

GEORGIA PLANNING COMMISSION

June 28, 2016

7:00 pm

Board Members Present: Peter Pembroke, George Bilodeau, Suzanna Brown, Greg Drew, Tara King & Tony Heinlein

Absent: Maurice Fitzgerald

Staff Present: Lary Martell, Planning Coordinator

Others Present: Jim Harrison, Sandy Reed, William & Patricia Mraz, Andy Moutroll, Gilles Rainville, and Peter Garceau, Cross Consulting.

Approved: July 12, 2016

The meeting was called to order at 7:00 pm by Peter Pembroke, Chair.

PC-013-16 Site Plan Review

James & Janet Harrison

1547 Skunk Hill Rd., Highbridge Rd., VT Route 104A, AR-1 and I-1 Zoning District

Parcel # 108510000

Peter Pembroke read the background information into the record.

“James and Janet Harrison, hereafter referred to as the Applicants, are requesting a site plan review for a sand and rock extraction project at 1547 Skunk Hill Road with frontage on VT Route 104A. The subject parcel is 103.5 acres and is located primarily within the AR-1 Zoning district with a small portion within the I-1 zoning district...”

Peter Garceau gave a brief overview of the project.

This is the site plan that we have narrowed down since 2012. We came back to the Zoning Board of Adjustment this past year to seek conditional use approval on this project. We were granted that in April and here we are now looking for a Site Plan Review from the Planning Commission.

Peter Pembroke opened up the meeting to the Board members for any question. There is some concern with traffic from the quarry to batch plant. They will be able to bring all of their product to the plant to themselves, which will take a lot of the truck traffic off of Skunk Hill Road. There will be a net benefit off of the town roads because they won't have to truck in product.

The Fire Chief had some concerns about accessing the lot in the winter time. Do you plan to plow the access road in case of an emergency? Peter Garceau states that the Act 250 permit does not allow them on the property during the winter months. There won't be any activity going on period.

There was a general discussion regarding the access to the property on 104A. The State wanted to make sure that we put a gate at least 100' off the road. Before we access the property, there will be a pull off for the trucks to get off the road completely. The State is giving us 1 year to get the access road built.

Greg Drew raised the issue for creation of the road. Suzanna raised an issue for crossing wetlands. Peter Pembroke answered both issues.

Peter Pembroke opened the meeting for public comment.

Bill Mraz. He states that his boundary line is incorrect. This access on 104A is the thing that he is mostly against. Mr. Mraz gave a bit of history on his property that goes back to 1961. He believes this access is the craziest thing he has ever seen in his life. There will be 50 trucks a day coming onto this road, with very poor visibility coming onto the Highbridge. Mr. Mraz believes this is a disaster waiting to happen.

Noted Mr. Mraz is a landowner, but not a resident of Georgia.

Peter Pembroke gave a brief description on what the Zoning Board of Adjustment does and what the Planning Commission does.

Peter Garceau states, "There are conditions of the VTrans Letter of Intent. We have to maintain the clearing of the right of way and we have to provide advance warning signs, which will be tied to the gate. All of those conditions in the Letter of Intent must be done before they would actually issue us the permit".

James Harrison said, "I am sure people realize how exhausted VTrans is when it issues a situation like this. They have been out there, with their teams, and done their due diligence to make sure that this was in a fact a proper avenue to get onto 104A. There are people that do this for a living that gave us this Letter of Intent."

Part of the Act 250 and VTrans Permit is to study this again in 2-5 years. They will be monitoring this.

George Bilodeau made the motion to close the hearing at 7:50 pm; seconded by Greg Drew. The ayes were unanimous; the motion carried.

Tara King made the motion to approve the minutes of June 14, 2016, as presented; seconded by George Bilodeau. The ayes were unanimous; the motion carried.

George Bilodeau made the motion to approve of the changes on the Brian and Heather Dunsmore Notice of Corrected Decision (June 28, 2016); seconded by Greg Drew. The ayes were unanimous; the motion carried.

Suzanna Brown made the motion to move into deliberative session at 8:00 pm; seconded by George Bilodeau. The ayes were unanimous; the motion carried.

The Commission moved to deliberative session.

Tara King made the motion to come out of deliberative session at 8:25 pm; seconded by George Bilodeau. The ayes were unanimous; the motion carried.

The Commission returned to open session.

Tara King made a motion out of deliberative session to approve the Site Plan Review for James and Janet Harrison, seconded by Greg Drew. The ayes were unanimous; the motion carried.

George Bilodeau made the motion to approve the Notice of Decision for Matthew LaBelle as written, seconded by Greg Drew. The ayes were unanimous; the motion carried.

It is the general consensus of the Board to approve of the Sketch Letter for Lawrence & Cathy Martell as written.

Suzanna Brown made the motion to adjourn the meeting at 8:30 pm; seconded by Greg Drew. The ayes were unanimous; the motion carried. The meeting was adjourned.

Respectfully Submitted,

Krissy Jenkins, Secretary Pro-Tem