

**Town of New Haven**  
**DEVELOPMENT REVIEW BOARD MEETING**  
**HYBRID Public Meeting**  
**Monday, October 21, 2024**  
**Meeting Minutes**

**DRB Members Present:**

In person: Kathy Barrett, Carol Charbonneau, and Victor LaBerge

Remote: Charlie Roy, Tom Fyles

Absent: Paul Audy

**Staff Present:**

Peggy Connor, Zoning Administrator, Minutes

**Visitors Present:**

Bretton Gardner, Justin Zdunczyk and Patrick Needham on behalf of Pike Industries; resident Joe Ask.

**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. Conditional Use Application #2024-DRB-18-CU submitted by Pike Industries, Inc., 174 Campground Road, New Haven, VT requesting to amend existing conditional use permits 2011-DRB-16 and 2023-DRB-01-CU to allow night work out of the Hot Mix Asphalt plant on an ongoing basis as necessary.**

Pike Industries' Regional Environmental Coordinator Bretton Gardner offered an overview of the application, noting that night operations are not standard operating hours at the Hot Mix Asphalt (HMA) plants in this region. Night-time operations are only utilized when roadway construction project stipulations require night work and/or when road worker or public safety concerns make it necessary, such as for emergency repairs. In addition:

- Night operations permitted from the HMA plant, only; crushing and blasting will be conducted during previously approved day hours, only.
- Night operations from the HMA plant will be conducted as required, based on project specific contract requirements and worker safety concerns.
- Night operations will be limited from May 1 – October 31 annually to a maximum of six nights per week (Sunday-Friday). No night operations shall occur on Saturdays.
- The normal maximum shift duration during night hours will be from 6:00 p.m. to 4:00 a.m.
- The results of a noise study conducted in the summer of 2023 by Resource Systems Group, Inc. (RSG) concluded that actual sound levels during night operations are within the Town of New Haven's zoning regulation of 70 decibels maximum at property lines, and the state standard of 45 decibels average at adjacent residences.
- Pike Industries, Inc. is actively pursuing an Act 250 permit amendment from the State.

Brett noted that Pike does not anticipate engaging in any night work soon; however, it is in Pike's best interest to have advance approval from the town, and subsequently Act 250, to avoid losing its competitive edge in the bidding process. Brett also pointed out that the total truck traffic would not increase significantly during any 24-hour period.

Joe Ask expressed his concern with the use of Jake brakes, noting the impact inside his house located at 3833 Ethan Allen Highway. Brett advised that truckers are specifically requested not to use Jake brakes and are also aware that backup alarms are not needed at the plant since there is a defined direction of travel for trucks to line up for loading and leaving. Brett agreed to

62 additional signage reminding truckers to minimize the use of Jake brakes, as well as notifying all  
63 abutters of upcoming night work. Also, Pike Industries will come before the DRB for an  
64 amendment should any special projects arise outside of the proposed May-October timeframe.  
65

66 Kathy Barrett moved to approve Application #2024-DRB-18-CU submitted by Pike Industries,  
67 Inc. to allow night work out of the Hot Mix Asphalt Plant on an ongoing basis from May 1<sup>st</sup>  
68 through October 31<sup>st</sup> with the following conditions:

- 69 ➤ Pike Industries must notify all abutters prior to commencement of night work
- 70 ➤ Limited use of Jake brakes
- 71 ➤ Hours of night operation of the HMA plant shall be limited to 6:00 p.m. to 4:00 a.m.  
72 Sunday through Friday, with no night work on Saturday nights. Normal daytime hours  
73 specified in their original permit will remain the same.

74 Carol Charbonneau seconded. Motion carried with 5 in favor (C. Roy, K. Barrett, C.  
75 Charbonneau, V. LaBerge, T. Fyles), none opposed. **MOTION PASSED.**  
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78 **IV. Close hearing on Application #2024-DRB-18-CU**

79 Kathy Barrett moved to close the hearing on Application #2024-DRB-18-CU; Victor LaBerge  
80 seconded. Motion carried with 5 members in favor (K. Barrett, C. Charbonneau, C. Roy, V.  
81 LaBerge, T. Fyles). **MOTION PASSED.**  
82

83 Joe Ask noted that he was not aware of the new residential transfer station on Campground  
84 Road, and was concerned that any additional businesses would increase truck traffic and the  
85 level of noise. Kathy Barrett suggested that, should an issue arise related to Pike's night-time  
86 work, Joe notify Pike's and/or the Zoning Administrator, and any concerns about the transfer  
87 station on Campground Road should be relayed to the Zoning Administrator and/or Addison  
88 County Solid Waste Management District (ACSWDM) directly since the residential transfer  
89 station is managed by a subcontractor hired by ACSWDM. Joe was also encouraged to review  
90 public notices in the local paper for DRB applications scheduled to be heard that are also  
91 posted on the bulletin board outside the Village Green Market and at the Post Office.  
92

93 **V. Approval of October 7, 2024 DRB Meeting Minutes**


94 Carol Charbonneau moved to approve DRB meeting minutes for October 7, 2024; Tom Fyles  
95 seconded. Motion carried with 4 members in favor (C. Roy, K. Barrett, C. Charbonneau, T.  
96 Fyles), none opposed, and 1 member abstaining (V. LaBerge). **MOTION PASSED.**  
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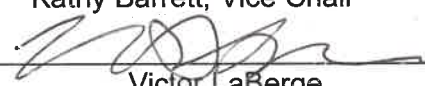
98 **VI. Adjourn**

99 Victor LaBerge moved to adjourn; Carol Charbonneau seconded. Motion carried with 5  
100 members in favor (K. Barrett, C. Charbonneau, C. Roy, V. LaBerge, T. Fyles), none opposed.  
101 **MOTION PASSED.**  
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103 Meeting adjourned at 7:45 p.m.

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105 Respectfully submitted,  
106 Peggy Connor  
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111 Charlie Roy, Chair  
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113 \_\_\_\_\_  
114 Tom Fyles

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111 \_\_\_\_\_  
112 Kathy Barrett, Vice Chair  
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114 \_\_\_\_\_  
115 Victor LaBerge

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116 \_\_\_\_\_  
117 Carol Charbonneau  
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