

Members Present: In Person: Tim Bronson, Bob DeRoehn, Joe Profera, Jim Bumps, Remotely: Judy Nommik, Adam Guyette, Dave LaBelle.

Members Absent: None.

Others Present: In Person: Todd Wright, Timothy Mayhew, Alan Turner, Denise Turner, Andy Rowe, Matt Houghton, Suzanne Fortin, Yvon Fortin, Tony Tanguay, Cynthia Adams, Oscar Thayer, Bob Kelley, Remotely: Scott Kimball, SaraLee Kimball, Kathleen Ahearn, David Barlow, Sean Brown.

MEETING CALLED TO ORDER - 6:00 P.M.

APPROVE MINUTES:

Tim moved to approve the minutes of February 1, 2021 with Bob DeRoehn seconding. Unanimous.

PUBLIC COMMENTS: None.

NEW BUSINESS:

Application 21-013 by Vermont Electric Cooperative, PIN #TRD44025I2T, for site plan approval for a 50 ft by 80 ft storage building. This property is located at 344 Citizens Rd and is in the Commercial/Industrial (COM/IND) zoning district.

Oscar Thayer from Spates Construction was present to explain the request. This is the “future storage building” that has been on previous plans. Vermont Electric Cooperative is now ready to add this building. This building is behind the existing building and no other changes are proposed to the property. There will be lights above the overhead doors. There were no comments from the public. Tim Bronson moved to close the hearing for application 21-013, with Bob DeRoehn seconding. Unanimous.

After deliberations Bob DeRoehn moved to grant site plan approval for application 21-013 by Vermont Electric Cooperative as submitted, with Tim Bronson seconding (see attached written decision). Unanimous, with Adam Guyette abstaining due to a conflict of interest.

Application 21-014 by Keith & Ruth Gray, PIN #TRD07010G3T, for site plan approval for a 12 ft by 16 ft office addition and for outside sales display for trailers, trucks, cars, compact equipment, etc... This property is located at 259 Shattuck Hill Rd and is in the Commercial (COM) zoning district.

Sean Brown participated remotely to explain the request. There will be a few shrubs planted around the sign and 5 trees planted along the easterly property line. Lights might be added to the sign. There were no comments from the public. Tim Bronson moved to close the hearing for application 21-014, with Jim Bumps seconding. Unanimous.

After deliberations Tim Bronson moved to grant site plan approval for application 21-014 by Keith & Ruth Gray as submitted with the condition that both access drives must have a paved apron 25 ft deep, with Judy Nommik seconding (see attached written decision). Unanimous.

Application 21-011 by Todd & Hilarie Wright, PIN #TRD56023C4T, for conditional use and site plan approval for a function hall in the existing 42 ft by 66 ft barn, a 14 ft by 21 ft high drive entry, a 10 ft by 20 ft restroom building, a n 8 ft by 12 ft covered entry, a patio, and a 1,180 sq ft chapel to be used in association with the function hall with an 8 ft by 14 ft deck. This property is located at 1073 Upper Quarry Rd and is in the Special Lands (SL) zoning district.

Todd Wright was present to explain the request. Among the concerns from the Board, SaraLee Kimball, Kathleen Ahearn were noise, access, parking, lighting, alcohol consumption, fire codes, stormwater, and hours of operation. It was noted that sound carries and from past events the words to songs could be heard almost one mile away. Todd explained that all music must be inside, events are shut down at 10:00 PM and most everyone is usually gone by 10:30, no change is proposed to the existing access, besides the gravel parking area there is open land if additional parking is needed, lighting will be sconces on the buildings and low solar lights along the paths, there will be no BYOB and any caterer will need an liquor license to serve alcohol, he has started working with the State Fire Marshall and Derby Line Fire Chief to make sure the buildings are up to code, stormwater and Act 250 permits will be required from the State. State permits will be applied for after a Town permit has been issued. Most events are on Saturdays and because the building is not heated he is expecting events to be from June thru September. The Turners, Fortins, and Mr. Mayhew didn't think noise was a problem. Bob DeRoehn moved to close the hearing for application 21-011, with Tim Bronson seconding. Unanimous.

Application 21-015 by Roy Vanasse USA Inc, PIN #TRD27004G3T, for conditional use and site plan approval for a 120 ft by 180 ft light manufacturing building for fabrication of granite products and 2 – 12 ft by 22 ft connectors to their existing buildings. This property is located at 124 Quarry Rd and is in the Commercial (COM) zoning district.

Andy Rowe was present to explain the request. The fabrication of granite products will be during normal business hours. A waterjet cutting system will be used, with a water recover and recycling system to minimize water usage. The most noise generated is while using hand tools for finishing touches. Water is recycled to reduce water consumption. All products will be loaded and unloaded inside the building. No outside storage is proposed. If any hazardous waste is generated it will be dealt with by VOSHA standards. A stormwater permit is required from the State. A total of 18 employees are proposed. Tim Bronson moved to close the hearing for application 21-015, with Jim Bumps seconding. Unanimous.

Bob DeRoehn moved to table deliberations on applications 21-011 and 21-015 until their next meeting.

OTHER BUSINESS: None.

ADJOURNMENT:

There are 3 permits pending for review at their next meeting 6:00 PM March 29th. Jim Bumps moved to adjourn the meeting at 7:07 PM with Judy Nommik seconding. Unanimous.

Submitted by Bob Kelley, *Unofficial until approved*