

**Union Planning Board Minutes**  
**Thursday, September 23, 2021, 6:30 p.m.**  
**William L. Pullen Municipal Building Downstairs Meeting Room**

**Present:** Laura Curtis, Glenn Taylor, Gerald S. Brooks, Jr. (“Jerry,” Chair), Michael Johnson, Dale Flint, John Mountainland

**Others Present:** CEO Grant Watmough, Paul Curtis of JBI, Jake Barbour of JBI

- 1. Meeting called to order:** 6:30 p.m. by Jerry Brooks
- 2. Site Plan Review, gravel pit – Map 13 Lot 21 – Jake Barbour (JBI)**

Jerry noted tonight is step two of a three-step process.

Jerry read a letter from Road Commissioner Jay Feyler including: a bond should be required, suggested \$200,000 to \$250,000, for road infrastructure; dust control issue; and the gravel section of the road will require additional gradings each year, expecting the owner would cover.

The bond was discussed. Paul Curtis said it’s more a failsafe. Jake will talk to his bonding agent and Road Commissioner Jay before the next meeting. JBI will handle dust control and grading.

Jerry established no conflict or bias, a quorum, jurisdiction, standing, and summarized the application for a commercial gravel pit as well as fees paid.

Jerry led the board through a review of 1.10.3.11.2 Application for Commercial Mineral Extraction.

Paul Curtis said as far as finished slopes they plan to go with 3:1 slope, and in the restoration section minimum topsoil will be retained on site. Estimated working hours are 7 a.m. to 6 p.m., approximately 25 trucks per day.

Jerry led the board through a review of 1.10.3.11.3 Performance Standards for Commercial Mineral Extraction.

Jerry led the board through 2.5 Review Criteria and Performance Standards under 2.0 Site Plan Review Provisions.

Motion to accept application pending performance bond review (Road Commissioner and applicant) by: Glenn Taylor

2<sup>nd</sup> by: John Mountainland

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**3. Accept minutes of September 9, 2021:**

Motion by: Dale Flint

2<sup>nd</sup> by: Michael Johnson

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**4. Any other business by the board: None.**

**5. Adjourn: 8:45 p.m.**

Motion by: Glenn Taylor

2<sup>nd</sup> by: Dale Flint

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Respectfully submitted,

Sherry Abaldo  
Secretary