

**TOWN OF PLYMOUTH**  
**PLANNING COMMISSION AND ZONING BOARD OF APPEALS**  
**OFFICIAL MEETING MINUTES**

June 7, 2016

The regular meeting of the Plymouth Planning Commission (PC) & Plymouth Zoning Board of Appeals (ZBA)(collectively, the "Body") was held @ Plymouth Municipal building on June 7, 2016 and opened at 7:17PM. Chairman forgot keys to building- the meeting started late.

Body: Rick Kaminski, Anne Brown, Mike Coleman (Chair), Lee Kafer, Judy Michael.

Applicant: Toney Stout, Greg Markowski & Jeremy Rowe.

Interested person's: Paul Darr, Sean Bemis, Dwayne Warren, Kermit Upton.

Applicant: Susan Bassett.

The Chair provided a tape recorder and took notes of the meeting. A new secretary is needed.

The agenda order was changed due to a late start.

1. Public hearing for Susan Bassett for a 3 Lot Subdivision on Rt. 100. The ZA did not contact her. She provided a new plat sketch showing an easement in the NW corner. The Chair provided copies of the application, copy of zoning map and copy of a partial Platt showing an old 3 lot subdivision that Sue had submitted w/ her application. Sue clarified it is a 2 lot subdivision. Judy asked if it was necessary to reclude herself. Lee asked if he should reclude himself as an abutter. The Subdivision is located in the Village district. Parcel #1 will have 1.36 acres, the remaining parcel will have 12+- acres. Under ZO # 3.2.2.8, all lots shall meet the lot area, frontage and setbacks. A CU permit will be required. Frontage was questioned. Platt Sketch did not show entire lot. No one asked to be an interested person. Hearing is continued to July 5. Additional information and a CU permit application are needed.

2. Re-open hearing for Fire Hill Enterprises (DBA Markowski Excavation) for a CU permit and Variance for Earth Extraction (EA) on 38 acres within the Con District @ 9232 VT Rt. 100. Interested persons were recognized. Plans of the expansion were displayed.

Additional information was requested from the applicant. A- Answer provided by applicant.

Paul asked: Was a permit required when Markowski acquired the Ryan property? It happened 17 years ago. A- No permit was on record. Paul asked: Have they met w/ Farm & Wilderness? A- Greg has had a discussion w/ F&W w/ regard to schedules and blasting operations. F&W was not present; Chairman has left messages w/ Jay & Rebeca.

Is project required to be designed by an engineer? A- Not aware of any requirement it has to be designed by a PE.

Any state safety standards? A- Not specifically by a PE. Federal safety standards are to be met.

Is there any safety fences? A- 6' fence signs are proposed around quarry area.

Does final quarry plan get reviewed by a jurisdictional body in the state? A- Yes by act 250 district commission, State Geologist, They have reviewed and made final lifts. They were satisfied with final design.

Is there a safety review on pit operations? A- Federal safety & mine regulations dictate safety requirements.

Are there any pedestrians in the quarry area? A- Customers are not allowed to walk around un-supervised. They may be in the trailer area; they don't go down into the quarry area.

Will there be any additional staff? A- Volume dictates staff requirements, less than 10 people are working in the Quarry.

Sean expressed his views on the quarry's operation, the importance of expansion, the local contractors in the area that need it, the extra truck time needed if it is not allowed, the effect of having a local gravel pit being closed, the importance during Irene, Loss of jobs to New Hampshire @ Pike industries, loss of local jobs. Their safety policies have been stringent for many years. Traffic will be the same, and no different if you have to go to Amsden or Wallingford. They meet the needs of the contractors seeking stone.

How is the 100k yard cap of material monitored? A-The sales records track total materials. It is monitored by management.

Dwayne offered an emotional and passionate testament of the benefits & operation @ quarry. He stated there is a shortage of product available. More land is needed to keep producing for current needs. The importance of a local quarry during a catastrophe like Irene. It is needed. The pit in Chester was mentioned.

How tall is the crusher? A- Less than 20'.

How many applications are being presented? A- A subdivision permit is needed to subdivide from the State lands.

Will you need a Variance because it is Conservation land? A- We submitted 3 applications. Subdivision to split the land, CU to extract earth (EA), and a Variance to allow EA in the CON district.

Language on the applications was clarified.

Approval of a Subdivision does not approve the conditional use of earth extraction.

Hardship of the applicant with 38 acres in the CON district was questioned. A- the applicant can't control the location of the dolomite. Its location pre-dates any zoning. There is no other place the quarry to expand.

5 Letters of support from Town of Killington, Plymouth, Bridgewater, Mosher Excavation & Curtis Hollow Construction were entered into the file.

Public hearing was closed.

3. Motion to approve May minutes as corrected by Lee, seconded by Judy, unamously approved by verbal vote
4. Town of Plymouth will be cleaning up Pingree property along Rt. 100; tax map was distributed, it will involve less than 60 yards of material to be removed. It will be mowable, enlarge the flood capacity, there will be no stream work.
5. Members present signed the 2016 VCLT rules of procedure. Copy will be kept in the "PC minutes" folder. Chair will E Mail a copy to everyone.
6. Roberts rules were discussed, the motion will come first, a second, debate, vote.
7. Town plan changes were recessed to next meeting citing the time. TRORC will begin the application process for a town planning grant. Ann made a motion to put off discussion to next meeting, unamously approved by verbal vote.
8. Anne made a motion to approve a 2 lot subdivision for Susan Bassett, seconded by Mike. Application, frontage was discussed, # of lots was questioned. An easement was discussed. Right of way was discussed. Call for a Verbal vote by Mike, 0 in favor 5 opposed. Application is not approved, it is incomplete.
9. Anne updated the PC with TRORC recommendation w/RE: to a Variance. Chris Sargent from TRORC after looking @ state statues could not see a hardship for Markowski. You happen to be on a piece of land that runs out of rock. It is caused by the person because they used it up. It is going to take a long time for plan revision, we can approve the Subdivision (We already did), but there is no justification for a variance. We could Re-Zone it. - (the PC can't change the map without a town vote).
10. Members discussed the Fire Hill application. What about the hardship to the town & Contractors? The permitting of the expansion will last for some 70 years was questioned. We will still have roads in 70 years. Can a time limit be placed on a CU? The trucking impact on all surrounding homes along Rt. 100 was questioned. Closure of the Carrera pit will increase traffic @ the Fire Hill Quarry. The importance of having material that's needed for roads, airports was discussed. The whole area should be considered when making a decision like this.
11. Ann made a motion to approve application for a variance to allow EA on 38 acres in the Con district. Seconded by Judy. Have Applications Standards have been met? - Yes. 4.13 standards were discussed. Hardship & Uniqueness of stone was questioned. Ability to approve a variance that is not allowed within a district was discussed. - Motion withdrawn.
12. Rick Martin made a motion to approve CU for EA on 38 acres in the CON district, seconded by Judy. Have applications standards been met? - Yes. According to 2.7 (Uses by district) EA is not allowed in the Con district. CU standards were not reviewed. Motion did not pass by a verbal vote. 2 in favor, 3 opposed.
13. Mike made a motion to approve a variance to allow expansion of the existing stone quarry onto 38 acres in the Con District, seconded by Lee; Motion did not pass by a verbal vote. 2 in favor, 3 opposed.
14. Bill has resigned. Members were asked to find another member.

Town plan discussion was deferred to next meeting.

 Meeting adjourned @ 9:50 till July 5.