

# Zoning and Planning Meeting Notes: 6/1/2021

Chair and Facilitator: Dan McKinnly

Notetaker: Christine Meagher

Location: Zoom Call

Board Members Present: Dan, Sandy, Julie, Becky, Doon, Greg, Christine

Others Present: Pamela Sand Peck, Nancy Mather, Thom Milke, Fran MCintosh, Joan Petrillo, Muffy Harvey, Dane Larry Zach Cavacas and Jake Flood.

Call to Order 6:03 PM.

## **New Business:**

Public Comment and Inquiry:

### *Ainsworth Subdivision*

Warning read by Sandy Haas. Winston applied for subdivision of the Ainsworth property into two parcels divided by Maple Hill Road. One parcel is 18 acres, the other parcel is 97 acres, totalling 115 acres. Both the board and the public made inquiries. Realtor Thom Milke (F&W Forest Land) noted that the owners might restore the barn and build something above. In this case the 97 would need an additional subdivision. Jay Peck (buyer) would consider restoring the barn instead, but was under the impression that if the building (in this case the barn) was condemned it didn't count.

Dan is to look up the minimum acreage for a minor subdivision.

Sandy motioned to close the hearing. Sandy motioned to approve as presented the Ainsworth subdivision, second by Julie. Motion approved unanimously by the board. Greg White recused himself from the vote.

### *Thrailkill*

Jeff Mather proposes a ½ acre subdivision from the Thrailkill property, but that it would become a permanent part of Jeff's lot. This is not a subdivision but instead a lot line adjustment.

This has been flagged for the listers as a property transfer. The deed from Thrailkill to Mather must clearly state that it is a minor boundary line adjustment.

### *VT Black Gold*

Zach Cavacas and Jake Flood proposed a composting facility on Jerusalem Hill Rd. The site is under 2000 square yards (~300 sq yd), thus defined as small by the state. The 'facility' will be a 20'x20' compacted stone gravel pad and large concrete block for the sides, but not a permanent structure. The site is not to be used as anything but a drop-off and immediate mixing zone for the compost (no wholesale, etc.). Food scraps will be mixed with materials such as sawdust and manure to lower the moisture and neutralize the nitrogen. This also stops it being a vector for

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possible pests. The compost will be carried in in a Toyota Tacoma and 5x8 trailer 4x per week (less in the winter).

The facility is regularly monitored by the state and has already been visited. Zach and Jake are legally obligated to keep records of temperature, mixing, and the addition and amount of any new material. Jake has been through the Compost training certification program in February 2021. The purpose of the business is to sell the soil produced in bulk, but all goods are to be trucked off sight. If the business grows, then they intend to move.

Both the board and the public made inquiries. After much consideration, the board authorized the Zoning Administrator to grant a 3 year Change of Use Permit for this business, at which time VT Black Gold (and neighbors) can check in with the board to provide an update of how things are progressing, and subsequently ask for consideration of permit renewal.

Both owners provided their contact information:

Zach Cavacas 8023423834

Jake Flood 8025583213

### **Planning and Zoning Admin.**

#### Building Permits

- 936 Brandon Mt. Rd.
  - Pending a drawing for the addition to the building. Lots of setback room. Approved.
- James Cohen, 391 Falcon Loop East.
  - Small outbuilding that meets the setback requirements. Approved.

### **Old Business**

Previous meeting minutes approved.

Christine gave a short tutorial on Google Documents and the Shared Drive Folder as a means of allowing for edits of the minutes by the whole board. PDF Versions are also saved and available. More tutorials to come as needed.

Julie moved to end the meeting, seconded.

Meeting adjourned at approximately 8:00 PM.