

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

Minutes of the DRB Meeting

May 15th, 2012

Members Present: Herb Rest (Chair), John Warren (Vice Chair), Lew Sorenson, Cindy Wilcox, Hugh Worden (Alternate), and Jack Lilly (Clerk)

Also present: Charlotte Annis, Zoning Administrator; Thomas E Simeon, and David Baxendale.

7:00 pm. The meeting was called to order by Herb Rest. Minutes of the March 20th meeting were approved.

Charlotte indicated that there will probably be two items on the agenda for the June meeting: Application for construction of a barn in a flood plain; and application for new construction of a mud room addition in the West Village.

7:10 pm. The Public Hearing for review of the Consolidated Application # 3059 of SB Land Partnership Inc. for variance, site plan and conditional use status as previously defined in decision and reviews/modifications of 3/12/07, 4/5/10 and 2/23/11 for the commercial gravel pit operation at Winter Bell Drive, East Dummerston, VT. The hearing was preceded by a site inspection at the Winter Bell Drive location in East Dummerston, VT At 6:30 pm.

Herb provided guidance on the process to be followed indicating that the topic of discussion was to be the five year review of the operation of the gravel pit. Persons desiring to provide testimony were sworn in.

Applicant David Baxendale described the operation of the gravel pit indicating that there is approximately 40,000 yards of material left to be extracted which will take from 1 ¼ to 2 years to complete. The slope near the Simeon property line is near final grade and little work will be required to complete it. He does not anticipate any problems and indicated that sufficient material remains to enable final grading. Extensive material removal is taking place at the southeasterly corner of the property resulting in a near vertical slope and new material will need to be added to establish the 2:1 slope required by the permit.

David indicated that they anticipate an Act 250 application being reviewed by the state for the proposed Renaud (Dummerston / Putney) gravel pit directly to the south. If approved, they will

each apply for a setback variance to effectively remove the setbacks on both properties freeing up an additional 60,000 cubic yards for SB Land removal over an additional 2 ½ years. A similar increase would be available to the proposed Renaud (Dummerston / Putney) operation. David agreed that the existing terms of his permit will continue to apply unless and until modified by a new application to the DRB.

Thomas Simeon indicated that he felt SB should be given as much time as necessary to continue operation of the gravel pit. He indicated that dust has no longer been a problem.

The public meeting was adjourned at 7:25 pm. The written decision will issue and control.

The administrative portion of the meeting continued with election of Herb Rest as Chair, John Warren as Vice Chair, and Jack Lilly as Clerk for the next year.

Cindy reported on the Planning Commission's Zoning Bylaw update. The Board briefly discussed the issues that will arise if there is added a new conditional use in the various districts allowing other uses not specified.

The meeting was adjourned at 8:15 pm.

Respectfully submitted.

Jack Lilly, Clerk