



DEVELOPMENT REVIEW BOARD

Meeting Type:..... **Regular Meeting**
Date:..... **May 24, 2018**
Time:..... **6:00 p.m.**
Place:..... **Municipal Building Community Room**
Address:..... **43 Bombardier Road Milton, VT 05468**
Contact:..... **(802) 893-1186**
Website:..... **www.miltonvt.gov**

MEETING MINUTES

1. CALL TO ORDER

The Chair called the meeting to order at 6:02 p.m.

2. ATTENDANCE

Members Present: Bruce Jenkins, Chair; Robert Brisson; Henry Bonges, Vice Chair; Julie Rutz, Clerk

Members Absent: Ron Harding

Staff Present: Michael Burris, Development Review Planner

Public Present: Pat O'Brien; Christine Rongo; Christopher Rongo; Linda Jillson; Sally Verwey; Kathleen LaCroix; Laurie L'Ecuyer; Robert L'Ecuyer; Bill Brisson; Rob White; Donna Pratt; RS Woodmansee; Rene Cloutier; Ronald Donley; Sandra Donley; Butch True; Kathleen Jensen; Peter Jensen; Mark Rochecram; Karl Marchessault

3. AGENDA REVIEW

The order of hearing A (Rob White and Jennifer Hall) and B (Theodore and Irene Beaudoin) have been switched.

4. PUBLIC FORUM

None.

5. New Hearings/Business:

A. Theodore and Irene Beaudoin, Applicant, request Major Site Plan approval for the property located at 262 Middle Road. The proposal is for the expansion of the operations of a pre-existing inert waste management facility. The property is a 59.37-acre lot served by on-site water supply and wastewater disposal, described as SPAN 10191, Tax Map 21, and is located in the Agricultural/Rural Residential District (R5).

The Chair administered the Oath to Interested Persons.

1. The DRB may require that the applicant schedule a site visit prior to closing the hearing.

O'Brien said that his company, S.D. Ireland, is keeping track of fill and being monitored by their company primarily with check-ins by the state.

Burris asked about self-monitoring and mentioned that there have been fill violations based on material and location.

1
2 O'Brien said that it was 2 or 3 years ago when the wetlands fill site was used. O'Brien, at the time, was not
3 aware that this site was part of the wetlands based on computer research and seeing it in person. O'Brien
4 now understands that the area is in fact wetlands and is sorry for the mistake. O'Brien said that there was
5 a settlement between the state and the Beaudoins in regards to contaminated materials being dropped off
6 in a fill. O'Brien said that there is a permanent easement, tests being done, and that the property in
7 question has been capped and covered. O'Brien also said that he did not know that the fill was
8 contaminated.

9
0 Donley expressed his views that truck entering signs should be installed around where S.D. Ireland plans
1 to operate for safety reasons.

2
3 The Chair administered the Oath to additional Interested Persons.

- 4
5 **2. Per case law DRB 2017-08 (J&M Sand/Jenkins Family Trust) the average number**
6 **truckloads per day (within any given 5-day period between Monday and Friday) shall**
7 **not exceed 20; the maximum number of truckloads shall never exceed 10 per hour, 60 per**
8 **day, and 400 per month.**

9
0 Burris explained that the new terms will be case law moving forward.

- 1
2 **3. To ensure compliance with item 2 above (per DRB 2017-08), the applicant shall maintain and**
3 **operate a counting device to track the number of trucks depositing fill each day and each month,**
4 **and the applicant shall maintain a daily logbook to record the number of trucks and the volume**
5 **of material contained in each truck. The logbook shall be sent to the Zoning Administrator**
6 **quarterly and shall be made available upon request within 2 business days. Town Officials may**
7 **inspect the counting device at any time without prior notice.**

8
9 Burris reported that the State Environmental Division has informed him that S.D. Ireland are operating
0 at their own discretion without state sanction.

1
2 O'Brien said that sections of the site that will be closed out to put vegetation down. O'Brien said that he
3 will try to be more proactive when it comes to cleaning after work is being done.

- 4
5 **4. All truck traffic entering the facility shall comply with the Town's Gross Weight Limits**
6 **Ordinance.**
7
8 **5. Consistent with the truck routes outlined in DRB 2017-08, trucks accessing the facility**
9 **northbound on Route 7 South shall proceed from Route 7 South to Bombardier Road, to Middle**
0 **Road, and trucks accessing the facility southbound on Route 7 South shall proceed from Route 7**
1 **South to McMullen Road, to Hobbs Road, to Bombardier Road, to Middle Road.**

2
3 O'Brien would like a clause that says this route should be followed unless otherwise directed by town
4 staff.

- 5
6 **6. Consistent with DRB 2017-08, the DRB should require the installation of landscaping (eastern**
7 **red cedar is recommended) for the purposes of screening the fill site from view from Middle**
8 **Road and reducing the noise generated on the site from impacting neighboring properties.**

Map 20, Parcel 30-32, and SPAN 10062. The property contains 3.66 acres and is located in the Low Density Residential District (R3) and is in the Catamount Planning Area. The hearing was closed on April 19, 2018 - the DRB reopened the hearing to request additional project details.

The Chair administered the Oath to Interested Persons.

White said that he has no intention to start a business but rather wants to have garage for normal activity.

Burris said that White is allowed to build the garage up to 35 feet tall or to the height of the house, whichever is shorter. Burris also said that commercial uses are not permitted in the zoning district.

LaCroix asked about the appearance of the garage in comparison to the house.

White said that the garage would match the character of the house and would also have vinyl siding.

Burris explained that there are no design regulations in this district.

Jenkins closed the meeting at 8:17 p.m. and said that a decision would be made within 45 days.

Burris noted that the decision would be made within two weeks rather than 45 days because it was reopened.

6. Other Business:

True asked about the status of the decision of 10 Corral drive.

Staff and DRB advised that the applicants must decide amongst themselves who will fix the culvert and they will receive the decision in the mail.

7. Approval of Minutes of April 26, 2018

The DRB did not have a quorum to approve the minutes.

8. Possible Deliberative Session

Private session for deliberations on applications and written decisions in accordance with 1V.S.A. 312.

9. Adjournment

MOTION to ADJOURN at 8:29 p.m. by Bonges. SECOND by Jenkins. APPROVED.

Minutes approved by the Development Review Board this 14th day of June, 2018.

Bruce Jenkins

Bruce Jenkins, Chair

/tc

Draft filed with the Town Clerk this _____ day of _____, 2018.

Filed with the Town Clerk this _____ day of _____, 2018.