

**TOWN DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
March 29, 2022**

Members Present: Malcolm Teale, Chair; Craig Fowler; Mary Walz  
Members Virtual: Elisa Clancy  
Members Absent: Tom Wawrzeniak  
Guests Virtual: None  
Guests Present: Ron Rodjenski, Town Zoning Administrator; Craig Carpenter, Jim Harrison, Peter Garceau, Milford Cushman, Terry Gregory; Cindy Riddle, Michael Riddle, Andrew Volansky. GMATV did not videotape this meeting.

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Mac called the meeting to order at 6:00 p.m.

1. **Welcome & Public Comment** – No public comment received and no changes to the agenda.
2. **Morrisville Sand and Gravel** – Reconsidering of #2021-64 Final Decision – Peter asked for 40 loads which is 80 trips on Garfield Road. Peter stated that the average of 35 loads is something that would work for the applicant, with zero some days and other days high. Elisa asked if the applicant was talking about April 1 to Dec 1? Jim Harrison stated that they don't operate machinery in winter but haul only a few loads from the stockpile over the winter. Elisa felt that more clarity was needed from Dec 1 to April 1. Mr. Carpenter asked what winter operations which Mac was stated was the screen and Mr. Carpenter noted they are operating this winter with truck traffic. Peter explained that operations shut down in winter would be no machinery, blasting, and processing wash plant but allowing stockpile access. Jim stated that in winter operations he was primarily using winter stockpile for their own business and emergencies, not for public use or sales. Mary asked about the impact on the neighborhood. Jim said he would operate in winter with tri-axle. Mary asked what the size of trucks coming to the pit are generally and Jim stated 7, 15 and 20 cubic yards. Jim stated that many days here is no hauling and weather limits access. Mary confirmed that 45,000 cy was the original permit with 175 days open equals 257 yards a day maximum or 20 loads on average or 40 trips average per day. Peter noted that the 1995 Act 250 permit amended the maximum loads 75,000 cy per year. Mary noted that a lot of traffic would be going with a different project. Mary had an issue with the truck traffic's impact on the neighborhood. Peter stated that the reporting of loads will likely be required of the new Act 250 permit which is the control for the permit. Mr. Carpenter stated that operations mean going in and out of the pit, even if not screening, etc. and the DRB should set the definition and limits for winter, and he is not in favor of the trucks being able to go in and out at the landowner's leisure. Mr. Carpenter stated he is concerned for truck traffic all year long. Elisa asked about the floor level to be approved and Peter Garceau provided the 02/14/2022 version of plans to confirm the floor elevation being requested with a total 1.18 million cubic yards. Mary noted that the total volume of extraction was 860,000 cubic yards and Elisa confirmed that the neighbors were not aware of the increased total extraction. Jim wondered how they would operate without any truck traffic in the winter. Mr. Carpenter stated that emergency use only is what he thinks winter operations should be as a permit condition. Peter Garceau suggested that they might have winter use of Ferland Pit Road, but there is no agreement in place. Motion by Craig to continue the public hearing for MSG until Monday, April 11, 2022, at 6:00 p.m. Seconded by Mary. No Discussion. Voting: 4 in favor, 0 against, motion passed.
3. **Lot 1 in Green River Subdivision** (Kusserow) – Andrew Volansky was present to discuss the proposed house on Lot 1, now owned by Clause. Milford stated that he was representing the Friends of the Green River and walked through the town guidelines, including the planting trees close to the home to break up the view from the reservoir and suggested that white birch may be too bright, noting that the guidelines have reflective value. Milford noted that there are a lot of windows facing the reservoir and shining of the light on windows is what the users of the reservoir will see, not so much the house. Andrew suggested that reflection of the morning sun would be toward the tree line not the reservoir. Milford stated that he thought Andrew was on the right track in complying with guidelines. Cindy explained that the clearing of Lot 1 was not noticed and asked that the old growth trees should be kept during construction. Andrew stated that he would confirm with the Clause's what their interest was in any additional clearing, but he thought it was 99% completed. Andrew stated the clearing was done with forester Fran Sladyk and more information will be presented at the public hearing.
4. **Minutes** – None reviewed.
5. **Adjourn:** Motion by Elisa to adjourn, seconded by Mary, meeting adjourned at 5:55 p.m.
6. Submitted by Ron Rodjenski