

Town of Waterford Development Review Board (DRB)

Meeting Minutes April 17, 2017

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

Others Present: Chris Brimmer, Zoning Administrator, Fred Saar, Greg Aldrich, Jack Newland, Joan Adams, Walter Dodge, Brenda Sargent, Lorena Lowell, Alexander Wood, Rick Strom, Angela Drown, Kevin Pratt, Stacy Jewell, William Jewel, Myra Page, Rodney Page, Terry LaRue, Clair Gonyaw, Kim O'Connor, Sean O'Connor, Christina Carr, Tim Hale, Kurt Shellenberger, Aaron Carr, Eric Carpenter, Harold Lynn, Vodi Gingué, Bruce Quimby, Gerard Gingué, Susan Hutchinson, Dane Thorgalsen, Joseph Taber, Nathan Sicard, Leslie Mulcahy.

Andrea called the meeting to order at 7:00PM

Modification of Agenda

There were no modifications to the agenda.

Approval of Minutes

Mike made the motion to approve March 20, 2017 Minutes. Bernie seconded the motion and the motion was passed unanimously.

Zoning Administrator Update

The Zoning Administrator stated that no new permits have been submitted.

Old Business

Melissa Manseau, Permit #17-S-01. Site Plan Review for residential service, wedding venue.

Andrea asked the individuals interested in the Melissa Manseau (17-S-01) application to identify themselves and to share their concerns. They identified themselves as abutters, and stated they were not informed of previous meetings and just recently heard of this permit. There were two documents presented: one from Sean O'Connor and another from Derek and Danielle Limoges. They specifically cited use of their association's private road, their field, and noise as issues. Andrea assured them that relevant concerns would be considered by the board in any decision made regarding the permit and that they would look into the issue with notification.

Green Mountain Quarry, Permit 17-S-02/17-CU-01. Site Plan review for quarry buildings, conditional use for earth resources extraction.

Gerard Gingue introduced his engineer, Nate Sicard, from Ruggles Engineering of St. Johnsbury. who presented the engineering information regarding this permit. Mr. Sicard answered questions regarding water tables, drainage, effects on local wells, and storm water contamination and control. There were unanswered questions regarding testing of the water primarily who would test, the frequency of testing, and who would and could enforce testing. The Agency of Natural Resources will issue the permit for storm water. Water will go toward Concord and the Moose River. Who tests the water in Concord?

A number of questions arose regarding traffic. The maximum number of trucks submitted to the state in ACT 250 was 50 per day, but Gerard stated that volume would not happen often. He further stated trucks would not haul in the winter unless there was an emergency need for gravel. An average of 18 trucks/day was predicted. Gravel will be extracted for 30 years. 80% of the Gingue property at the site will remain natural.

Gerard introduced his blasting specialist who answered questions regarding vibrations in the ground and in the air, cracking foundations, and insurance liability. He described testing and surveys of local properties that can be conducted before and after blasting takes place. Gerard intends to work with a list of neighbors to warn of blasting and assess possible damage.

Andrea asked that each concerned citizen be allowed to contribute. Attendees raised the following concerns:

Safety on the roads Would Gingue absorb cost of straightening, improving road?

Operation of this type should require zoning of moderate industrial instead of rural residential.

Traffic exceeding stated capacity of roads - Class II vs Class III.

Noise issues and dust.

Effects on wells, especially cumulative damage.

Property values could decrease 30% - would property taxes be reduced accordingly.

Ability to sleep (luring the day).

Domestic and wild animals being scared or startled.

Effect on wildlife and their habitat.

Water runoff and accumulation,

Concord should be involved in planning.

Ability of residents to enjoy their rural neighborhood as they have for the last 30 years: biking, hiking, horseback riding, walking pets.

One part time resident spoke in favor of the quarry. He would rather have one quarry than 50 new homes in the area. Two non-residents identified themselves in support of Gerard. Gerard's wife stated that her husband is a good man as well as businessman and can be trusted.

Andrea asked Gerard if he would like to respond to the issues raised. He stated he will remove existing trash and clean up the area. He would test the water before it left his property. Operating hours would be 6am to 6pm. Gerard will use only water, not chlorine, for dust control. An emulsion based product will be used for blasting, not dynamite.

Andrea thanked the attendees and ended the information gathering session.

The board agreed that no decision can be made by the DRB until the Act 250 permit is issued. Kevin made the motion to recess discussion of application permit (17S-02/17-CU-OI) to a date certain, the next DRB meeting, Mike seconded the motion and all approved.

The board considered the Melissa Manseau (17-S-01) permit. The issue with notification was due to a problem with the town tax maps. The association was not identified as the owner of a lot and was not notified. Chris will see that it is corrected. It was determined that while all other criteria could be met, access to the right of way was never shown in any document submitted to DRB. Mike made the motion to deny the Melissa Manseau (17-S-01) permit, Bernie seconded, and all approved. Chris will prepare a findings document.

New Business

There were no new applications for consideration this month.

Other Business/ Citizens' Concerns

Kevin stated he was asked to leave a Selectboard meeting during a specific discussion that might influence his decision on a matter before the DRB. Steve was not asked to leave. Steve may be required to recuse himself from a vote if he is asked to vote as an alternate member of the DRB and his presence at a meeting may have created a conflict.

Adjourn

Dot made the motion to adjourn at 9:35 PM, Mike seconded, and all approved.

Next meeting

May 15, 2017 7PM