

Underhill Gravel Pit Task Force Report 7-21-2011

Members: Dan Close, Seth Friedman, Michel Morin, Luana Nedich, David Roger, Lea VanWinkle and Mike Weisel

The Selectboard recommendations to the Task Force were as follows:

The Task: The overall task of this group is to evaluate and determine best options for the town's procurement of sand and gravel. In doing so, the task force will evaluate:

1. The proposed gravel pit area bordered by New Road and Pleasant Valley Road.
2. The feasibility of the town operating a gravel pit at that location or in any other area of the town.
3. The most economical way (distance, vendor, etc) to purchaser quality sand and gravel for the town's needs.

The Task Force has met bi-weekly 7 times from April 18 to July 21. This is a short summary of items we studied and people we contacted for information.

The present New Road Option to Purchase September 2008

Feasibility Report of Trudell Consulting Engineers October 2, 2008

Mike's Boring & Coring, original coring on New Road site

Highway Department's soil pits and Trudell's evaluations

Past Selectboard Minutes pertaining to Gravel Pit

Soil Maps of Underhill

Waitsfield Gravel Pit, online information

Rochingham Gravel Pit, online information

Tatro Construction

Hinesburg Sand and Gravel

Spafford Well Drilling, Jeffrey Williams, Soil Boring and pricing

Mike Weisel, projections of sand and gravel future needs with costs

Jeremy Matosky of Trudell Consulting Engineers, Cross Sections of New Road Parcel

Brad Holden, Selectboard

Mike Morin, The Range and their gravel pit operations

Rod Fuller, Underhill Road Foreman (usage of gravel and sand)

Mike Anthony, Hinesburg Road Foreman (about their town gravel pit)

Pat Lamphere,(Beartown Road Town Gravel Pit and his offer of land for Gravel Pit in 2008)

Peter Seybolt, citizen and neighbor to New Road Proposed Gravel Pit Site

Recommendations from the Gravel pit task Force:

1. New Rd Site

A. 10 TO 20 core samples need to be taken

a. Drill to 50 feet plus

MORE DRILLER

b. Cost for boring needs to be paid by landowners

c. Pat Lamphere said ledge was hit

d. All site work would need to be subcontracted ✓

e. Existing option should be dropped - RENEGOTIATE CONTRACT

1a. Tax break is not fair

2b. Legal issues surrounding the "site plan give away to the

landowners" when funds were misused by selectboard. Jan 6, 2011 Selectboard Minutes

~~"Proper Use of Funds or Surplus: In response to the Selectboard's request for clarification, Mona reports that the highway surplus funds used for the feasibility study on the town gravel pit were not appropriately used. Highway funds should only be used for the care and maintenance of town roads. Any highway funds budgeted must be carried over and used solely for town highway maintenance purposes. If there is a surplus in the General Fund, the extra funds should be used to offset tax requirements in the following year, or residents may vote to keep the funds in reserve for other purpose."~~

f. Cost needs to be greatly reduced to "fair market value of raw land"

1a. The cost now represents a developed pit

1b. Reflected in Caroline's buy out for 150K

g. Financing-How?

2. Other potential sites

A. Select board needs to contact and actively pursue the list of landowners that the committee has submitted using the soil maps

~~B. Cheaper land outside of Underhill~~

C. Exclusive long-term deal with RT15 pit in Jeffersonville

3. Pits / General

~~A. Should government compete with private enterprise?~~

~~B. Why should government be in the business sector?~~

~~C. Our capitalist system will prevail; when there is a need the private sector will fill the void.~~

D. Ledge also makes for a great pit

E. How many yard do we really need... 10K vs. 24K

1a. Our crew can only spread 10K Talk to Rod
- Must add additional contractor cost to pit estimate

F. Why have a pit and not get winter sand?

1a. Town of Hinesburg does not use washed sand; we never used to

D. Building lots in a hole with 50' walls will not be desirable to a buyer ✓

E. Any pit would need a very clear closure plan

- F. Any land owned by the Town is a liability
 - 1a. Death at Beartown site
- G. Any new pit must have closure plans for the Beartown site
- F. Any pit should have a committee appointed to it; consisting of surrounding neighbors and other knowledgeable townspeople

4. Management

- A. Pleasant valley Rd example
- B. Bear town pit example
- C. There is not the management infrastructure with in the town to manage a 20-year pit
- D. What other million \$ business is the town running?
- E. The town crew foreman does not have time to run, over see, or manage a pit
- F. Hire someone to oversee the pit operation (additional expense)

5. NIMBY

- A. 5 to 6 weeks of summer crushing and sifting is not fair to homeowners
- B. ~~Not worth the savings for the impact it has on existing homes~~

(2-3 weeks)

There will be people impacted

6. Best Option

- A. Work with existing landowners
 - a. ~~School to field's idea~~
 - b. Albertini lease for road development
 - c. Tim Potvins subdivision
 - d. Cliff Hill lease
 - e. Pat Lampheres small
- B. Lease do not purchase
 - a. Albertinis original offer was lease
 - b. Pat Lamphere offered lease
- C. Smaller pits that remove hill tops and do not make holes
 - a. Spread out the environmental impact
 - b. Improve the land as a final result
- D. Always remember the newly adopted Town Plan:

Chapter 1: Natural Resources: The policy for the Natural Resources Chapter is: "The Town should make a commitment to the responsible stewardship and sustainable use of Underhill's natural resources in a manner that protects and enhances the Town's environmental well-being for the benefit of future generations; the preservation of natural features that contribute to Underhill's ecological health and biological diversity; and the preservation of Underhill's rural character, cultural heritage, scenic

landscape, working farms and managed forestlands. " Goals include:

- To better assess the value of land for forest and agricultural uses;
 - To ensure that growth and development doesn't negatively impact the viability of forest and agricultural uses;
 - To support the working forest and agricultural landscape in Underhill and provide incentives for uses that keep lands open and viable;
 - To develop an open space plan for the Town;
 - To protect, enhance and restore Underhill's surface water resources;
 - To control impacts from stormwater;
 - To protect Underhill's groundwater resources;
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- To preserve wetlands within Underhill;
 - To protect with the help of landowners: important natural areas; rare, threatened and endangered species; and critical wildlife habitat and overall biodiversity;
 - To provide connectivity among natural areas and critical wildlife habitat;

Misc to be incorporated

Financial: Running a town pit is " theoretically" a money saver. However, the actual operation of one is something the Task Force agrees is beyond the scope of the Town of Underhill.

A better long term plan for road management is needed so that the Road Crew is not just "putting out fires"