

Town of Waterford Development Review Board Meeting

Minutes – October 16, 2017

Members Present: Andrea Dinneen, Mike Barrett, Dot Borsodi, Kevin Gillander, Bernie Brochu, Steve Eddy

Others Present: Chris Brimmer, Gary Allard, Fred Saar, Gerard Gingue, Nathan Sicard, Joan Adams, Kevin Pratt, WM Dodge, Eddie Duncan, Sheryl Whitehill, Teresa LaRue, Claire Gonyaw, Dane Thorgalsen, Jack Newland, Gary Aldrich, Jodi Gingue, Carter Gingue, Curtis Gingue, Alexander Wood, Mike Channon

Andrea called the meeting to order at 7:00PM

Modification of Agenda – None

Approval of Minutes - Mike made the motion to approve August 21, 2017 minutes. Bernie seconded the motion and the motion was passed unanimously. Andrea added to use the use plat rather than drawings going forward.

Zoning Administrator Update -It's been quiet, the pile in rear of property on VT 18 still there. Two closeouts/two remedial.

New Business – Mike Channon, representing Sharon Whitehill, presented a sketch plan to propose changes to lot lines that cross Barnet, St. Johnsbury, and Waterford. The board required a final plat drawing presented. The board confirmed that this sketch is not ready for application.

Old Business

Kevin made the motion to reopen Green Mountain Quarry, Permit 17-S-02/17-CU-01 (Conditional Use/Site Plan Review). Bernie seconded the motion and the motion was passed unanimously.

Andrea stated that the state approved the Act 250 permit and if there is any NEW issues, then those might speak but to avoid redundancy and to limit each to five minutes.

Fred Saar spoke up and stated that he would go first. Fred stated that he is an abutter and wants to note there have been some changes to the quarry layout since the last meeting. He then announced he and others are to appeal the Act 250 tomorrow, October 17. He handed a copy to the board. A copy will be attached to the minutes on file.

The next to speak was Eddie Duncan, an Engineer from White River Junction, also a board-certified noise engineer. He has been retained by the abutters, led by Fred Saar. Mr. Duncan stated that he has five areas of focus/interests.

- To Identify the Town limits in § 329.
- Urge the Board not to rely on Act 250, town limits seem to be stringent.
- Those noise limits not supplied to board.
- Local limits are based on sound at the property line.
- Preliminary modeling likely to exceed sound limits.

Some spoke out with questions that were related to the two driveways and what the use intended for the next six months. Also, someone shared that the Act 250 stated that a noise study is not needed.

Teri LaRue asked what the local limits or standards are mentioned in §329. Someone stated it's 70db, 50 at the property line.

Some residents were not satisfied that the noise tests were not thorough enough, and that it was just not done in some areas.

There were questions regarding who will enforce the road roads and who will enforce the noise issues?

Gerard Gingue stated that the waste water permit was submitted for the quarry building.

Joan Adams asked the board to seriously consider the hours of operation of the quarry, through conditional use. Gerard asked what are Pike's hours of operation. Hours unknown at this point.

Fred Saar asked about information flow and if updates could be posted on the towns website. It was stated that it was possible to do that.

Andrea asked if there was anyone else that needed to speak, none stated.

Gerard was asked to supply site plan information; below was shared with Gerard...

§605.1 Site Plan Information

Every application for a site plan approval shall include submission of the following plans and supporting information:

- A. Name and address of the owner of record and also adjoining lands. The name and address of person preparing the map, the scale of the map, north point, and the date.
- B. Perimeter lines of the property showing existing features, including contours, structures, large trees, streets, utility easements, rights-of-way, lakes, rivers, streams, land use and deed restrictions.
- C. Plan showing proposed structures, locations, and land use areas; streets, driveways, traffic circulation, parking and loading spaces, and pedestrian walks; landscaping plans, including site grading, landscaping design and screening; septic and water systems used.
- D. Construction sequence and time schedule for completion of each phase of the entire development.

Mike made the motion to go into deliberative session. Kevin seconded the motion and the motion was passed unanimously. Deliberative session continued until 9:20PM. Mike made the motion to recess until following Monday, October 23rd. Dot seconded the motion and the motion was passed unanimously. Deliberative session continued until 8:20PM.

No decisions have been made at this point.