

## **OFFICIAL MINUTES APPROVED BY THE DUMMERSTON DEVELOPMENT REVIEW BOARD**

Date 1.17.12

Minutes of the DRB Meeting

Members Present: Herb Rest, Lew Sorenson, Pat Jaquith, Cindy Wilcox; Alternates Jack Lilly, and Hugh Worden. Jack Lilly is seated as voting member.

Also present: Charlotte Annis, Zoning Administrator; Joseph Kowalski, Thomas Rothermer, Willis Fogg, Alex DiSanto, Jonah DiSanto, Stub Thomas.

Meeting was called to order at 7:00 p.m. Welcome of new alternate member, Hugh Worden was made.

Minutes of 12. 20.11 were approved as submitted.

Discussion was held regarding the Sandri decision that was sent on 1.04.12.

The possible change of meeting date was also discussed.

Preceding the hearing, a site visit was conducted at 4:00 p.m. to the DiSanto Propane site at 374 Old Ferry Road. All members, alternates, and Zoning Administrator were in attendance.

7:35 p.m. Hearing on the Appeal of Application #3290 by DiSanto Propane (Jet Gas Inc) for the installation of a 30,000 gallon propane storage tank for distributing propane for heating and cooking. The property is located at 374 Old Ferry Road, Dummerston, VT.

Those who will testify were sworn in; procedure of the hearing was explained by Herb Rest.

Leonard DiSanto described the proposal: In 2009 the DiSantos built a distribution center at this three-acre site for 20-lb. propane tanks which has been in operation since that date. The current application is for the installation of a 30,000 gallon propane storage tank to provide propane service for heating and cooking in the area. This tank is to be located within the fenced area, northeast of the current storage platform. Rick Looman, Dummerston fire chief, has visited the site and has not expressed any concern.

The company anticipates 200 customers per year. At the anticipated rate, they would require 2 deliveries per week. Their current source of propane is near Albany, NY where the pipeline from TX terminates. There will be rare customer traffic at the site on Old Ferry Road. The bobtail (small delivery truck) will be based at the site. Operation hours at the site are daytime with rare evening delivery in the event of customer emergency. They anticipate growing the business to a maximum of 3 delivery trucks, serving customers in a 50-mile radius. Most activity of this service will occur between September and May.

Mr. DiSanto testified that his company will offer trainings to the Dummerston fire department and whatever other fire departments would be involved in the event of a fire incident at the site.

The company will supply tanks; at 12 years' use, an above-ground tank is swapped out and refurbished at a different site. The tanks will be temporarily stored in the area of the new tank. Underground tanks are also available; local contractors are used for installation.

Their current business employs 2 full-time employees, with 3 part-time. They average about 1 tractor trailer load per week during summer; during winter, fewer. With the new business, they will offer one of the current seasonal employees a full-time job and hire a new part-time employee for the current business.

The public meeting was adjourned at 8:34 p.m. The written decision will issue and control.

Respectfully Submitted,

Patricia Jaquith, Clerk