

**TOWN OF DUMMERSTON
DEVELOPMENT REVIEW BOARD
One-Year Review**

Applicant: Renaud Gravel Inc. (cc Stevens & Associates, PC)
Mailing Address: 283 Fort Bridgeman Road #2, Vernon VT 05354
Location of Property: 792 US Route 5, Dummerston, VT 05301
Application: EX # 3309 Conditional Use Permit, Variance and Site Plan Review.
Issue: One-Year Review of Consolidated Conditional Use Permit and Site Plan Review

The matter came before a duly warned public hearing of the Dummerston Development Review Board held on Tuesday, November 19, 2013, at the Town Office, Dummerston Center, Vermont.

Present and participating at the meeting on November 19th were the following members of the Development Review Board: Hugh Worden, Marty Forrett, Sam Griffis, and Patty Walior. Also present were Steve Jarosak, Charlotte Annis, Zoning Administrator, Ingun Hamill, Claudia Teachman, Steve Glabach, Tim Severance, Mike Renaud, Cory Frehsee, Zeke Goodband, Leon Chamberlin, Brian Harlow, Christopher Vinci and David Baxendale.

FINDINGS OF FACT

The board finds as follows:

1. A consolidated Conditional Use Permit, Site Plan Review and Variance was issued to the Applicant on October 12, 2012 for the development and operation of an active gravel pit on the Primary Parcel known as Hidden Acres Campground Drive off US RT 5 in East Dummerston, VT.
2. The conditions of the permit provide for a maximum initial operation not to exceed 20 years (with an option to reapply for an additional 10 years) and include operational and reclamation requirements. The DRB retained jurisdiction of the permit and provides for reviews as conditioned in the decision dated 12 Oct 2012. Notification of the adjacent property owners was completed. The meeting was posted at three established locations in Town and published in the Brattleboro Reformer.
3. The one-year review of the conditional Use requirements was reviewed at the DRB meeting November 19, 2013.
4. Conclusions of the October 12, 2012 meeting included requirements to maximize use of stockpiling, minimize trucking to and from site, place a 6 foot high security fence, conduct any blasting in a manner that minimizes effect on surrounding properties, secure all state and local permits prior to construction. In addition, the ABF Trucking access driveway cut off of RT 5 shall be reduced to a 50 foot width at property line and stop sign

installed, Dummerston Highway Garage shall use a one way loop on town roads when hauling materials, and a bond equal to 1/3 of the engineers estimate of total reclamation cost shall be required and the DRB will retain jurisdiction of the permit.

CONCLUSIONS OF LAW AND DECISION

1. The board finds that the applicant has secured all State and Local permits necessary.
2. An account will be established by the town in place of a bond for reclamation costs. Renaud has been and will continue to track all funding (6 cents per yard) and pay town when account is in place. The board finds this acceptable and an account will be up and running by April 5, 2014.
3. Truck traffic by the town of Dummerston has been using a loop for approximately 10 trips a day and it is working well.
4. Blasting has not begun as of this date. Applicant is aware of notifying neighboring properties. Once dates are determined there will be blasting surveys conducted of neighboring properties.
5. The six foot high security fence was amended to four feet and approved by the DRB.
6. Once the floor has been established applicant will be stockpiling.
7. The board finds that once notified by neighboring properties of noise concerns by truck back up alarms they have since been changed to motion detector sensors.
8. The board finds acceptable that the applicant will put in a sign at ABF that no J-brakes are to be used on the property. Any noise concerns should be immediately reported to Mike Renaud or the town office to insure that they are addressed at the time of infraction.
9. Permit # 3309 will be reviewed again by the DRB and Zoning Administrator after one year, on or about November 2014 as defined in the initial conclusion relating to this application.

The following members of the Dummerston Review Board participated and concur in this decision. The Decision is subject to appeal as provided by the Vermont Statutes.

Hugh Worden, Marty Forrett, Sam Griffis, Patty Walior

Dated: 2/27/2014

Hugh Worden
For the Board