

Development Review Board  
Town Offices, New Haven, Vermont  
October 3, 2011

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

**Alternates Present:** Victor Bolduc, Andy Dykstra

**Staff:** Zoning Administrator - Dave Wetmore

**Guests:** Roger Stowe, Wright Stowe, Mark Peloquin, Gerard Otis, Ken Sachs, Marianna McShane, Randy Ross, Ron LaRose, Carl Cole, Ben Wyatt, Adam LaPerle, Ken Kaliski-RSG, Inc.

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.

**Public Hearing**

1. *Pike Industries, #2011-DRB-16, continued from 9/19/2011.*

Peloquin, presented a new site plan from what was presented to the DRB on Sept. 19, 2011. This new proposed plan shows a new location for the plant as well as a new on site traffic pattern for vehicles via the upper driveway off Campground Road. Due to an on site relocation of the plant, noise levels of the plant will drop to 40 to 42 decibels.

Kaliski, representing RSG, Inc.; gave his report regarding noise operating characteristics for the 902 fixed plant and the portable plant. This computer model generated report takes into consideration vegetation, hardness and softness of the ground, if the terrain blocks the sound, sound emissions, mixtures of low and high sound frequencies, characteristics of the facility. The highest level of noise with the existing site configuration (with only one plant running at a time) is about 55 decibels. The Environmental Board's precedence for sound acceptable levels for most industrial facilities day time operation is 55. The existing facility meets the precedence guidelines.

The computer guidelines show that current plant in the new proposed location the noise levels would be at the 45 decibels at Campground Road, meeting the precedence guidelines.

DRB asked if the 55 decibels day time noise includes noises from trucks, crushing, etc. Pike's indicated that it did not include these other noises.

Peloquin confirmed that the old plant will be removed once the temporary plant is permanently installed on site.

**Opened for Public Comment:**

Marianna McShane presented the Act 250 report of October 23, 1997. McShane is asking that this report set a precedent for the Town to adhere to.

Ross indicated that if Pike has the ability to install additional berms and other sound reducing devices to help drop the noise levels, why not just do it thus making life better for all.

Peloquin indicated that installation of additional berms is quite expensive. Pike's were not opposed to installation of a 3 sided structure for night time operation, but this structure affects air flow of the burner thus it would be removed during the day time operation.

Sachs mentioned the discrepancies regarding the noise levels readings and he would like Pike to relook at the readings again for accuracy. Kaliski from RSG, Inc. indicated that they would look into these discrepancies.

**Public Comment Period Closed**

Peloquin indicated that Pike is looking to amend the current permit; they are not seeking a new permit.

Sweeney made the motion to accept the proposal as presented with the following conditions:

After more discussion amongst the DRB, Sweeney withdrew his motion.

Dupoise made a motion to recess this hearing for further discussion to the next scheduled DRB meeting on October 17, 2011; and requested RSG, Inc. to provide additional information regarding total noise (including truck noise, back up alarms etc.) generated for night time operation.

Sweeney seconded

Discussion – none

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

No – 0

Abstention – 0

Motion carries

### Public Hearing ended at 8:30 PM

#### I. a) *Sketch Plan Review for Brett and Carol Schreiber for a 2-lot subdivision (SD).*

Ron LaRose representing the Schreiber's came before the DRB tonight. The subdivision could create Lot #1 with 5.1 acres and 200 foot of road frontage on Lime Kiln Road, and Lot #2, to be retained by the Schreiber's, with 20 acres with road frontage on Lime Kiln and LaDuc Roads.

The DRB indicated that this would be viewed as a minor SB and would like to see the following before this is presented as a Site Plan to the DRB:

- A building envelope marked on the Site Plan
- Approval from the Town Road Commissioner for a road cut
- A letter/permit from the State indicating all requirements are met for septic

#### I. b) *Sketch Plan Review for Margo Merritt for a Boundary Line Adjustment (BLA).*

Carl Cole representing Margo Merritt came before the DRB tonight. Cole indicated that they would like to do BLA's for all three lots.

The DRB indicated they would like to see the following before this is presented as a Site Plan to the DRB:

- Would like to see the original wording by the New Haven Planning Commission of the PUD
- All easements to be shown on the Site Plan – to include septic, power and phone lines, driveway access to other lots
- The Site Plan will need the DRB's standard BLA wording
- Old boundary lines are to be shown in dashed gray color and new lines in black
- A letter from the State indicating septic capacity is permissible

#### I. c) *Sketch Plan review for LaPerle and Wyatt for a BLA.*

LaPerle's would like to do a BLA to increase their lot #5 from 5.9 acres to 7.6 acres, thus reducing Wyatt's Lot #6 from 7.7 acres to 5.0 acres. Both LaPerle's and Wyatt's are in agreement to this BLA.

The DRB indicated that would like to see the following before it is presented as a Site Plan:

- A survey showing all buildings and set backs shown
- Septic and well locations should be shown
- Letter from the State for an amended septic
- The Site Plan will need the DRB's standard BLA wording

## II. Minutes

Gallott made the motion to accept the DRB minutes for September 19, 2011 as presented

Blaise seconded

Discussion – none

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

No – 0

Abstention – 0

Motion carries

## III. Review and Sign Decisions

#### a) *Wright Stowe, 2011-DRB-11, for a 3-lot SD*

Sweeney made a motion to accept the Findings of Fact and Conclusions of Law as written

Barrett seconded

Discussion – none

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

No – 0

Abstention – 0

Motion carries

#### b) *Dale Hastings, 2011-DRB-15, BLA*

Gallott made a motion to accept the Findings of Fact and Conclusions of Law as written.

Dupoise seconded

Discussion - none

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

No – 0

Abstention – 1 (Johnston)

Motion carries

c) *Michele Fouts, Sapphire Center, 2011-DRB-18.*

Gallott made a motion to accept the Findings of Fact and Conclusions of Law with amendments.

Dupoise seconded

Discussion – Barrett indicated there will be a public hearing concerning interim zoning at 6:30 PM on October 18, 2011

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

No – 0

Abstention – 0

Motion carries

IV. a) *Review for Compliance and Sign Final Plat for Heim/Stowe BLA.* – Done

b) *Review for Compliance and Sign Final Plat for Roger and Elizabeth Stowe BLA* - Done

V. **Correspondence** – none

VI. **New Business** – none

VII. **Old Business**

There was discussion regarding Sketch Plans and should abutting neighbors be notified. No action was taken.

Sweeney made a motion to adjourn

Dupoise – seconded

Discussion – none

Vote: Yes – 9 (Blaise, Barrett, Bolduc, Bouton, Dupoise, Dykstra, Gallott, Johnston, Sweeney)

No – 0

Abstention – 0

Motion carries

The meeting was adjourned at 10:00 AM

Respectfully Submitted By  
Karen Gallott



Tim Bouton, Chair



Kathy Barrett



Andy Dykstra




Jim Gallott, Vice Chair



Victor Bolduc

Donald Johnston



Donna Blaise



Steve Dupoise



Mike Sweeney