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**Town of New Haven
DEVELOPMENT REVIEW BOARD MEETING
HYBRID Public Meeting
Monday, July 18, 2022**

Meeting Minutes

DRB Members Present:

In Person: Kathy Barrett, Paul Audy, Tom Fyles, Don Johnston, Victor LaBerge

Remote: Charlie Roy, Carol Charbonneau

Staff Present:

Peggy Connor, Zoning Administrator, Minutes

Visitors Present:

Steve Dupoise (subdivision), David Hills (Multy Builders), Shane Mullen (Weston & Sampson project manager for ASCWMD), Teri Kuczynski (ACSWMD district manager), Jeff Santacruce (Weston & Sampson traffic engineer), Peter Norris (landowner)

Call to Order:

DRB Chair Charlie Roy called the meeting to order at 7:00 p.m.

I. Adjustments to Agenda:

None.

II. Visitors' Business

None.

III. Permit #2022-DRB-10-SD: Steve and Marcia Dupoise for a 2-lot subdivision located at 229 Ethan Allen Highway

Following determination at the DRB June 20th hearing that the sketch plan provided by Steve and Marcia Dupoise constituted a minor subdivision, Kathy Barrett moved to approve the 2-lot subdivision subject to the landowners obtaining the required wastewater and stormwater permits; Tom Fyles seconded.

Roll call vote:

Yes – 6 (C. Charbonneau, K. Barrett, P. Audy, V. LaBerge, T. Fyles, C. Roy)

No – 0

Abstention: D. Johnston

MOTION PASSED. #2022-DRB-10-SD APPROVED.

Kathy Barrett moved to close the hearing on #2022-DRB-10-SD; Tom Fyles seconded.

Roll call vote:

Yes – 6 (C. Charbonneau, K. Barrett, P. Audy, V. LaBerge, T. Fyles, C. Roy)

No – 0

Abstention: D. Johnston

MOTION PASSED. #2022-DRB-10-SD HEARING CLOSED.

IV. Permit #2022-DRB-09-BLA by Multy Builders for a boundary line adjustment for development of the Deer View Project on a 66-acre parcel located on the east side of Ethan Allen Highway between Irving gas station and the Vermont State Police barracks

Project Manager David Hills reviewed the most current plat prepared by Kittredge Land Surveying dated June 13, 2022, noting that lot lines around each lot to be developed have been adjusted in accordance with Vermont wetlands rules. The lots have been moved closer to Route 7, with Lot 2 now parallel to Lot 1, Lot 4 slightly smaller, and Lot 6 slightly larger. David added that all lots comply with setbacks, septic easements and lot sizes for the zoning district.

57
58 Kathy Barrett moved to approve the boundary line adjustment for the 6 lots; Don Johnston
59 seconded.

60 **Roll call vote:**

61 **Yes – 7 (C. Charbonneau, K. Barrett, P. Audy, V. LaBerge, T. Fyles, D. Johnston,**
62 **C. Roy)**

63 **No – 0**

64 **MOTION PASSED. #2022-DRB-09-BLA APPROVED.**

65
66 **Kathy Barrett moved to close the hearing on #2022-DRB-09-BLA; Tom Fyles seconded.**

67 **Roll call vote:**

68 **Yes – 7 (C. Charbonneau, K. Barrett, P. Audy, V. LaBerge, T. Fyles, D. Johnston, C. Roy)**

69 **No – 0**

70 **MOTION PASSED. #2022-DRB-09- BLA HEARING CLOSED.**

71
72 **V. Continuation of application #2022-DRB-04-CU by Multy Builders for a**
73 **conditional use permit for a woodworking business proposed for Lot 6 of the**
74 **Deer View Project**

75 Project Manager David Hills advised that Vermont Tree Goods owner John Monks is
76 reconsidering some of the building design and lot layout; therefore, Multy Builders requests that
77 the conditional use hearing be continued to September.

78
79 Kathy Barrett moved to further continue #2022-DRB-04-CU until September 19th; Victor
80 LaBerge seconded.

81 **Roll call vote:**

82 **Yes – 7 (C. Charbonneau, K. Barrett, P. Audy, V. LaBerge, T. Fyles, D. Johnston,**
83 **C. Roy)**

84 **No – 0**

85 **MOTION PASSED. #2022-DRB-04-CU further continued to September 19th.**

86
87 **VI. Application #2022-DRB-07-CU by Addison County Solid Waste Management**
88 **District (ACSWMD) for a conditional use permit to operate a residential transfer**
89 **station at the intersection of Route 7 and Campground Road**

90 Representatives for the applicant included project manager Shane Mullen and traffic engineer
91 Jeff Santacruce of Weston & Sampson; ACSWMD district manager Teri Kuczynski, and
92 landowner Peter Norris. Teri provided background for the proposed residential transfer station,
93 noting that the solid waste district currently serves 21 towns. The Middlebury transfer station,
94 which opened in 1993, is not able to accommodate residential bagged waste, and the 16 towns
95 with drop-off locations are typically open only on Saturdays or every other Saturday. In an effort
96 to meet the need for a dedicated drop-off facility with extended days of operation, ACSWMD
97 has contracted with Weston & Sampson for a conceptual design for Lot 6, a 3.4-acre parcel in
98 the nine-lot subdivision owned by Peter Norris located off Campground Road.

99
100 Project Manager Shane Mullen reviewed the site plan for Lot 6, noting that the facility will be
101 built in two phases: one with limited site improvements which will be operated by a third party
102 subcontractor, and the second as a more extensive facility operated by ACSWMD.

103
104 **Phase 1** will consist of a driveway, queuing lane to accommodate up to 26 vehicles, staging
105 area for solid waste and recycling, compactor vehicles, and two concrete bunkers, one to store
106 tires and the other to store leaf/yard debris. Hours of operation will be from 7:00 a.m. to 2:00
107 p.m. three weekdays per week (Monday, Wednesday, Friday) and from 7:00 a.m. to 12 noon on
108 Saturdays.

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Phase 2 will expand the types of accepted residential waste and be fully staffed by ACSWMD personnel. Stationary compactors will be used instead of compactor vehicles for bagged solid waste and bagged single stream recyclables, and construction of a second access on the south side of the property to allow trucks to deliver empty roll-off boxes and remove full roll-off boxes. Also accepted will be scrap metal, electronic waste, fluorescent bulbs, books and film plastic. Bagged trash and recyclables will be deposited by customers into one of two 30-cubic yard compactors which will include platforms and 4-foot retaining wall for safe access to the hopper. Food waste will be temporarily stored in 55-gallon totes in a 12' x 12' shed, and later deposited into a fully sealed 15-cubic-yard "sludge box" type container. ACSWMD will purchase a tote lifter device and mobile pressure washing apparatus to clean the totes, with a self-contained water supply and wastewater storage tanks. Sea containers (20' shipping containers with access doors) will be used to store other accepted waste items, removed by hand and loaded onto a box truck for recycling or disposal at the appropriate facility. Also being constructed during Phase 2 will be an administrative building with payment window for customers, office space with common area and restrooms, and a 16' x 20' storage shed. Limited lighting to be provided, including a luminaire in the employee parking lot and on the north and south sides of the tipping wall.

ACSWMD is also investigating a second lot to the north of Lot 6, commonly referred to as the "Church Lot," for a new residential household hazardous waste facility. This parcel is not intended to be developed for several years, and access will not be through the Norris subdivision but rather by the existing curb cut on Campground Road.

In addressing some of the concerns raised by the DRB at the June 20th meeting, particularly traffic and screening, Shane reviewed results of a 2021 traffic study which indicated there would be no change in the level of service at the intersection of Campground Road and King's Way (the private subdivision road) or Campground Road and US Route 7. He noted that VTrans Transportation Engineer Chris Clow agreed with the findings, with only a few minor edits. Regarding screening, the applicant proposes to maintain as much of the existing vegetation as possible, augmenting its natural screening with a cluster of arborvitaes on the south side of the property. In terms of lighting, Shane advised there will be no lighting installed during Phase 1 since hours of operation will only be during the daytime. In Phase 2, some lighting is planned, consisting of light posts near the buildings and 2 posts on each side of the roll-off areas. Signage will include a 4' x 8' sign at the King's Way entrance and appropriate directional signs.

Timeline for project:

Phase 1: by next year, breaking ground in the spring of 2023

Phase 2: provided the volume of customers meets/exceed expectations, the ACSWMD board of directors will decide timing of Phase 2 based on financing/bonding options

Tom Fyles asked about the potential impact of Acker Waste Management, which is located near the proposed new facility, and offers trash and recycling drop off services at the Quesnel Farm located at 1442 Route 7 in Middlebury. Teri pointed out there is always room for competition; however, it is the intent of ACSWMD to supplement what haulers are doing.

Considering all the material provided for review by the DRB, Kathy Barrett moved to continue the conditional use hearing until August 1st; Paul Audy seconded.

Roll call vote:

Yes – 7 (C. Charbonneau, K. Barrett, P. Audy, V. LaBerge, T. Fyles, D. Johnston, C. Roy)

No – 0

161 **MOTION PASSED. #2022-DRB-07-CU continued to August 1st.**

162
163 Applicant agreed to provide the following additional information for the DRB meeting on August
164 1st:

- 165 ➤ Directional arrows on site plan indicating entry and exits for both cars and trucks
- 166 ➤ Lighting details
- 167 ➤ Additional information regarding arborvitae for screening
- 168 ➤ Manufacturer's specifications for noise levels of stationery compactors

169
170 **VII. Approval of DRB meeting minutes for June 20, 2022**

171 Kathy Barrett moved to approve DRB meeting minutes for June 20, 2022; Victor LaBerge
172 seconded.

173 **Roll call vote:**

174 **Yes – 7 (C. Charbonneau, K. Barrett, P. Audy, V. LaBerge, T. Fyles, D. Johnston,**
175 **C. Roy)**

176 **No – 0**

177 **MOTION PASSED. June 20, 2022, minutes approved as presented**

178
179 **Adjournment**

180 Carol Charbonneau moved to adjourn; Victor LaBerge seconded.

181 **Roll call vote:**

182 **Yes – 7 (C. Charbonneau, K. Barrett, P. Audy, V. LaBerge, T. Fyles, D. Johnston,**
183 **C. Roy)**

184 **No – 0**

185 **MOTION PASSED. Meeting adjourned at 8:40 p.m.**

186
187 The next DRB meeting is scheduled for Monday, August 1, 2022, at 7:00 p.m. at the Town
188 Offices.

189
190 Respectfully submitted,
191 Peggy Connor

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195 Charlie Roy, Chair

Kathy Barrett, Vice Chair

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199 _____
200 Victor LaBerge

Carol Charbonneau

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205 Don Johnston

Tom Fyles

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210 Paul Audy