

November 5, 2019

DRB Members Present: Steve Kappel (Chair), Jeff Cueto, Steve Justis, Glenn Weyant, Clarice Cutler, Mark Lane, Norman Hill, Kim Watson

DRB Members Absent: Lauren Oates

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Craig Chase, Jim Clemons, John Gay, Pierre Lachausse

**Call to Order:** 7:00pm

**Public Comment:** None

**Additions to Agenda:** None

**Final Plan Review of Application #19-057, submitted by James and Joni Perkins Clemons**

The Chair opened the hearing at 7:02pm by reading the warning: "Final plan review of Application #19-057, submitted by James & Joni Perkins Clemons, to subdivide their property located at 435 Guyette Road. This proposal will divide the 22.76-acre parcel into two lots: Lot 1 of 8.81 acres with existing house and 1,386 feet of road frontage on Guyette Road; and Lot 2 of 13.95 acres with primitive camp, served by a 60-foot-wide access easement over Lot 1. The property is located in Zone E – Agricultural/Forest Conservation District, where the minimum lot size is 7 acres." The applicants were sworn in at 7:03pm. The applicants are planning to build a smaller, one-level house on Lot 2; their son and family are moving into the existing farmhouse. Lot 2 is accessed by 60-foot wide ROW over Lot 1. Part of the property is divided by Guyette Road; the DRB discussed adding a condition to the permit approval that the land cannot be further subdivided. The original parcel was two contiguous parcels; this plan merges them together prior to the subdivision. The primitive camp on Lot 2 will remain. The new house will be built on a relatively flat spot. The replacement septic for the existing farmhouse needs to be mapped, which will impact the neighbors to the north, who have no objections.

**Motion: I move to approve Application #19-057 as presented, with the condition that the road cannot create a new lot to the east of Guyette Road.** Made: Ms. Watson, second: Mr. Hill

**Vote on Motion:** Passed 8-0

**Biennial review of Permit Compliance for the Casella Waste Management, Inc. transfer station facility located at 418 US Route 2**

The Chair opened the hearing at 7:15pm. Mr. Gay and Mr. Lachausse represented Casella. There was a fire at the property last year that destroyed the recycling building. That building was re-built with steel and concrete. The transfer station is mostly commercial drop-off; residential drop-off was moved to the lower location. The landfill at the transfer station has been capped; most of the trash is transported to the Coventry landfill.

In 2018, 54,000 tons of trash was processed; so far in 2019, 40,500 tons have been processed, with 13,000 projected for 4Q19. There is definitely a market for recycling for cardboard and plastic, though not necessarily glass. With a shortage of drivers, Casella is training kids out of high school, including very good incentives.

Starting in July 2020, composting materials will no longer be accepted at the landfill. This is mostly focused on commercial, but Casella is encouraging residential composting, as well.

WEC is generating power at the Coventry landfill using methane gas. Mr. Gay suggested that the DRB take a tour of the landfill at any time to see what is happening there.

- Keep recycling, keep it clean
- Encourage composting
- Take a tour of the Coventry landfill
- Life expectancy is 30-35 years until capacity
- Good relationship with neighbors
- Town has a free account for disposal
- Tires – 2019 – collected 38,000 tons of tires; 2018 – collected 24,000 tons of tires
- Casella is part of Wheels for Warmth, their largest charitable contribution
- Tires are chipped then burned for steam power at a paper mill in Maine
- Batteries are pulled out of the waste stream and recycled at Bolduc's
- Construction waste – state is working on getting it out of the waste stream; asbestos is accepted in Coventry using special processing
- There is an open house each September

**Sketch Plan Review - Coburn**

The Chair opened the hearing at 7:55pm by reading the warning: "Sketch plan review for a proposed 3-lot subdivision of the 60.8-acre Coburn property located at 139 Daggett Road. The proposal will create a 13.3-acre building lot, an 18.8-acre lot to be added to Lot 2 from the previous 2019 Coburn subdivision, and a 28.7-acre remainder lot with the existing residence. The property is in Zone D, the Rural Residential and Agricultural District; minimum lot size is 3 acres." The new plan is to double the size of Lot 2 and create Lot 3 with frontage on Daggett Road. Three houses will be served by one driveway/road. The ZA noted that E911 requires a road name for 3 addresses. A turnaround would be required by the town. The Coburns plan to sell the old farmhouse with the accompanying land. Mr. Chase requested a large lot waiver to not survey the remaining 28.7 acres. The DRB discussed the 100-foot shared access; can condition the road to be built to town standards; require maintenance agreement?

**Motion: I move to approve the request for a large lot waiver to not survey the remaining 28.7 acres.** Made: Mr. Lane, second: Ms. Watson

**Vote on Motion:** Passed 8-0

**Review of Minutes**

October 1, 2019 – tabled to next meeting

**ZA Report**

5 new permits, 61 total in 2019

**Other Business**

Need members for the Solid Waste District committee and the SB.

**Motion to adjourn.** Made by Mr. Lane, second by Mr. Hill. Passed 8-0. Meeting adjourned at 8:25p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*