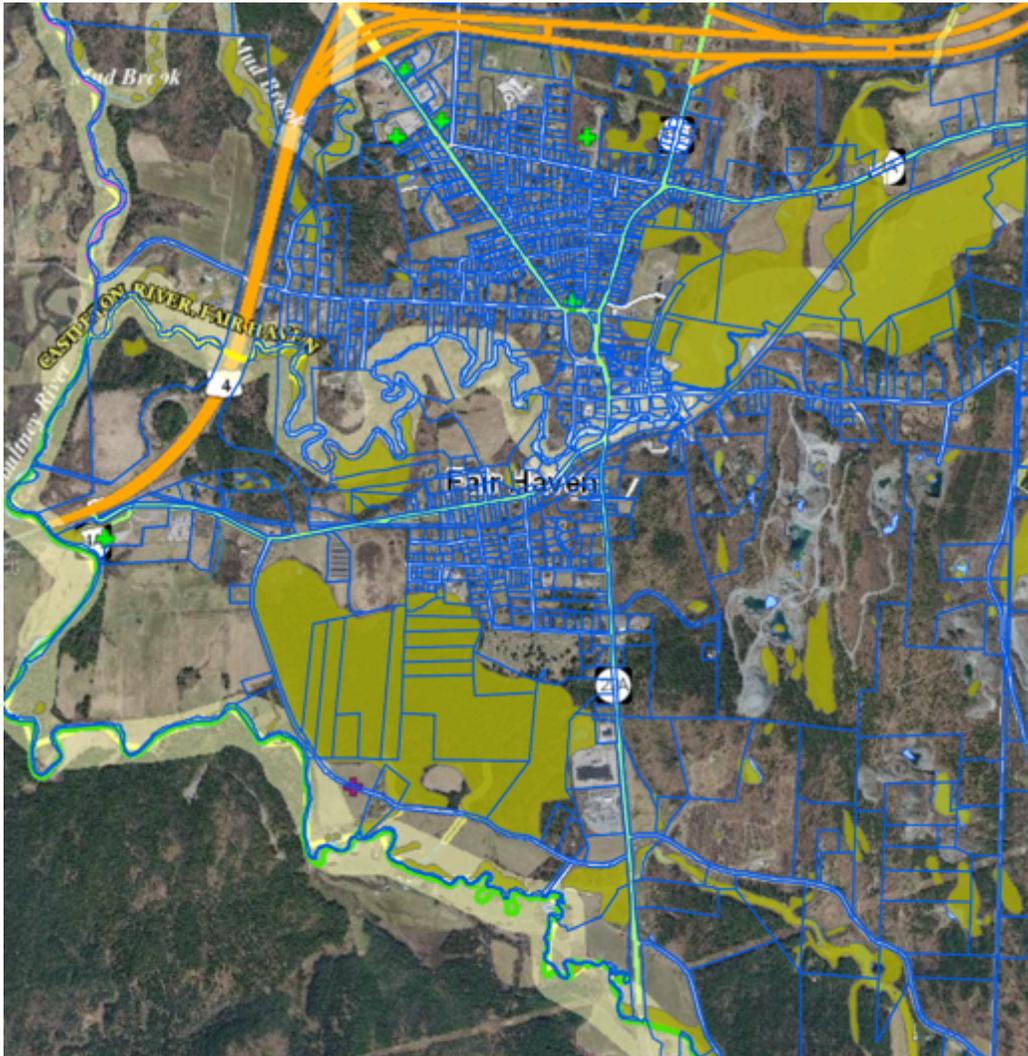


***REVIEW***  
***OF***  
**SLATE QUARRIES**  
**AND**  
**LOCAL ZONING**  
IN THE VERMONT TOWNS OF  
*FAIR HAVEN*  
*CASTLETON*  
*POULTNEY*  
*PAWLET*  
*WELLS*  
*BENSON & SUDBURY*

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## FAIR HAVEN



ANR Atlas image – layers turned on showing parcels, wetlands (olive green), streams and river corridors, stormwater permits, quarries

### Fair Haven Zoning Ordinance (not searchable)

<http://www.fairhavenvt.org/wp-content/uploads/2011/06/Zoning-Ordinance.pdf>

- p. 20 §405 – Removal of sand, gravel or clay -- ***does not apply to slate quarries***
- submit plan
  - slope 1:1½ ft., 20 feet property line setback, except material above grade at property line may be removed
  - reclaim area with 4" of topsoil
  - shall post bond to assure compliance prior to issuance of permit
- p. 23 §410 – Industrial and Related Uses – ***does not apply to slate quarries***
- traffic flow not to exceed capacity of local roads to handle

- access road intersection with town roads must meet DOH standards
- must not destroy or significantly alter wetlands or natural areas identified in town plan or by state of Vermont
- No noise which exceeds 70 db(A) at the property line, or which represents a significant increase in noise levels in the vicinity of the development so as to be incompatible with the reasonable use of the surrounding area shall be permitted
- no activity shall be permitted which noticeable, clearly apparent vibration of or on the property of another landowner under normal conditions
- fly ash, dust emissions not permitting which shall cause or result in noticeable clearly apparent vibration of or on the property of another landowner under normal conditions
- No emission shall be permitted of any air contaminant for more than a period or periods aggregating six minutes in any hour which has shade and density impacts
- Fly Ash, Dust, Fumes, Vapors, Gases, other Forms of Air Pollution are addressed
- Odors
- Fire, Explosive or Safety Hazard
- Storage of Flammable Liquids
- Hazardous Materials
- Solar Access
- Corner Visibility

pp. 24-25 §401(14) ***applies to slate quarries***

- pre-approval of reclamation plan
- bond may be required, but not for quarrying
- fencing to prohibit public access
- trucks loads not to exceed town weight limits
- loads must be covered or loaded so as not to spill en route
- lot line setbacks at least 20 feet, may be waived

## CASTLETON



ANR Atlas image – layers turned on showing parcels, wetlands (olive green), streams and river corridors, stormwater permits, quarries

### Castleton Zoning Ordinance

[https://www.castletonvermont.org/sites/castletonvt/files/uploads/zoning\\_ordinance.pdf](https://www.castletonvermont.org/sites/castletonvt/files/uploads/zoning_ordinance.pdf)

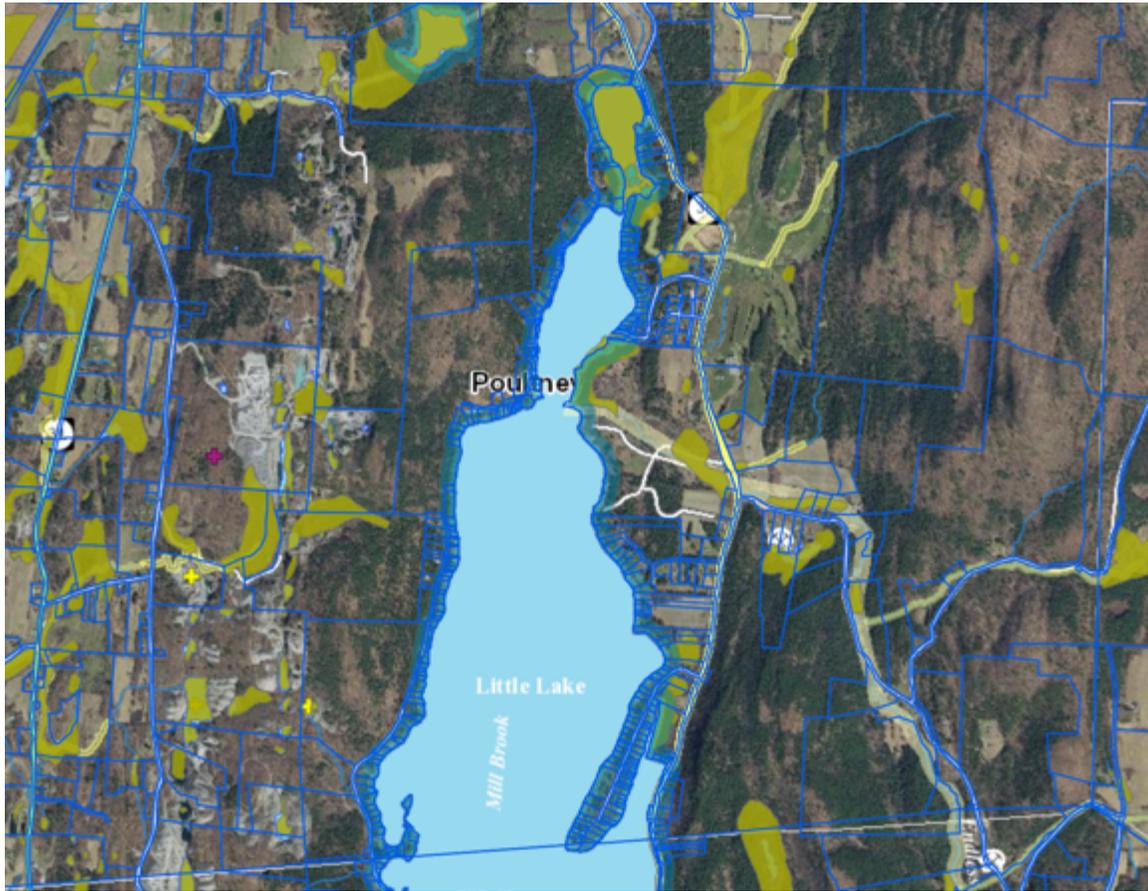
p. 19 §404: Earth Resources Extraction – ***applies to slate quarries***

- minimum lot area of five acres
- performance bond *except for mining and quarrying*
- surface drainage affected by excavation shall be controlled
- no excavation, blasting, or stock piling of materials within 200 feet of any street or other property line. Property line restriction may be waived
- no noise representing a significant increase in noise levels in the vicinity of the development so as to be incompatible with the reasonable use of the surrounding area shall be permitted
- no vibration permitted that exceeds a peak particle velocity of 0.5 inches per second at the property line
- no emissions permitted that may cause damage to health, animals, vegetation or other forms of property which can cause excessive soiling at any point on the property of others
- no power-activated sorting or processing machinery or equipment shall be located within 200 feet of any street or other property line. May be waived.
- no stripping of top soil for sale or use, except as incidental for sand or gravel operation
- creation of pits or steep slopes shall not be permitted unless provisions are made to refill each pit, or cut the sides of steep slopes in a manner to ensure public safety and prevent erosion. Earth slopes greater than 2/1 shall not be

allowed to remain. Excavation and open pit extraction sites shall be graded, fertilized, mulched and reseeded to establish a firm cover of grass or other vegetations.

- Hours of operation 6 am to 7 pm Monday through Saturday unless otherwise determined by the Development Review Board
- load must be covered when off-site or loaded so as not to spill while en route
- development shall not conflict with deer yards, historic sites or fragile areas

## POULTNEY



*ANR Atlas image – layers turned on showing parcels, wetlands (olive green), streams and river corridors, shoreland, stormwater permits, quarries*

### **Poultney Zoning Ordinance**

[https://www.poultney.vt.gov/vertical/sites/%7BFDD3223E-485C-4762-9F00-80C2A734CFF5%7D/uploads/Poultney\\_UnifiedBylaws\\_Adopted\\_05-27-2014\(1\).pdf](https://www.poultney.vt.gov/vertical/sites/%7BFDD3223E-485C-4762-9F00-80C2A734CFF5%7D/uploads/Poultney_UnifiedBylaws_Adopted_05-27-2014(1).pdf)

- p. 24 §416: Sand, Gravel and Soil Extraction – ***does not apply to slate quarries***
- contains provisions that do not apply to slate quarries
- p. 25 §417: Slate Mining – ***applies to slate quarries***
- setback of 200 feet of all pits, dumps, buildings, to any residential structure or property line
  - plan for ongoing reclamation must be approved prior to issuance of any land use permit
  - gate to deny public access
  - loads per truck shall not exceed road weight limits
- §418: Slate Processing -- shall be conducted within an enclosed structure

## PAWLET



*ANR Atlas image – layers turned on showing parcels, wetlands (olive green), streams and river corridors, stormwater permits, quarries*

### **Pawlet Zoning Ordinance**

[https://pawlet.vt.gov/wp-content/uploads/2009/01/Pawlet\\_Unified-Bylaws-adopted-2017.pdf](https://pawlet.vt.gov/wp-content/uploads/2009/01/Pawlet_Unified-Bylaws-adopted-2017.pdf)

p. 8 District #5 Industrial I – ***applies to slate quarries***

- Dimensional requirements:
- Minimum set back from any property boundary ..... 25 feet\*
- Minimum set backs on a *surveyed* property:
  - From the centerline of the traveled roadway ..... 65 feet
  - From the edge of the right of way ..... 40 feet

- Minimum set back on a *non-surveyed* property:
    - From the centerline of the traveled roadway ..... 65 feet
  - Minimum lot size ..... 1 acre
  - Minimum frontage on a public street.....150 feet
  - Maximum building height..... 35 feet
- \* Except where a lot line is adjacent to a railroad siding, in which case the siding shall be considered as the yard requirement.

p. 12 §3 Sand and Gravel Pits – ***does not apply to slate quarries***

- provisions that do not apply to slate quarries

**WELLS**

*ANR Atlas image – layers turned on showing parcels, wetlands (olive green), streams and river corridors, shoreland, stormwater permits, quarries*

**Town of Wells Website - No Zoning**

<https://wellsvt.com>

## **Benson and Sudbury**

Zoning regulations do not mention slate quarries

No town websites

Zoning Bylaw can be downloaded from RPC

Benson <https://www.rutlandrpc.org/town/benson-vermont/1/>

Sudbury <https://www.rutlandrpc.org/town/sudbury-vermont/22/>