

**Monkton Development Review Board**  
**Meeting Minutes**  
**May 22, 2012**  
**Approved**

**Attendance:**

DRB Members Present: Peter Close, John Winsor, Janet Dermody, Chris Acker, Curtis Layn, Philip Russell, Marsha Abramo

DRB Alternate Present: Thea Gaudette (not voting)

Others in Attendance: David Shlansky, Allan Brisson, Anthony Panella, Linda Panella, Kathy Charboneau, Ben Soyachak, Mark Guillmette, Stephen Gotorski, Miles Waite, James Dumont, Jill MacTavish, Elisabeth Brown, George Bennett, Diane Bennett, Charlie Huizenga, Cyrus Patten, Peter Norris, Andrew Gill, Buzz (John) Kuhns.

The meeting was called to order at 7:40 pm.

**Administrative**

Meeting minutes will be discussed at the next meeting.

**Mike Norris Mountain rd**

The board received a mylar of the Hartwell subdivision (neighboring the Norris subdivision) and a check for the filing fee for the Mountain Rd subdivision. The board is still looking for information to clarify this issue. Mike Norris will be asked to attend the June 10<sup>th</sup>, 2012 DRB meeting at 7:30pm.

**Brisson Stone/ Burchfield Management**

Peter Close reviewed the procedures of the hearing. The hearing was recorded and all people who presented testimony were sworn in before giving testimony.

David Shlansky spoke to the question regarding the definition of gravel extraction and quarrying. He noted that the zoning regulations and the state of Vermont do not consider how the gravel is made, but for what function it will be used for and the size of the stone. Mr. Shlansky read several definitions of gravel; this was presented to the board.

James Dumont and Dr. Miles Waite (a hydro-geologist from Waite Environmental Services) stated that according to the USGS (United States Geological Survey) gravel is a naturally occurring substance. He noted that there was an increase in crushed stone in the 1990s due to the demand for the construction industry. Crushed stone is more desirable to those in the construction industry because it is a consistent size. Crushing stone is often done to make the large boulders more manageable. It was noted that ACT 250 allows a very limited use of a crusher for a gravel pit. He noted that the difference between extraction and mining or quarrying is important. Boulders and clay or bedrock is in that area however there is not gravel.

Elisabeth Brown asked if there will be a considerable amount of blasting and crushing. David Shlansky stated that there will be blasting and crushing.

Janet Dermody asked about the displacement of the bedrock shelf during blasting. Dr. Waite reported that it is not to the point that it would disturb much. He noted that it could move the fractures to slow or stop the flow of water in that vein; however it is unlikely. The water quality should not be affected within ¼ to ½ mile of the property.

Peter Norris asked if Dr. Waite would consider the proposed project be defined as a gravel pit or a quarry. Dr. Waite stated that it would be considered a quarry. Cyrus Patten asked if there is an impact on air quality. Dr. Waite stated that although this is not his area of expert he feels that there could be some impact on the immediate area due to the increase in traffic and dust from their travel.

David Shlansky asked Dr. Waite if he reviewed other definitions of gravel and crushed stone beyond the USGS. Dr. Waite- stated that he doesn't look beyond the USGS. Mr. Shlansky stated that gravel as defined by the construction industry as either naturally occurring or crushed stone. Dr. Waite noted that crushed stone is different from gravel per the USGS. Liam Murphy asked if there is anything that states the difference between crushed gravel and gravel. Mr. Shlansky stated that the DOT only notes it under crushed gravel.

Dr. Waite noted that there are several reasons that gravel pits have decreased; more difficult permitting, more desirable to have uniformed shape, more accessible gravel has been running out.

Ken Wheeling asked if there was that change in the 1990's related to the improvement to the equipment for mining. Dr. Waite noted that there has been a streamlining and advancement of the crushing equipment. David Shlansky asked if there is blasting involved in the removal of gravel. Dr. Waite stated that occasionally yes to make more uniform pieces.

Kathy Charbonneau asked how often the blasting will occur. Mr. Gill noted that blasting will occur up to 20 days per year. It was noticed that the plan is to use smaller but more frequent blasts per day to lessen the noise affect of neighbors. Mrs. Charbonneau asked if the blasting will affect the air and water of the neighbors. David Shlansky noted that in the original plan it states the affect would be minimal. It was noted that the ground water would not be affected (closest well is 1/3 of a mile away). This is part of ACT 250 and will be monitored by the state.

Janet Dermody made a motion to have the hearing be recessed for the night and continue it until July 24<sup>th</sup>, 2012. This will allow all interested parties to review the ACT 250 permit once it has been submitted. Marsha Abramo seconded the motion and it was passed 6-0.

#### **Corkin- 2012-04-CON Mountain Rd**

The board received an application for a conditional use because his property is in the floodplain zone. Chris Acker made a motion to set the conditional use hearing for June 26<sup>th</sup>, 2012 at 8:00pm. Marsha Abramo seconded the motion and it passed 6-0.

#### **Huizenga 2011-09 Min**

Thea Gaudette made a motion to set the final June 26<sup>th</sup> 8:35pm. Chris Acker seconded the motion and it was passed 6-0.

#### **Administrative**

Thea Gaudette made a suggestion that the DRB review and update the forms used by the DRB. She

will send the other board members the current forms to make changes.

Chris Acker made a motion to leave July 10<sup>th</sup>, 2012 meeting for old business and to consult with the lawyer. Curtis Layn seconded the motion and it passed 6-0.

**Adjournment**

Philip Russell made a motion to adjourn, Thea Gaudette seconded the motion and it passed 6-0. The meeting adjourned at 10:00 pm.

Respectfully submitted,  
Bailee Layn-Gordon