

# TOWN OF WOODBURY

1672 VT RT 14  
P.O. BOX 10  
WOODBURY, VERMONT 05681

Town Clerk: [clerk@woodburyvt.org](mailto:clerk@woodburyvt.org)  
Treasurer: [treasurer@woodburyvt.org](mailto:treasurer@woodburyvt.org)  
Phone: 802-456-7051  
FAX: 802-456-8834  
Web Site [www.woodburyvt.org](http://www.woodburyvt.org)



## WOODBURY ZONING BOARD OF ADJUSTMENT

Date: June 17, 2026

Re: Swenson Granite Company, LLC, Michael Sylvester

Application: September 9, 2025 – Amendment to Non-Conforming Use Approval

### Summary:

On September 9, 2025, an application was submitted by the above landowners, requesting amendments to the previously existing approval for Non-Conforming Use. On September 11, 2025, the application was referred by the Zoning Administrator, Robert Martin, to the Zoning Board of Adjustment for review as a change to the Non-Conforming Use Permit.

On October 27, 2025 a Notice of Hearing was issued, setting a hearing date of November 18, 2025. The hearing was held in recess to allow for additional fact finding.

On January 23, 2026 a Notice of Hearing was issued, setting a continuation of the recessed hearing for February 12, 2026. The hearing was held in recess to allow for responses from the applicant posed by the ZBA.

On June 15, 2026 a Notice of Hearing was issued, setting a continuation of the recessed hearing for June 17, 2026.

### Finding of Fact:

Due to the complexity of the application, the findings are impractical to list completely here. The conclusions reached by the board were based on information gathered from the following sources:

1. Application materials (on file at Woodbury Town Offices)
2. Two letters from Swenson Representative, Civil Engineer, Colen Johnson, Bowman (on file at Woodbury Town Offices)
3. Information gathered at the two hearings. Recordings found here:
  - a. 11/8/25: <https://www.youtube.com/watch?v=yqs1UdrIKil>
  - b. 2/12/26: <https://hctv.us/woodbury-public-hearing-february-12-2026/>

While there were several significant issues raised in the hearings the ones that came up the most were:

1. Effects of increased traffic, including; road wear and tear, dust, safety for other non-quarry vehicles and for the school.
2. Environmental effects, including; loss of natural beauty, pollution, excessive noise
3. Unforeseen, long-term impacts on the town associated with approving a permit change for 60+ years.

The Board reviewed the application with the general standards of the Zoning Ordinance, Section 2.11 "Non-Conforming Uses...". Regarding the proposed use, the Board must find that "...no greater detrimental effect on the community will result."

**Conclusions:**

Woodbury Zoning Board of Adjustment (ZBA) met on June 17, 2026 at 5:30pm. The board voted unanimously to approve, with the following conditions, Swenson Granite Company's application dated September 9, 2025 to amend the previously approved non-conforming use granted to Swenson Granite Company, LLC. the operator of the granite quarry, located at 1127 Cabot Rd, Woodbury, VT.

The ZBA would like to note that the conditions below are informed by input from both the community and representatives from Swenson. The one condition that stands out as diverging from previous discussions is Condition #6. Swenson's has stated that 40 trucks per day will be required to make the crushing operation viable. The ZBA is approving a lower number based on testimony from Swenson that it is not currently operating at capacity. This will allow time for the community to get used to the larger truck volume and for Swenson to demonstrate the ability to operate the increased volume without need for additional conditions regarding traffic impacts. If business conditions become such that increased trucking capacity is needed, Swenson can apply to the ZBA for an amendment to these conditions. The ZBA is committed to supporting Swenson's ability to successfully run a business while positively cohabitating with the Woodbury community.

**Non-Conforming Use Amendment Approval Conditions:**

1. Maintain the current regulatory and traffic restriction for trucks traveling to and from the quarry. Including no trucks leaving between 7:15am-8:00am and 2:45pm-3:30pm during the school year.
2. All dump trucks shall be covered prior to leaving the site.
3. No more than two loaded trucks shall exit the site simultaneously (within 5 minutes) to avoid convoying.
4. Year-round, all haul dump trucks (gravel trucks) shall only enter and exit the property via the original Swenson Quarry Road entrance which is closer to town. Not the new entrance, which is farther from town.
5. During winter months, all haul trucks (including flatbed trucks) shall only enter and exit the site via the original Swenson Quarry Road entrance which is closer to town. Not the new entrance, which is farther from town.


6. The maximum number of truckloads per day shall not exceed 32 truckloads (combined haul trucks – gravel and block).
7. Swenson will be responsible for sound monitoring for a minimum of 5 days when the crusher is running in its first year. Results of the monitoring must be submitted to the Town Clerk no more than 60 days after completion of the first day of monitoring and successively for each additional day of monitoring.
8. Sound monitoring will occur as outlined above any time a different type or model of crusher is used.
9. The expansion and proposed crushing will not impact environmental natural resources, and Swenson will implement the stormwater improvements as shown in the application materials.
10. Swenson remains committed to ensuring that no disruptions to the Town emergency communications services occur. As such, Swenson will work with the Town to relocate the services to another portion of the property prior to the tower being removed in the future.
11. Swenson will follow the Phase timing outlined below. If adjustments need to be made due to site or business conditions, Swenson will apply to the ZBA for an amendment to the permit conditions. The phases below correspond to the Phase called out in the application documentation submitted to the ZBA.
  - a. Approximate Lifespan at Full Production
    - i. Phase 1 ~ 2-8 years (Ending 2028 – 2034)
    - ii. Phase 2 ~ 6-14 years
    - iii. Phase 3 ~ 9-19 years
    - iv. Phase 4 ~ 5-11 years

The approval of the application is based on the plan outlined by Swenson in their application and hearing response materials. These materials will be kept at the Woodbury Town Offices for future reference. If there is a conflict between something in the application materials and the conditions in this decision, the decision takes precedence.

Any failure to comply with the conditions set forth in this decision, will result in the termination of approval of the entire Non-Compliance Amendment.

This Amendment is approved for a term of 8 years. After which time Swenson will need to return to the Woodbury Zoning Board of Adjustment for ongoing approval.

Woodbury Board of Adjustment

By:  Jonah Meacham, Chair Date June 18, 2026

In concurrence: Skip Marchesani, Rick Cannon and Becky Browning