

**TOWN OF WATERFORD
DEVELOPMENT REVIEW BOARD
MEETING DATED JANUARY 18, 2016
MINUTES**

MEMBERS PRESENT: Andrea Dinneen, Jack Newland, Bob DuMaire,
Kevin Gillander, Bernie Brochu, Dot Borsodi

MEMBERS ABSENT: John Gillott

NON-MEMBERS PRESENT: Christopher Brimmer, Gary Allard, Joanne
Jurentkuff, Jim Manley, and Secretary, Michelle
Collins

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

Modification to Agenda

There were no modifications at this time.

Minutes from December 21, 2015

Andrea called for a motion.

Kevin moved to accept the minutes of the December 21, 2015 meeting.

Bob seconded the motion.

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

Zoning Administrator Update

Chris reported on the zoning activities during the period of December 21, 2015 to January 18, 2016. Chris informed the board that he continues to receive paperwork regarding arising solar projects coming to town and plans to issue a letter to the Select Board, informing them of the needed Fire Fighter training associated with these projects. He reiterated that the town does not have grounds for interaction pertaining to these projects. Chris informed the board that he is currently working on a 10' variance on Lawrence Road regarding a side setback for a garage due to the location's septic tank. Chris stated he is also working on one permit concerning continuing issues for access in and out for a resident, which the location was not named. Chris relayed that The Town Plan is progressing, and he's hoping to begin working on the zoning bylaws by the end of the summer.

Pike Industries – Continuation of Public Hearing

Conditional Use (15-CU-01) and Site Plan Review (15-S-01) for Silos to Store Hot Mix Asphalt

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

Andrea requested Jim Manley, the Environmental Safety Manager at Pike Industries, present a brief overview of his application. Jim explained that Pike Industries is proposing three silos at the Hot Mix Plant located on Duck Pond Road. He informed the board that all silos will be of the same height at 83 feet, and they will store hot mix asphalt. Jim continued to explain that there would be no change in production, stating the motivation of the silos were aimed towards allowing customers more efficiency in getting in and out of the plant. He said that the only difference in these silos would be the size of the stone held in each one. Jim reported that the existing plant is 70 feet in height, and the plant's limit for production is 300k tons per year, and the plant has no intentions to

extend the permit. Andrea requested recommendations for conditions from Chris Brimmer, and Chris relayed to follow the criteria in the bylaws. Bernie had concern of whether there would be added lighting, and Jim confirmed that there would be no added lights. Andrea expressed concern of the fumes coming out when the asphalt is poured as an environmental hazard, and Jim explained that the Air Quality Control Division controls the company's output and comes to the plant twice a year. Jim also explained that the plant has approximately 700 bags that filter the air in the bag house

Andrea called for a motion.

Jack moved to close the evidentiary part of the hearing and to deliberate before adjournment.

Kevin seconded the motion.

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

Andrea called for a motion.

Jack moved to regain session of the current meeting.

Kevin seconded the motion.

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

Mark Fielder – 792 Lawrence Road – 10' Variance for Side Setback for Garage

The board reviewed an application from Mark Fielder located on 792 Lawrence Road for a 10' variance for the setback for his garage. It was discussed that the application is incomplete, and a letter will be issued to the applicant requesting a plot plan that includes the entire property as well as an answer to question #8 on the application in order to proceed with a hearing. The possibility of a site visit was also discussed.

Pike Industries – Deliberation

Conditional Use (15-CU-01) and Site Plan Review (15-S-01) for Silos to Store Hot Mix Asphalt

Andrea called for a motion.

Kevin motioned to open the deliberative session.

Bob seconded the motion.

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

The board reviewed the Conditional Use and Site Plan Review Zoning bylaws, and they were discussed. Bob proposed to impose that if the company is in compliance under an audit, the board should be notified.

Andrea called for a motion.

Bernie motioned to **approve the Conditional Use (15-C-01) and Site Plan Review (15-S-01) for silos to store hot mix asphalt.**

Jack seconded the motion.

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

Andrea called for a motion at 7:58 P.M.

Kevin motioned to close the deliberative session.

Bob seconded the motion.

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

Citizens' Concerns

There were no concerns at this time.

Andrea called for a motion to adjourn the meeting.
Kevin moved to adjourn the meeting.
Jack seconded the motion.
Andrea called for a vote, and all present approved the motion.

Respectfully submitted,

Approved by:

Michelle Collins, Secretary