

Town of Danby
DRAFT Planning Commission Meeting Minutes

July 8, 2025

Town Office, Danby, VT 6:00pm

<https://www.danbyvt.org/government-information>

Zoom Meeting I.D. – 876 9010 0162

Attendees: Shelley Taylor, Drea Stoddard, Don Keeler, Dave Powers, Janice Arnold, Hilda Haines, Greg Heaton

Absent –

Public – Zach Fuller, Tom Fuller, Rick Porter, Bruce Hodgins, Ann Marie Hodgins, Tracey Porter, Kim Corey, Tammy Heaton, Basil Corey, Cindy Crandall, Beth Thompson, Hope Blucher, Andrea Myklebust, Barb Martin, Ingrid Halligan, Bill Payne,

Virtual – DR White, Ed Stoeher, Andrea Stoeher, Garry Derr, Chris Hardaway, Terry Parker, Sharon White, Lizzy Lindenberg, Alison D, Tom, Kris, Renata Alyward

- Meeting called to order at 7:00pm by Shelley Taylor
 - Zoom statement recording & access issue, backup audio recording for meeting
- Remote Access Statement
- Set Agenda
 - add ethics training to new business
 - Motion to set agenda by Greg Heaton, seconded by Donny Keeler
 - Motion passes unanimously
- Approval of previous meeting Minutes
 - Motion by Greg Heaton seconded by Donny Keeler
 - Motion passes unanimously
- Approval of Hearing Minutes
 - Motion by Janice Arnold Seconded by Hilda Haines
 - Motion passed unanimously
- Public Comment
 - Ingrid Halligan
 - Previous experience, residence felt they were fending for their themselves
 - Act 250 hearing
 - Maybe suggest some contingencies to help protect the public
 - Barb Martin
 - What improvement would the amendment make for the town
 - If the change happens
 - It will set a precedent
 - Will make the town plan weak
 - Will allow anyone to make a request for a designation change
 - Urged that the town plan be protected
 - Criteria for land use change
 - Respond to changing conditions
 - Errors or omissions
 - New developments

- Change request, not an amendment
- Hope Blucher
 - The town plan is renewed every 8 years
 - This should be done through that time
 - There are many people who are not in favor
 - A whole designation is being changed
 - In the previous changes it was not a whole designation
 - It is a different situation
- The change is requested by two people
 - The owner and potential new owner of the property
 - The owner wants to sell the property
- Kim Corey
 - The petition had 180 signatures
 - There are usually around 400 who come out and vote
 - Nearly half of the half active voters
- 900 plus registered voters in the town
- Beth Thompson
 - When does the town plan run out
 - When does the process of the town plan renewal begin
- The plan is on an 8 year cycle
 - Since there is a process for the town plan, it makes sense to follow that
- Bill Payne
 - Has everyone on the commission done the ethics training
 - In the process of everyone completing it
- Back up recording discussion
 - Will be doing a back-up recording, that will be audio
 - Is Peg TV available to come to the planning commission meetings?
 - Beth Thompson is willing to contact them and find out
 - Zoom is the most inclusive platform for all users
- RRPC update
 - The draft of the regional plan is available online
 - There are different stages of detail available for each chapter
 - All available online on the RRPC website
 - Importance of a regional plan and a town plan
 - Opens availability of funding and resources
- Land designation discussion & recommendation
 - Dave Powers
 - Recused himself
 - Greg Heaton
 - The products and services benefit the entire town that come from Fuller Sand & Gravel
 - An employer for residents
 - There are references in the current plan that refer to mineral extraction
 - RRPC plan
 - Mineral extraction is mentioned in the plan as well
 - A balance between extraction and surroundings
 - Act 250 is where the conditions of truck traffic and blasting are set

- The planning commission role is about the change not the regulations of permit
- Concerns about activity during the hearing
 - Compliance and enforcement officer
 - How are things handled
 - Fuller sand & gravel is operating within parameters
 - There have been complaints made, and they are addressed
 - They investigate all claims
- Shelley Taylor
 - Planning commission
 - If they decide to not recommend, can the Select Board still move forward
 - It is the understanding that they cannot
- Janice Arnold
 - Can Tom be asked a few questions
 - The actual asphalt process, will it be moved
 - It will be staying in the same location
 - If the change is approved and goes to act 250
 - People who are interested can ask to be a part of that
 - Anyone is welcome to attend and give testimony
 - Barb – act 250
 - If the town select board does not align with the individuals
 - It doesn't matter, the town needs to support the people
 - Speaking from past experiences
 - Act 250 sets all the parameters
 - Can't step into the town without the town's support
- Hilda Haines
 - How is the purchase of the property going to change the operation
 - The property will be extracted and then reclaimed
 - Will not be a quarry forever
 - If the land is not purchased what happens
 - Current land will be used
 - More products from the outside would be brought in to be processed
 - Only plant that makes and processes all product on site in the region
- Read letter submitted from Brad Bender
 - Will be attached with minutes
- Kim Corey
 - This is an expansion of the pit, headed south & west
 - Brings it much closer to additional residents
 - Shakes everything in Fishville
 - Blasting is the biggest issue
- Drea Stoddard
 - Can extraction happen without blasting
 - Yes, but it is not financially conducive
- Blasting is done within standards
 - There will still be blasting, truck traffic, dust, asphalt fumes regardless of the expansion
- Janice Arnold
 - If purchase is unable to happen

- Asphalt plant will still operate
 - How will material be obtained
 - Material would be trucked in
 - Truck traffic would increase
 - The current landowners are aware of the operation and use
- Tom Fuller
 - Planning for the future
 - Has stone reserves for years
 - Trying to plan for future use and plans
 - Quarrying operations would not change
- Shelley Taylor
 - Conversation about putting to a vote
 - The planning commission cannot make that recommendation
 - But it can be petitioned to be put on the ballot
 - Currently agricultural & residential
 - But it is next to a commercial aggregate plant
 - Yes/no
 - Could be put through the planning process for the town plan
 - Conversations and talk
 - Ethics conversations
 - Interconnections in a small town
 - Most people know Tom Fuller
 - Many things can be perceived as a conflict
 - What are the options with the process
 - There are some outstanding questions
- Ann Hodges
 - Can neighbors be notified of blasting
 - Yes, they can get a phone call and notification
- Kim Corey
 - Sizes of blasts have been explained, but still impact
 - Feeling vibrations now, and if it comes closer there will be more felt
- Shelley Taylor
 - There was a comment at one point about a blast that went wrong
 - no
 - Perception of conflict of interest
- Motion made to vote on the change tonight
 - Motion by Greg Heaton seconded Donny Keller
 - Dave Powers recused
 - Hilda Haines abstaining
 - Janice-yes
 - Shelley-yes
 - Drea-yes
 - Donny-yes
- Motion to recommend to the Select Board that the land designation be changed from agriculture rural/residential to commercial industrial -the Whelan parcel
 - Abstained – Drea, Hilda

- Recused – Dave
- Greg – yes
- Donny – yes
- Shelley – no
- Janice- yes
 - Motion does not pass
 - (contacted town attorney after meeting to confirm)
- Old Business
 - none
- New Business
 - Ethic training
 - Motion to the table until next meeting
 - Motion by Janice Arnold seconded by Dave Powers
 - Passes unanimously
 - Next meeting August 5th, 7pm
- Motion to adjourn 8:33pm by Janice Arnold , Seconded by Greg Heaton
 - Motion passes unanimously
 - Meeting Adjourned

Respectfully submitted
Secretary – Drea Stoddard