

June 8, 2021

Development Review Board Meeting

Minutes for public hearing before the DRB:

1. Access permit #A21-01 for Marco Pinto at 720 School Road
2. Conditional use permit #C21-2 Tyler Riggs 1036 Pond Road to consider addition to sawmill buildings and construction of 3 new buildings for Sawmill operations as well as increase in yard area and new driveway to Mill.

Board Members Present: Suzanne Stritzler (Chair), Krystal Jenness, Laura Gorsky, Janet Young
Chris Ringer (alternate) coordinated Zoom Meeting off site.

Zoning administrator: Maurice Rathbun

Meeting was called to order at 700 pm and the applicants and interested parties were sworn in.

#1 Access permit #A21-01 for Marco Pinto at 720 School Road

Present: applicant Marco Pinto and his surveyor/engineer Michael Gervais

Interested parties: David Dike adjoiner, Arnold and Deb Parenti Adjoiners with their counsel Laura Gorsky who was recused as a DRB member for this hearing.

Marco states his goal is to build a single family residence off school road. The property consists of 9 acres, perks for a conventional septic and is flat with light vegetation at the beginning with some increasing wooded areas and high ground at the end. The property has a deeded 24 foot section that abuts Thomas and School road. He is proposing a 12 foot residential driveway with ditching on either side that would be a total of 316 feet. The plan is to be able to power his property off the grid but the driveway will have underground piping put in, in the event he wishes to bring power or other utilities to the site. Thomas road which abuts the proposed driveway and a portion of his land is currently a private road with 5 residences. The road is maintained by an informal agreement between property owners. Thomas road has the standard 50 foot ROW. Mr. Pinto is looking for access off School road to his property and is not currently planning to appeal to the neighboring property owners to use Thomas Road as his access point.

Michael Gervais and Mr Pinto point out that the deeds to the proposed Pinto land may have predated Zoning regulations that would require approval from the DRB. The Original deed was in 1968 deeding a 14 foot section from property to school road and later in 1991 deeding another 10 feet to total the width of 24 feet which is above the current zoning requirement of 20 feet.

Discussion: David Dike property owner on Thomas Road is not in favor of any access to the Pinto's whether that be off Thomas Road or School Road. He is concerned with run off in spite of the fact the Thomas road is ditched on the side that would abut the proposed driveway and proposed land site of the Pinto's.

The Parenti's through their counsel Laura Gorsky reiterated deeding of both the 14 foot strip and 10 foot strip in the chain of title. (don't know how to say this) Their concern however is the boundary line of their property and noting that from their pin to the Thomas Road ROW boundary there does not appear to be the 24 foot strip that has been shown in the deed. They are not opposed to the driveway but want the boundary lines to be clear and have hired Button surveying to help delineate this as they have recently done the surveying to the land abutting the Parentis on the other side. In addition they are asking that the current fir trees adjoining their land not be cut.

Plan:

1. Maurice will get an opinion from the Town's attorney to determine if in fact, given that this is a pre existing lot it may be exempt from the current regulations and not require zoning approval.
2. A site visit is set for June 12 at 8 am that will involve Parenti's, Pinto and DRB to look at the boundary issue providing that surveyor does complete his assessment as planned tomorrow.
3. If the attorney determines DRB approval is not needed and Pinto can proceed the site visit will be cancelled and the boundary issue will be settled between Parenti and Pinto.
4. Continuation of the meeting is set for July 20th provided DRB approval is required for driveway access.

Discussion closed at 7:46 PM

#2. Conditional use permit #C21-2 Tyler Riggs 1036 Pond Road to consider addition to sawmill buildings and construction of 3 new buildings for Sawmill operations as well as increase in yard area and new driveway to Mill.

Present: Applicant Tyler Riggs

Interested parties: Larry and Denise Cota

All parties were sworn in at 7:50 and meeting was begun

Tyler reviewed the project noting there will be no change in hours of operation, no change in total acres for the sawmill, no change in truck deliveries, no change in impervious surfaces and some change in roof surface which may change storm water run off which is currently monitored by the state and will need an amendment for the project if approved. His previous permit from the town allowed for 1,000,000 board foot per year and currently they are at 450,000 board foot per year. The overall intent of the project is:

- a. Intent is to mitigate noise from the current operations which utilize a large diesel generator that would be replaced with 3 phase electric from GMP. To that aim the current equipment that is open will be housed under cover sound proofing as well as they can. The new proposed debarking area will house the generator in an enclosed and insulated building to enhance sound reduction.
- b. Increase safety of the yard by modifying current drive to encourage a circular flow around the building for efficiency and worker safety.
- c. Increase staff safety by reducing manual material handling with the addition of production equipment.
- d. Continue to provide a community business that promotes local employment and use of local resources.

The project will include:

1. Addition of 50'x136' structure to the current sawmill building. The current pole barn storage building with a similar foot print will be removed as well as 8'x30' section of current structure. This will allow sawmill production equipment to be under cover and provide a break room for employees.
2. A new 35'x42' sawdust storage building
3. A new 12x54 pole shed to provide undercover storage of lumber products
4. A new 12x56 building at the back of the yard to house debarker and support equipment

Discussion: Larry and Denise Cota expressed concern over the noise they hear at their residence which is across the valley from the sawmill. Tucker did reiterate they are aware of his concerns and are doing their best to implement changes that will mitigate the noise levels as much as possible. To date there have been no noise complaints from other neighbors. Tuckers' goal is to be up and running by next spring.

Meeting was closed at 8:46

Submitted by Krystal Jenness