. This tank would not increase the volume of molasses that currently is brought in by totes. Installation of the tank would be more efficient than the totes.

Santos does not see any further expansion from the 25,000 tons per year generated from this facility. Though, Santos mentioned that Phoenix Feeds & Nutrition is not in total production at the North Street facility as of yet. Nor does he see relocation of the organic portion of Phoenix Feeds & Nutrition from the Junction facility to the North Street facility. There is not enough room for the entire organic portion to be located at the North Street facility.

Santos has read the Environmental Court decision and sees no problem with operating within the confines of the court order.

The Zoning Administrator (ZA) indicated that the setbacks are met and installation of this tank does not make the proposed project more non-conforming than it currently is.

Toilet facilities were discussed and Santos indicated they have a port-a-let on site. The ZA indicated that he was not sure what the State regulations regarding sanitary facilities were.

Fyles made the motion to approve application 2016DRB-01-NC for expansion to non-conforming use on non-conforming lot, with the following conditions:

- The pump used to move the molasses shall be located in the building interior
- Tall cedar trees will be planted on the north side of the building going from west to east just to screen the silos and for dust control
- The site plan is to show the location of the cedar trees
- The site plan is to show the location of the four silos
- The Superior Court Environmental Division decisions are part of this approval

Smiley seconded

Discussion – none

Vote: Yes – 5 (Barrett, Bolduc, Fyles, Smiley, Sweeney)

No – 0

Abstention – 0

Motion carried

The Public Hearing was closed at 7:40 PM

DRB Business

1. Sketch Plan Reviews – none

2. Minutes

The minutes for February 1, 2016 could not be approved as sufficient DRB members were not present tonight.

3. Review and Sign Decisions – none

4. Review for Compliance and Sign Final Plats

a) Boise

Barrett reviewed the plat and approved it.

5. Correspondence – Zoning Administrator (ZA) gave each DRB member a folder that John Madden had left previously at the Town Office.

6. Old Business – none

7. New Business

The ZA gave a brief description of upcoming business (Nash Farm) that will come before the DRB at the March 21, 2016 meeting.

Sweeney made the motion to adjourn

Smiley seconded

Discussion – none

Vote: Yes – 5 (Barrett, Bolduc, Fyles, Smiley, Sweeney)

No- 0

Abstention - 0

Motion carried

The meeting was adjourned at 8:00 pm

Respectfully Submitted By

Karen Gallott


Kathy Barrett, Vice-Chair

Victor Bolduc


Mike Sweeney


Tom Fyles

Susan Smiley

