

**TOWN OF WATERFORD
DEVELOPMENT REVIEW BOARD
MEETING DATED NOVEMBER 16, 2015
MINUTES**

MEMBERS PRESENT: Andrea Dinneen, Bernie Brochu, Jack Newland, Dot Borsodi, Kevin Gillander, John Gillott,

MEMBERS ABSENT: Bob DuMaire

NONMEMBERS PRESENT: Bill Willis, Jim Manley, Christopher Brimmer, and Secretary, Michelle Collins

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

1. Modification to Agenda

Andrea added a proposal requested by Jim Manly regarding Pike Industries to the 'Other Business' section of the agenda.

2. October 19, 2015 Minutes

Andrea called for a motion.

Jack moved to accept the minutes of the October 19, 2015 meeting.

Dot seconded the motion.

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

3. Zoning Administrator Update

Chris provided details on four solar projects occurring in town, all of which are approximately an acre in size and appear to be distanced away from the property line. Chris expressed concern of the current lack of knowledge and training on solar panels at the town's Fire Department. It was suggested that the town be willing to support the project with funding and/or firefighting training.

4. Magee - Lot Line Adjustment/Annexation - Final Plat

Bill Willis, on behalf of John and Toni Magee, presented a **final plat** for a lot line adjustment/annexation of combining the 2.63 acres of land purchased with the adjacent 1.3 acres of their current property on Whittemore Lane off Route 18. The fee of \$155 was paid shortly after last months meeting, and the adjoining landowners were notified on October 29, 2015.

Andrea called for a motion.

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

Jack seconded the motion.

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

As per Andrea and Chris, the application will be revised to include “annexation.”

5. New Business/Citizens' Concerns

Jim Manley, the Environment Safety Manager at Pike Industries, discussed a proposal on behalf of the company to construct three silos at the Asphalt Plant on Duck Pond Road to utilize for short-term storage. The company is planning to store asphalt in these silos for, at most, up to twenty-four hours, and they're intended to focus on their current customer base as well as make the plant more efficient. The silos will be approximately eighty-three feet in height and five to ten feet taller than the plant. The location of the silos will be five hundred feet and parallel with Duck Pond Road and positioned between the road and the plant. Visibility of the silos will not be seen by adjoining properties, and will be insulated and heated with Natural Gas. Jim presented pictures of what the silos will look like to the board from his cell phone. Jim agreed that Pike Industries would have all paperwork to the Town Clerk's Office by Friday, November 20, 2015 and offered the board a site visit.

A public hearing for Pike Industries, Inc, 346 Avenue A, Williston, VT 05495 on the appeal of the Site Plan Review (15-S-01) and Conditional Use (15-CU-01) for Hot Mix Silos for their property located at 2884 Duck Pond Road in Waterford will be held on Monday, December 21, 2015 at 7:00 P.M.

Andrea asked for a motion to adjourn the meeting.

Jack moved to adjourn the meeting.

Bernie seconded the motion.

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

The meeting adjourned at 8:30 P.M.

Respectfully submitted,

Approved by:

Michelle Collins, Secretary