

Town of Danby
DRAFT Planning Commission Hearing Minutes

June 18, 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

Public – Cher Powers, Dana Heleba, Beth Thompson, Sandra Silva, Sue Crosby, Hope Blucher, Andrea Myklebust, Cathy Jesmonth, Tary Jesmonth, Bob Millard, Ann Marie Hodgins, Bruce Hodgins, Cheryl Bicskei, Ingrid Halligan, Barb Martin, Dana Tifft, Steve Corey, Cindy Crandall, Basil Corey, Reneta Aylward, Bill Payne, Rick Porter, Tracey Porter, Zach Fuller, Tricia Katz, David Lindenberg, Elizabeth Lindenberg, Craig Moran, Lauren Dever, Chris Hardaway, Annette Smith, Lynn Bondurant, Jennifer Parent, Tom Fuller

Virtual – Andrea Stoehr, Terry Parker, Susan Hinkel, Doug White, Sharon White, Gary Derr

- Meeting called to order at 7:01pm by Shelley Taylor
- Remote Access Statement & ground rules for hearing
- Proposal review
 - Here to consider the land use change
- Read letter submitted from Barb Martin
- Hope Blucher – Easy Street
 - Been there for 53 years
 - Has felt vibration from pit
 - Fumes from the asphalt plant
 - The impact of request
 - Footprint would be increased by 12 acres
 - Closer to Easy Street
 - Rural and Residential
 - Main problem with the request
 - Being made from one person and benefits one business
 - Town Plan is for everyone
 - Isn't fair to make such a huge change
 - Not in Favor of the change, doesn't stay with town plan
- Barb Martin
 - South Main Street, moved here 40 years ago
 - One simple decision can
 - Town Plan clearly indicates the area rural, residential and why it is classified as is
 - Concerned citizens have asked for a site visit
 - Being in the area would be beneficial to understand the size
 - This needs to be set aside until a new town plan is done
 - The village is disappearing
 - Less children, possible school closing
 - Our own select board is fighting against town plan

- Protect the town by preserving the area
- Tary Jesmonth
 - Easy Street
 - Years ago when the land was bought – purpose to keep it from being developed
 - Closer to his residence, would not like further damage to home
 - Should be left alone, shouldn't come further towards homes
- Lynn Bondurant
 - Thanking the planning commission for having the meeting
 - Appreciates the business and what it provides
 - The property has been stated as being landlocked
 - Connected to a larger piece of property that is not landlocked
 - Understanding that this is the only possible use for it
 - Danby has a long standing against zoning
 - Spot zoning – feels like for changing designation for one person/business
 - Consider overall public good for the town
 - Consider the entire issue and impact
- Ingrid Halligan
 - Confusion with the proposal
 - Impact on property values
 - 30% impact
 - Statements in proposal
 - Grandfathered in for the initial
 - 100 year lease originally north of town
 - Wondering about it being engineer
 - Blasting laws have not been updated in a long time
 - The last blast felt movement in the house
- Tricia Katz
 - North Main Street, been here for 4 years
 - Get some place quiet and calm
 - Was not aware when they first moved about blasting
 - Could get notification before happening
 - Brought back trauma from a prior experience
 - Community needs to stick together
 - Honest and considerate of neighbors
- Tracey Porter
 - Presenting Petitions
 - Tax payers & Voters
 - 173 registered voters
 - 7 tax payers
- Planning Commission
 - Would like to handle the petition in the proper manor
- Sue Crosby
 - Lived in Danby in 54 years
 - Had a business in town for a long time
 - Considering moving if this is passed
 - Fumes, blasting are too much

- Value of home is depreciating
- Andrea Martin – statement to be read
 - Danby Pawlet Road
 - For many people their homes are all they have
 - Drops in value based on distance from quarry
 - Property tax income could stall
- Bill Payne
 - Requesting a site visit
 - In an environmental hearing there is typically a walk through
- Cathy Jesmonth
 - Easy Street
 - Laid out visualization of area
 - Clarification of the area
- Dana Heleba
 - Borders the Whelan lot
 - The forest land is not active
 - The plant is not moving, regardless
 - Agrigate will be brought in
 - Better for land to be used that isn't being used
- Ingrid Halligan
 - Reason this is happening
 - He continues to get permission to take more of the town
 - An action suite could be brought
- Cheryl Bicskei
 - Asking a few questions to the board
 - Baker Brook rd – 42 years
 - How many were appointed with Tom on the Board
 - How many are friends
 - Major change to the plan and the village
 - The people voted the town plan through
 - Can you assure the majority of the people in the town plan
 - Can it go for a public vote?
 - Should remain consistent with the town plan
 - Amendments should be voted on by the town
 - Here to support, doesn't directly affect
 - Better fit to have it go as a town wide vote, instead of a board
 - Testimony should be considered
 - Would be more legitimate if it was a town vote
- Recommendation to the Select Board
- Impact on Town Plan
- Does it make sense
- Ingrid Halligan
 - Clarification - Did not threaten the board
 - Presenting proper Protocol
- Elizabeth Lindenberg
 - Have only lived here since 2022

- Familiar with small towns
- This is a hot button issue
- Assuming good faith on the decision being made
- Lives on North Main Street
- Feels similar to an earth quake
- Asphalt fumes
 - This plan is not asphalt expansion
- Seems like it will change the character of the town
- Goals for the future
 - Promoting health safety and general welfare of the people
- Business that is been here a long time that employees people
- Quality of Life
- Anne Marie Hodgin
 - Raiches cross road
 - Are we supposed to get a notice of blasting
 - Main concern around water system
- Dana Tifft
 - Base of Easy Street
 - Not home during blasting
 - Trusts his neighbors statements
 - Has looked at the land and measured from front door
 - Less than 500 yards
 - Does not want expansion
 - Understand he is a businessman
 - Last year the blasts were asked to be measured in the area
 - Feels it should go to a town vote
 - Owe it for the vote to happen
 - Go with the majority of the town vote
 - Were the tests done and are results available
- Chris Hardaway
 - South Main Street
 - Hasn't heard a lot of support around the quarry
 - Would like information to be included in the recommendation as to why it is positive
- David Lindenberg
 - Important that more information needs to be known before the recommendation is made
- Does the planning commission have the authority to recommend something to be put to a town vote
 - Could a recommendation be made to the select board for a town vote
- Craig Moran
 - Health point of view
 - Things are not good for health
 - Danby is a beautiful historical village
 - Does not want to see that threatened
 - Wonderful history
- Cheryl Bicskei
 - Offended that statements were taken as a threat
 - The board voted less than a year ago

- Seems like unethical behavior
- Beth Thompson
 - Clarification on recommendation
 - Amendment, town vote
- Annette Smith
 - Baker Brook Rd
 - Doesn't know acreage of existing quarry
 - New are looks larger
 - Didn't understand the elevation of the land that could be removed in village
 - Before the meeting drove down
 - Wouldn't know there was a quarry in town
 - Asking questions
 - Has anyone experience the issues brought up
 - Could there be a test blast
 - So people could understand
 - Causing issues already
 - Read statement
 - Issues for the village
 - Comments
 - Danby Village has a designation
 - Existing extraction
 - Negative affecting village
 - Property values have decreased
 - Dust, fumes
 - Quarry is deep enough to impact ground water
 - Village has existed longer with out a quarry
 - Business owners
 - Incompatibly with town plan
 - Prioritize people and homes or one business owner
 - Adding to the harm of the people
 - Has worked with a lot these issues in the past and similar issues
 - Approval of amendment that towns people would have to continue to fight
 - Do not support
- Andrea Myklebust
 - Been here for about 6 years , easy street
 - Urges not to change
 - Will change the character of the historic village
 - Records of when blasting has occurred over the past few years
 - Closest full time resident to town water supply
 - Water was affected after a blast
 - Well was cloudy, silty after a blast
 - Trying to have civil conversations is important
 - Expressing an opinion
 - Was personally attacked by someone who works at the quarry
 - Real life, of people living together
 - What is best for the community

- Dana Heleba
 - Value property
 - Property went up \$50,000 is the last sale
 - Hasn't seen a tax difference
- Tom Fuller
 - Project is 11.87 acres
 - Comparison of size for the of property in the town
 - Borders an active quarry
 - Makes sense to be part of the quarry
 - Access already goes through a commercial area
 - Direction of the project goes towards vacant land
 - Proven natural resource
 - In the 60s 70s there was extraction in the area
 - 1100 ft from the town border to rt7 & Mt. Tabor
 - On the edge of town going right to rt 7
 - Town has always benefited from the resources
 - There are no other logical uses for the land
 - Wondering about statements around town plan amendments
 - Concern in general
 - Bullying that went on during the petition signing
 - Discouraged, making people feel bad about not signing and should not live here if they do not support it
- Tricia Katz
 - Has seen trucks going up and down south main street
 - Not necessarily going the direct route to rt 7
- Cathy Jesmonth
 - Outside trucks going to area, not just the operation trucks
- Dave Powers
 - There was statement in proposal about no additional truck traffic
- Tracey Porter
 - Trucks on south main on trucks that shouldn't be on south main
 - Pictures of said vehicles on road
- Dana Tifft
 - Question to Tom Fuller
 - Were the tests done
 - Where are results available?
 - Requestions copies of results
 - To Planning Commission
- Cathy Jesmonth
 - Wondering about notice of blasting
 - Could there be a siren again?
 - Notice can and will be given if requested
- Where were the tests done
 - Location
- Cindy Crandall
 - People were not forced to sign petition

- Was respectful about requesting petition signing
 - How many people were forced?
- **Planning Commission set next meeting to hold a vote**
- **Next meeting will be July 8th at 7pm at town office**
 - Online and in person
 - Meeting to discuss and vote on recommendation
- Closing the hearing at 8:30pm

Respectfully submitted
Secretary – Drea Stoddard