

Shaftsbury Development Review Board

March 15, 2017

- 1) The meeting came to order at 7 pm. Present were board members Tom Huncharek, chair; Michael Day; Michael Biddy; and alternate Jay Palmer. Zoning administrator Shelly Stiles was also present.
- 2) Those present reported no conflicts of interest.
- 3) Sign in sheets were passed around to guests Dave Mance, Ron Loomis, Lee Loomis, Donald Roy and Tammy Roy.
- 4) 1/4/17 minutes: Mr. Palmer moved to approve the minutes. Mr. Day seconded the motion, which passed 4-0-0.
- 5) Application #17-9805. Mr. Mance and Messrs. Loomis presented an application to turn the front portion of the former BenBury building into a fabrication facility, cutting mostly small-run products, many of them medical supplies, which would be put together off site. Equipment could include an auto cutting table, 6' to 10' long, with a pneumatic unit powered by a 35 or 80 gallon compressor and blowing unit, all located in the building; an ultrasonic and/or, less likely, a heat-welding machine; and a die cutter. Some adhesives and odors might require venting (to the out of doors), but not so much as to require employees to wear masks. Most adhesives are polyurethane-based. As envisioned now, it would be a part-time, family-run business.

Mr. Mance hopes to sell to the Loomises eventually. He hopes to move his office out by the end of the summer 2017. That space would provide the family with room to grow the business.

Most products will come in boxes shipped by UPS or Fed Ex, although sometimes materials might be delivered by large trucks. An existing driveway off Rt. 7A and space in the rear of the building allows room for trucks to turn around. Deliveries might come in twice monthly; goods might go out once weekly. Retail is a slim possibility down the road. Waste (mostly fabric scraps) should total no more than a 4 yard dumpster emptied monthly. No chemicals will be used or disposed of. The family expects 4 or so employees initially. They imagine hours of operation to be 7a to 5p, with occasional evening hours.

The board asked the applicants the questions required by the conditional use section of the bylaw.

- Air quality: If the heat-welding process is used, it would have to be ducted (with 2" or 3" pipe) and filtered.
- Noise: The only noise produced will be the soft swish of the compressor and a tap tap sound from the die cutter.
- Soil and water: No impact.
- Landscape: No change, except they will mow the lawn.
- Character: No change, except that lighting will be with LED bulbs.
- Fire, explosives: No impact (there is no fire suppression mechanism in the building).
- Water resources: No impact.
- Sanitary and sold waste: At present the septic is sized for 450 gallons daily, much more than the tenants could need. The well is filtered, as was required by an earlier tenant (a pasta maker).
- Health hazards: No impact.
- Hazardous waste: None.
- Storm drainage: No change.
- Energy resources: No impact.

- Educational services: No impact.
- Other municipal services: No impact. Note: the applicants will be required to submit letters to that effect from fire and police.
- Transportation: No impact.
- Parking: No undue impact.
- Pedestrian traffic: Will be present only in the rear of the building, where parking is located.

Re parking: The bylaw requires two spaces plus one for each of (five) employees. The site plan approved in May 2002 shows eleven parking spaces.

Mr. Mance provided a statement re appropriate notification of abutters.

Mr. Day moved to close the hearing. Mr. Bidy seconded the motion, which passed 4-0-0 at 8:10 pm.

6) Other business

Mr. Huncharek read into the record a letter from James Carroll expressing his dissatisfaction with a decision rendered in January 2017.

Mr. Huncharek moved to enter private deliberative session. Mr. Bidy seconded the motion, which passed 4-0-0.

Mr. Palmer moved to close the private deliberative session. Mr. Huncharek seconded the motion, which passed 4-0-0.

Mr. Huncharek moved to approve application 17-9805, with conditions as follows:

- Air quality shall meet the standards provided in Vermont Protection Regulations for Air Pollution Control Act, 10 VSA Section 551 et. seq.
- The hours of manufacturing shall be limited to between 7 am and 5 pm.
- Noise shall not exceed 70 dBA on a one hour LEQ at the property line.
- Parking spaces shall be delineated.
- Handicapped parking signage shall be provided.
- Letters from the fire and police departments regarding impacts of the proposed project on the services they offer shall be provided.
- All loading and unloading shall be from the rear of the building. No parking shall be allowed on the street.

Mr. Palmer seconded the motion, which passed 4-0-0.

Ms. Stiles will draft a findings document and share with the board.

Mr. Huncharek moved to adjourn at 8:47 pm. Mr. Bidy seconded the motion, which passed by acclamation.