

MINUTES
Woodbury Select Board Special Meeting
March 5, 2026, 6:00 P.M.
At the Woodbury Town Office

6:02 PM The Woodbury Select Board Special meeting was called to order. Present were Select Board Members Chris Casey, Diana Peduzzi, and John Gordon. Also Town Clerk Robin Durkee. Jonah Meacham, Zoning Board chair, joined the meeting late.

No adjustments were made to the Select Board agenda.

There were no public comments.

6:10 agenda item: To review the Swenson Quarry expansion for benefit of John Gordon who was elected as a Select Board member at Town Meeting on Feb 28, 2026. Because of time constraints recently imposed by the State (District 5 Environmental Commission), it is necessary to bring John up to speed in preparation for some decisions that the WSB may have to make soon.

Diana prepared and handed out a 3-page packet of summary notes. First was a general history of Swenson Granite permit history since 1986, then a summary of correspondence for the recent pending permit request, starting in June 2025. Copies of other documents and correspondence were also provided for John.

Town and state reviews proceed in parallel. An early contact with Bob Martin, Town Zoning Officer, was unclear and Bob told the applicant that no zoning review would be needed. When the Town received a copy of the permit application Swenson had submitted to the District Commission, it was obvious that the big project needed a local review. Diana called Bowman, Swenson's engineering consultant, to let them know a permit was needed and soon the zoning permit application came in. Under Woodbury's Zoning Ordinance, the quarry qualifies as a Non-Conforming Use and the standard is, the Board of Adjustment must find that the project will not result in a detrimental effect on the community. The Zoning Board of Adjustment has held two well-attended hearings on the application.

In Dec 2025, Diana called the District Permit coordinator to let her know that the Town of Woodbury would like to be involved and requested that the Commission schedule a hearing. District Coordinator sent Polycor/Bowmen a message stating that they could not go forward until they had a statement from the Town. The Zoning Board of Adjustment held two hearings, November 18 and January 14. After the first hearing, Bowman responded with a letter. suggesting a change to the traffic pattern - they would use the old (lower, private) road for the trucks that will be hauling the crushed material and during the winter all trucks would use that road. After the

second hearing, Bowman responded with other capitulations, they would limit loaded truck trips to 40, from the original proposal of 50. Other conditions requested by the ZBA were agreed to.



Diana listed the names of people who attended the hearings and who might request party status at the Zoning Board level, which would give them the right to appeal. These are property owners who are either adjoiners or in the immediate neighborhood: Robin Durkee, Carol Ray, Tim Perry, Wayne and Gail Prescott, Brandy Smith, Skip Lindsay, Mark Danner/Jennifer Lovin, and Roy Eastman.

The Select Board qualifies as a "Statutory Party" under Act 250 and has a different path from the ZBA. They can decide to rule with the Zoning Board of Adjustment or go a different way, it would be good if they can come to an agreement. The ZBA has another deliberative session next Thursday March 12. The Town needs to respond by March 17, 2026. Diana drafted a letter outlining some proposed conditions that the Town can ask of Swenson. More trucks will increase wear and tear on Cabot road. The per-square-foot assessment of 6.5 cents has been in place since 2001 with no increase. Just to meet the rate of inflation, we should be getting 12 cents now. Chris believes that we should ask for 12 cents.

Also, the USDA/NRCS project Michael Gray has been working on, requires a 25% town match and this has not been budgeted for. If Swenson would donate the rock needed for the project, that would qualify as match. Without this the project might not happen this year and the grant could be lost. The bank has eroded in the last two flood years and the pavement is starting to break down at the edges. Jonah (zoning Board Chair) states that the only things that Bowmen has not addressed are the tower and dust (silica) which can travel 50 miles with the wind. Cloud Alliance owns the tower, and the tower needs to be moved for the expansion. The town cannot negotiate for the privately-owned tower. The town emergency services rely on the tower.

The Board asked Diana to touch base with Colen Johnson and let them know informally, of the two requests the town is considering. If we can come to a agreement before March 17, the Act 250 hearing will not be requested.

The meeting adjourned at 7:10 P.M.

Chris Casey  March 9, 2026
John Gordon 
Diana Peduzzi 