

Town of Danby
Planning Commission Meeting Minutes – TOWN PLAN AMENDMENT HEARING
May 30, 2024
Town Office, Danby, VT 6:00pm
<https://www.danbyvt.org/government-information>

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

Public – Tom Fuller, Brad Bender, Kim Corey, Rick Porter, Tracey Porter, Terry Parker, Chris Hardaway, Hope Blucher, Tricia Katz, Craig Moran, Matt Blauin

- Meeting called to order at 6:00pm by Shelley Taylor
- Tom Fuller – Fuller Sand & Gravel
 - Presentation – land use reclassification of 11.87 acres of the Whelan Parcel
 - Change designation from Agriculture and Rural Residential to Commercial/Industrial
 - About 5% of the town is classified as Commercial/Industrial
 - the parcel immediately abuts property designated as Commercial/Industrial
 - would allow the operation to expand outwards instead of going deeper in the current area of operation.
 - The land would eventually be reclaimed like other areas that have been opened for material
 - Timeline would be based on what is granted during an Act 250 hearing
 - Public Comment & Concerns
 - T. Porter – presented a letter on behalf of Annette Smith
 - Expressing concerns regarding property values, potential damages to structures, fumes, dust, groundwater impact, and impact on the historic village
 - C. Hardaway
 - Questions about tax increase with the change of designation
 - Something the listers would have to answer
 - K. Corey
 - Concerns about blasting and vibrations
 - Current technology gives the ability to see the blast map before it happens
 - Can be position so the blasts vibrations are directed away from structures
 - Additional seismographs can be placed to read the size and direction of blast
 - Fuller welcomes any feedback after a blast so things can be adjusted for the next blast
 - Fuller Sand & Gravel is only permitted for a certain number of blasts a year and that would not change
 - Additional public concern
 - Review of the proposed extraction area on the map vs location of homes
 - It is moving the extraction area further south and away from the brook
 - The parcel above 8.11 acres will remain untouched
 - What are the long term affects
 - Many of these answers aren't available without moving forward with the resignation
 - The Planning Commission is able to make the recommendation for the classification
 - Other decisions or acts are not in their authority

- Motion to change the land designation of the 11.87 parcel from Agricultural and Rural Residential to Commercial/Industrial and make the recommendation to the Board of Selectmen as well
 - Motion by Greg Heaton, seconded by Hilda Haines
 - Motion passes unanimously
- Motion to adjourn 7:12pm by Don Keeler, Seconded by Dave Powers
 - Motion passes unanimously
 - Hearing Adjourned 7:12pm