

**TOWN DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
April 11, 2022**

Members Present: Malcolm Teale, Chair; Craig Fowler; Mary Walz  
Members Virtual: Tom Wawrzeniak  
Members Absent: Elisa Clancy  
Guests Virtual: Peter Garceau, Cross Consulting  
Guests Present: Ron Rodjenski, Town Zoning Administrator; Craig Carpenter; Tom Bjerke; Jim Harrison. 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 – Jim explained they were still working on the access via Ferland Pit Road. Tom asked about the use of Ferland Pit Road and Peter Garceau stated they are still looking into it, including how Act 250 may view the use of Ferland Pit Road. Tom felt that the access via Ferland Pit Road is unlikely, and the operation is limited to April 1 to Nov 1. Tom pointed out that the potential for operation during the closed period is unacceptable. Mac explained that the current application is seeking an amendment and the new town permit needs to be followed when we get through this process. Jim explained that until we just started digging into the permits did, we realize the Act 250 allowed year-round but the Town zoning permit limits operation to April 1 through Nov 1. Craig Carpenter explained that the average trucks can be light on traffic with February and March very high truck traffic. Jim stated he would abide by the town's permit. Craig stated that if the operation is closed in the winter, then Jim Harrison could find alternative stockpiles. Tom Bjerke asked how long from permit issuance to opening the former Emerson pit access, and Jim stated it would be opened in the second season. Tom Bjerke asked for clear timeframe for opening the new access and close the 480 Garfield Road access. Craig C. asked if the current Act 250 permit goes through 2035. Craig C. clarified that the permit should set a timeframe, like 2024 the new access will be used. Jim asked that a permit is part of the permit, then it be tied to the issuance of the permit. Peter Garceau noted that if 20 loads per day stays then the two-year time frame would need to be extended. Mary stated that the Board did the math on the 20 loads which is in the current pending town permit but using any size truck to get to the maximum annual extraction amount. Mac stated the load maximum was to mitigate the impact on the neighborhood. Peter Garceau stated that the average trucks is now about 35 loads per day. Tom B. noted it looked like 20-yard trailer trucks are being run recently. Ron read Peter Garceau's April 4, 2022, email stating no winter operations January, February, and March. Mac summarized that winter use was Ok if Ferland Pit Road was used, to which the neighbors agreed. Tom B. stated that winter operations using the former Emerson Pit would be acceptable. Mary stated that she would look at the Act 250 permit again for the open during winter clause. Tom W. asked about with 34 weeks and why 75,000 cu yards needed to which Peter stated the maximum is 40 loads, but they might only reach that on some days. Tom W. stated asked for the annual extraction amount and Peter G. stated they may hit the maximum per year and then need to stop and they can provide slips to show the amount. Mac thanked everyone for their time. Motion by Craig to close the hearing and move into deliberations, seconded by Tom, so voted.
3. **Minutes** – None reviewed.
4. **Adjourn:** Motion by Craig to adjourn, seconded by Mary, meeting adjourned at 7:30 p.m.
5. Submitted by Ron Rodjenski