

TOWN OF WATERFORD
DEVELOPMENT REVIEW BOARD (DRB)
MEETING DATED 16 JANUARY 2017
MINUTES

MEMBERS PRESENT: Bernie Brochu, Kevin Gillander, Dot Borsodi, John Gillot, Mike Barrett

MEMBERS ABSENT: Andrea Dinneen

NON-MEMBERS PARTICIPATING: Chris Brimmer, Jim Manley, Gerard Gingue

Bernie brought the meeting to order at 7:00 PM

1. Modification to Agenda

There was no modifications of the agenda

2. October 17, 2016 Minutes

Bernie called for a motion

Kevin moved to accept the minutes of the October 17, 2016 meeting

Dot seconded the motion

Bernie called for a vote and all present approved the motion

3. Zoning Administrator Update

No new items reported

1 permit issued so far in January 2017

Zoning Administrator wrote 10 permits in 2016 for new dwelling, including 2 primitive camps.

4. Pike Industries, Permit #: 16-S-01, Site Plan Review/Conditional Use

Jim Manley from Pike Industries presented a map to the Board concerning details of the new drum plant proposed for the Waterford Facility. The new drum plant will be located southwest of the existing batch plant. The drum plant will have 3 storage silos where hot asphalt will be stored and dispensed to waiting trucks. The location of the silos is on an elevation 6 feet lower than the drum plant. The traffic path through the new drum plant will be similar to the patch plant, such that trucks will travel in a circular pattern. The front end loaders owned by Pike will be equipped with radar activated back up alarms to limit excessive noise. Jim informed the Board that the drum plant is newer technology and is quieter and more efficient than the existing batch plant. The batch plant will be removed from the Waterford Facility once the drum plant is running. The Waterford Facility has an annual capacity of 325,000 tons of asphalt with normal annual output of 200,000 tons.

Bernie called for a motion to close the hearing.

Kevin moved to close the “Relocation of Asphalt Plant and Establish New Drum Plant” hearing.

Mike seconded the motion

Bernie called for a vote and all present approved the motion.

5. Gerard Gingue, Permit #: 17-SUB-01, 3 lot minor subdivision

Gerard Gingue presented a final plat for a 3 lot minor subdivision at 2394 Duck Pond Road (Tax Parcel #5-8-313). Lot 1 is 11.51 acres, Lot 2 is 2.3 acres, and Lot 3 is 6.45 acres. There is a 50 foot right of way to access Lot 3.

Bernie called for a motion

Kevin moved to accept the final plat as presented, subject to state and local regulations (i.e, water, waste, septic, and driveway) and not subject to Water subdivision regulations.

Mike seconded the motion.

Bernie called for a vote and all present approved the motion.

6. Deliberative Session

Kevin moved to enter into deliberative session to discuss the Pike plan review and conditional use of relocated asphalt plant.

Dot seconded the motion

Bernie called for a vote and all present approved the motion

Bernie called for a motion

Kevin moved to end the deliberative session at 8:50 PM

Dot seconded the motion

Bernie called for a vote and all present approved the motion

Upon review of the drawings and reviewing the information presented by Jim Manley to the Board, the Board outlined one condition for Pike permit 16-S-01.

Condition to Permit Pike 16-S-01: In the future if Pike seeks an amendment to increase output tonnage of asphalt, the Town of Waterford will require further permitting.

Bernie called for a motion

Mike moved to accept Pike Industry permit 16-S-01 site plan review and conditional use for the relocation of the asphalt plant with the condition stated above.

Kevin seconded the motion

Bernie called for a vote and all present approved the motion

Bernie called for a motion to adjourn the meeting

Dot moved to adjourn the meeting

Mike seconded the motion

Bernie called for a vote and all present approved the motion

The meeting adjourned at 8:52 PM