

**MORRISTOWN BOARD OF ADJUSTMENT -- MINUTES
PLANNING COMMISSION -- JOINT MEETING
MAY 4, 1994 @ P.A. AUDITORIUM**

BOARD MEMBERS PRESENT:

(B.O.A. -- Chairman Gary Nolan; Theresa Breault; Ralph Wiltshire; Ida Mae Anderson; Jean Wickart and Paul Trudell and Rose Lambert.)

(P.C. -- Deborah Mason; Norm Nepveu; Jennifer Willingham; Adrian West and Jane Greene.)

ZONING ADMINISTRATOR: Kenneth Sweetser

GUESTS/APPLICANTS: See attached list

The meeting was called to order at 7:30 P.M. by Acting Chairman Ralph Wiltshire, who reviewed the minutes of APRIL 13, 1994 for amendments/ corrections. Ida Mae made the motion to accept the minutes as printed. Theresa seconded. Jane Greene stated the minutes were too long and detailed. The minutes were unanimously approved. So accepted.

Ralph advised that a Site-Walk of the proposed Landfill site was conducted on 04/30/94.

Ralph advised the Boards there was an informational packet of the chronological order of events leading up to this application for the Lamoille County Regional Solid Waste Landfill project and did the Board want this entered as testimony. Theresa moved to admit this as testimony; Jean seconded. Theresa then requested the Boards be briefed on same. Teri White, Director of the LRSWMD read the brief and it was then voted to accept the information as oral testimony.

The sworn oath was administered to:

David Ring Real Perras Heath Perras Joe Ingram

Norm stated that no one has 'signed off' on the 6+ acres of the Fish & Game Club property and that the Manosh right-of-way is not a 'deeded' right-of-way, but a leased right-of-way. Don Marsh, P.E., advised that two (2) sub-divisions will require a variance as the result. There will be a land trade-off regarding the wildlife habitat, whereby the District will dedicate three (3) times the amount of land now being utilized for wildlife habitat.

Don Marsh, P.E. for Dufresne-Henry, Inc., gave an over-head presentation of the over-view of this project, indicating several test wells on the site that will require constant monitoring.

Ralph brought to the attention of all parties that the application for this proposed project indicates SECTION 272; that it should read "SECTION 273", addressing CONDITIONAL USES; that this will have to be corrected before the end of the meeting. Ralph then advised the hearing recessed from April 30, 1994 Site-walk would resume, addressing Criteria #6 (LANDSCAPING & SCREENING).

[Lamoille Regional Solid Waste Management District's Landscaping & Screening Plans are attached to and made a part of these minutes.]

Don Marsh stated the access roads to the landfill will not be visible to surrounding off-site property, therefore, they are not planning any screening or landscaping. The landfill will be covered as it is utilized and grassed over. After capping, the project will be a 1 on 4 slope. Discussion ensued as to the possibility of the capping sliding in an avalanche type situation. Don Marsh and Gary Nolan advised this would not happen as the capping would start at the bottom and be built upwards, causing its own weight from the soil to hold itself in place.

The 40' X 60' steel framed maintenance building will have lighting due to the hours of operation, which will be necessary especially during the winter months. The hours of operation will be 08:00 A.M. to 5:00 P.M., with the lights controlled by a timer.

Mr. Marsh advised there will be portable fences in place to serve as wind-breakers at the site to keep trash/papers from blowing around. A maximum of three (3) acres will be open at one time. The initial preparation will consist of cutting approximately 8.5 acres of trees. The engineers will try to preserve as many of the existing trees as possible surrounding this project.

There are no plans to store removed top-soil on site, but if this is found to be necessary, it will be seeded, mulched until used.

The landfill site will not be visible from any adjoining property or RT 15, but will be very visible from RT 12 in the area of the round barn and the upper Elmore Mountain Road.

Ralph inquired about the roof of the building; the containers, etc., being camouflaged to reduce visibility. Joe Ingram, Chairman of the Solid Waste District, advised they could paint these green. Mr. Marsh advised that if so required, landscaping could be done, but they were trying to cut costs where-ever possible and seeing this project would not be visible, they were of the opinion, it wouldn't be necessary.

Phase I, when completed, will have a life expectancy of 8 years, before the construction of Phase II is necessary. The entire project is expected to have a life span of 20 years and consist of a total of 18 to 20 acres of liner when completed which will be welded together.

The question was raised as to what will be allowed to be dumped in the landfill, would dead animals and such be allowed and how and who would monitor what was dumped. Mr. Marsh advised that no dead animals would be allowed to be disposed of and only leaves and vegetation type refuse would be allowed. This would be monitored and checked by the gate superintendent at the entrance.

Ralph interjected that the Boards and the applicants needed to make provisions for recessing this Hearing to May 25 and June 22 (Wednesdays) at 7:30 P.M. It was agreed that due to the access to the 'over-head projection equipment' the recessed hearings should be held at Peoples Academy Auditorium. All in favor.

The proposed canopy, would measure 30' wide by 15' high and 130' long, having a flat roof, with lighting underneath the canopy. The lighting will not be visible

off-site. Mr. Marsh advised that the roof will have a 12-3 pitched roof on the 2 story building, having a 10' ceiling each floor.

Norm made the motion to recess to the Board of Adjustment's part of the Hearing at the next meeting on May 25 and June 22, 1994. Ralph asked Mr. Marsh to change the application from #272 to #273 and initial same.

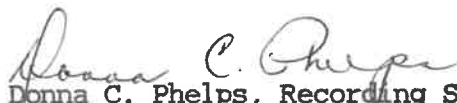
Ralph then advised the Boards, applicants and guests that the BOA will address the following at the next meetings:

#630 through #633.2 and also Section #340

David Ring and Don Avery voiced their concern regarding the volume of traffic this project will entail, stating that all traffic should be considered, not just the landfill traffic.

The motion was made and seconded to recess this hearing to May 25th @ 7:30 P.M. at Peoples Academy Auditorium and to June 22nd, 1994 @ 7:30 P.M. at P.A. Auditorium. All in favor. So adjourned at 9:40 P.M.

Respectfully Submitted,


Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment