

Dummerston Development Review Board
October 20, 2015

Attending: ZA Charlotte Annis, DRB Members: Alan McBean, Marty Forrett, Sam Griffis, Cami Elliott, Hugh Worden, Patty Walior

Also present for campground business: Beverly Kenney, Duane Fletcher, Mike Renaud, Judy Pollica, Cory Frehsee, Claudia Teechman, Maria Glabach, Steve Glabach. Present via phone call is Kelly McCue.

Meeting called to order at 7:00 by Chair Alan McBean

*Welcome and introductions were made.

*Minutes from Sept. 15, 2015 approved.

*ZA update: There are 2 applications for November. She will set up site visits for the Sat. before our meeting and get back with us for details.

Prior to hearing a site visit was made to Hidden Acres Campground/Renaud Gravel located at 792 RT. 5, in Dummerston,VT.

7:10 PM Public Hearing for application 3417 & LD367, Waiver and Conditional Use Permit, and a Right of Way for Renaud Gravel to subdivide property located at 792 US Route 5, Dummerston, VT called to order.

Alan read warning for hearing, signature sheet for interested parties was passed around. Beverly Kenney recused herself from hearing. Alan administered the Oath to all interested persons.

Cory Frehsee, spoke for Renaud Gravel. Their reason for a Conditional Use Permit is due to the fact that they need frontage to a main road. They would like the easement with ABF to be permanent and to continue after the gravel pit's life expectancy is used. They don't want to be landlocked when removal is complete. They are seeking a waiver from setback requirements now that the property will be owned by 2 different people. At this time there is a 0' setback. There was no need until now, as Hidden Acres and Renaud Gravel were owned by one individual. They would like the access road to pit, to have a less than 50' setback. They will be blasting right up to access road, which they are permitted for. They

propose a 2-1 slope which is acceptable and workable. They will continue to use ABF and Winter Bell Drive. They would also like a waiver for the property line to be 30 feet at the southern border. This is due to the fact that there are septic and backup lines buried there. For separation there is a fence up with no trespassing signs all the way to Interstate 91.

Claudia Teechman concerns: Once Poplar Commons isn't a direct abutter anymore will they still receive notifications of what's happening at the Gravel Pit? Charlotte assured her they would. Will they have to apply for an Act 250 permit for variance after DRB decision? (Yes and they will be made after decision) How close to the bottom of the 30' berm will they be? (not changing)

Kelly McCue via phone: Will blasting be moving closer to Poplar Commons if there is a reduction in setback? No, there are no changes to limits of extraction, so blasting will not be moving closer. She is fine with that.

Beverly Kenney: As a tax payer she is concerned about the property value if the set back goes to 0'. She is also concerned about her property value if they are ever interested in selling and Hidden Acres is used as a comparable. She is concerned about setting precedents by changing setbacks for sale or tax purposes.

Steve Casabona: He believes that this is a good thing for Poplar Commons as the gravel pit can't come any closer.

Cory has looked at our criteria for issuing waivers (Section 256) and setbacks. He believes that they meet all. To review, both land uses are pre-existing and have been approved by the Dummerston DRB. There will be no change or increase of land use.

Judy Pollica asked if they would be continuing to use Winter Bell Dr. (yes)

Meeting adjourned at 9:00 for deliberations

Respectfully submitted,

Patty Walior, DRB member