

Dummerston Review Board  
Provisional Meeting Minutes 12.14.2021

Meeting began at 6:30 pm.

Present : Alan McBean, Chad Farnum, Cami Elliott,(all DRB), Roger Jasaitis (Zoning Admin),  
Jim Manley, representing Pike Industries (via Zoom)

November minutes were approved with edits. The ZA advised that there were no applications for January so there will be no January DRB hearing. The DRB will work on editing the Rules of Procedure to reflect how minutes are being written by the Board. Chad Farnum stated that he would be staying on the Board for another term. (to applause from the Board)

Open Public Hearing began at 6:40 pm

Review of Application # 3365 for a Conditional Use for a temporary asphalt processing facility and Site Plan Review by Pike Industries, under Section 715 and 724 of the Dummerston Zoning Bylaw, at Parcel #857, 354 Old Ferry Road, VT, a Commercial /Lt Industrial District

Jim (applicant) gave an overview of the project. Start spring of 2022 repaving a large stretch of Rt 9. Rather than haul asphalt from Lebanon, NH , it makes more sense to set up a temporary asphalt plant - tanks, conveyors, silos that move stone and sand (sourced locally from Allard quarry or other local quarries). Dump trucks will come in, load up and move out. They will follow a "lollipop" pattern coming in on the "stick" , move in the circle to pick up load and drive out on the "stick". This will prevent backing up (safety and noise).

Pike has received a Air Quality permit from the Agency of Natural Resources for this specific temporary plant at this specific location. Fuel and production limits are in the permit as well as odor limits/ issues. The permit also gives specific ways to address issues should they arise. Permit also includes dust from the road. There are plans to tarp the loads and to water or spray calcium chloride to keep dust down.

The project will be recycling some of the asphalt that is pulled up from Rt 9. The state requires using 25% RAP.

Some asphalt will be put down on the road and plant surface and will be left there for Allard Lumber.

Traffic Studies: this is a busy stretch of road. Pike engineers have done a traffic assessment. The truck traffic will be well below the peak level allowed by V. Trans. Pike is planning to put signage where the road turns to dirt and might need to cut back the vegetation for visibility. Will use white or yellow paint on the asphalt on the "stick" road at the plant. VT Trans has not really looked into the traffic impact but according to the Pike Traffic Assessment, traffic should not be an issue especially because it is temporary. Expecting about 100 dump truck trips (100 in,100 out), 50 resupply trucks and 20 passenger vehicles per day.

There will be a testing facility right on site.

Hours of operation will follow the existing Allard Lumber permit 7-5.(but will probably be 6-6)

Only a couple people are needed to run the plant and will arrive at 6:30 to start the machines

up. Truckers will start to arrive before 7 to follow the staggered schedule and will make 3-4 trips a day. No plans for night work.

Construction schedule depends on weather but ideally will start in April 2022 and end in mid October. The plant will be set up a month before the paving starts.

Pike is working for the State of Vermont so must follow the state construction timelines. Could work into November. Asking for a two year permit in case the project takes longer.

Lighting - will only be security lighting. No light towers. LED lighting in a few key places.

No hazardous waste. Only issue could be a fuel spill and they have a Spill Kit on site. Might have some cardboard and regular trash.

No solvents in the labs. Heat up material to test it. No chemicals used.

Hearing closed 7:20

Respectfully submitted,

Cami Elliott

12.15.2021