

GEORGIA PLANNING COMMISSION

September 27, 2016

7:00 pm

Board Members Present: Peter Pembroke, George Bilodeau, Suzanna Brown, Tony Heinlein, Greg Drew, and Maurice Fitzgerald

Absent: Tara King

Staff Present: Lary Martell, Planning Coordinator.

Others Present: Justin Holmes, Wendy Lapierre, Gilles Rainville, Fred McCullough, Stephen Vock, Roland Robinson, Ron Boucher, Sandy Read, Robin Mercier, Carl Rosenquist, Kevin Harrison, and James Harrison.

Approved: October 11, 2016

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

PC-022-16 Sketch Plan Review

Steven Lapierre Revocable Trust

Wendy Hopkins, Executor

181 Oakland Station Rd. /B-Business Zoning District

Parcel # 108700000

Peter Pembroke read the background information into the record.

“Steven Lapierre Revocable Trust, hereinafter referred to as applicant, is requesting Sketch Plan review for a 2-lot minor subdivision. An overall development plan labeled “Steven Lapierre Revocable Trust, Proposed Two Lot Subdivision”, was submitted with the sketch plan application. The parcel contains 19.1 acres with an existing single family dwelling, onsite wastewater and drilled well, as well as a pole barn. The parcel is benefited by approximately 371 feet of frontage on Oakland Station Road as well as approximately 632 feet on Ethan Allen Highway (Route 7). The land is located at 181 Oakland Station Road within the B-Business zoning district.....”

Justin Holmes gave a summary of the proposed project. There was a general discussion regarding the 20ft. buffer. There were no questions from the public.

George Bilodeau made the motion to close the hearing at 7:10 pm; seconded by Suzanna Brown. The ayes were unanimous; the motion carried.

PC-023-16 Sketch Plan Review

Gilles & Claudette Rainville

1862 Skunk Hill Rd. /AR-1 Zoning District

Parcel # 108420000

Peter Pembroke read the background information into the record.

“Gilles and Claudette Rainville, owners/applicants, hereafter referred to as applicants, are requesting review for a site plan amendment to expand the limits of their existing quarry located at 1862 Skunk Hill Road in the AR1 zoning district. Applicants received their original conditional use approval from the Zoning Board of

Adjustment in 2009, and approval for a subsequent amend to expand the limits of the existing quarry on September 19, 2016.....”

Stephen Vock gave a general overview of the proposed project which is to continue running the quarry, just as it has been.

Peter asked if anyone from the public had questions. Robin Mercier was curious with respect to the expansion in consideration of her house, she is at 171 Kay Drive. Stephen Vock showed Robin on the map where her house was. Robin states, “When you guys blast, it makes my whole house shake and it is really unsettling.” Stephen Vock says, “If something happens and you are wondering about it, don’t hesitate to ask us about it.” There was a general discussion regarding the noise factor. It is their expectation that the noise would be less, because the blasting will take place further away from Kay Drive.

Ron with the New England Central Railroad (NECR), “Our only concerns were if this was going to create more run off.” Stephen states, “That the roads are graded really well in this area, so as far as how the water is handled in this area, when you are talking about the quarry, basically the water from the quarry goes into a wet pond in the quarry.”

Kevin Harrison asked, “Are there any plans at the end of your driveway to pave it?” Stephen states that this has been brought up a couple of times. He understands that the transition is a little rough in some locations. Some people have talked about putting in an approach. We will definitely take a look at that and cover the area to make for a smoother transition.”

There was a general discussion regarding the blasting. They went from a 6 inch hole to a 4 inch hole and they don’t believe the last shots were as big.

James Harrison asks, “When you go to Act 250 are you going to have to follow the new requirements when you go for approval?” Stephen states, “That is our next step, bringing it to the Act 250. We will have to wait and see what they say.”

Stephen discussed the mandatory fencing around the parameter. He looked into it and the cost on that is enormous. “We are blasting around the perimeter, leaving many of the trees through there. The trees actually could be used as buffer components to our restriction location. We would offer that to the Planning Commission and ask if you be willing to look at that as opposed to saying go get your 6 foot chain link fence. Stephen thinks it will look a whole lot more natural if we pull it away, and worked with the tree line all the way around, which would make it have a natural look to it.”

The deer wintering area near the quarry has been moved to a different location across the road from a current deer wintering easement located on Skunk Hill Road.

Greg Drew made the motion to close the hearing at 8:30 pm; seconded by George Bilodeau. The ayes were unanimous; the motion carried.

Carl Rosenquist stopped by and introduced himself, and stated he is running for Representative for Georgia.

Suzanna Brown made the motion to approve the minutes of September 13, 2016, as presented, seconded by George Bilodeau. The ayes were unanimous; the motion carried.

Greg Drew made the motion to move into deliberative session at 8:35 pm; seconded by George Bilodeau. The ayes were unanimous; the motion carried.

The Commission moved to deliberative session.

George Bilodeau made the motion to come out of deliberative session at 8:55 pm; seconded by Greg Drew. The ayes were unanimous; the motion carried.

The Commission returned to open session.

Greg Drew made the motion out of deliberative session to accept the Rainville Sketch Plan, with conditions; seconded by Suzanna Brown. The ayes were unanimous; the motion carried.

George Bilodeau made the motion out of deliberative session to accept the Lapierre Sketch Plan, with conditions; seconded by Greg Drew. The ayes were unanimous; the motion carried.

Maurice Fitzgerald made the motion to adjourn the meeting at 9:05 pm; seconded by Suzanna Brown. The ayes were unanimous; the motion carried. The meeting was adjourned.

Respectfully Submitted,

Krissy Jenkins, Secretary Pro-Tem