

**TOWN OF WATERFORD  
DEVELOPMENT REVIEW BOARD  
MEETING DATED DECEMBER 21, 2015  
MINUTES**

**MEMBERS PRESENT:** Andrea Dinneen, Kevin Gillander, Dot Borsodi, John Gillott

**MEMBERS ABSENT:** Bernie Brochu, Jack Newland, and Bob DuMaire

**NON-MEMBERS PRESENT:** Roberta Gillott, Jim Manley, and Secretary Michelle Collins

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Andrea brought the meeting to order at 7:00 P.M.

**Modification to Agenda**

There were no modifications at this time.

**Minutes from November 16, 2015**

Andrea called for a motion.

Kevin moved to accept the minutes of the November, 16, 2015 meeting.

Dot seconded the motion.

Andrea called for a vote, and all present approved the motion.

**Zoning Administrator Update**

Christopher Brimmer was not present at this meeting, and there were no updates.

**Pike Industries Public Hearing**

**Conditional Use for Silos to Store Hot Mix Asphalt**

Andrea expressed concern of the possibility of blue hydrocarbon droplets contaminating the air from the silos. Jim Manley, the Environment Safety Manager at Pike Industries, explained that the entire plant is under a pollution control device. John expressed concern of the possibility of creating more gases when asphalt is stored in these silos as well as concern for the chance of the increase in traffic flow. Jim explained that the tops of the silos are closed off, and the plant has no plans to increase their production, so the loading process and traffic of their trucks will remain the same. John also questioned the size of the silos, noticing the plant chose to invest in the largest ones on the market and also expressed concern of the possibility of these silos catching fire according to videos John located off the Internet. Jim explained that they may be getting bigger silos than needed, but the business transaction of purchasing these silos from a sister company allows the plant to repurpose these silos as well get a reasonable deal on the price, making it a good investment for the company. Jim also suggested that it would be practical for the plant to work with the local fire department to recognize any possible precautions. Roberta articulated concern of whether the local fire department would be in need of additional equipment, and Jim confirmed that no additional equipment would be needed. John asked if the plant had filters for the emitted

blue smoke, and Jim confirmed that the plant did not have that specific technology. Jim also explained that the plant is eligible through the state to produce 350k tons of asphalt per year, and currently, the production is approximately at 250k tons per year, but the purpose of the silos is not to increase production. It was noted that no abutters attended the meeting or submitted any objections to the silos. Jim had submitted an application with site plans and sight lines for the silos. The paperwork has been mislaid and is unavailable for the board to review. It was decided by the board that the hearing for the Pike Industries, Inc, 346 Avenue A, Williston, VT 05495 on the Site Plan Review (15-S-01) and Conditional Use (15-CU-01) for Hot Mix Silos for the property located at 2884 Duck Pond Road in Waterford will be recessed and will reconvene once the board has reviewed all documents submitted by the applicant.

**Other Business/Citizens Concerns**

There were no other concerns at this time.

Andrea asked for a motion to recess the meeting until the mislaid documents can be reviewed.

Kevin moved to recess the meeting.

Dot seconded the motion.

Andrea called for a vote, and all present approved the motion.

The meeting adjourned at 8:02 P.M.

Respectfully submitted,

Approved by:

Michelle Collins, Secretary