

18 December 2022

Dear Hinesburg DRB,

We are residents of 434 Beaver Pond Road and are writing in opposition to the conditional use commercial cordwood operation proposed by Allen & Andrea Lavalette.

The proposed conditional use will have undue adverse effects on:

- The essential character of the neighborhood in which the property is located
- Traffic on both Texas Hill Road and Beaver Pond Road
- Maintenance of Texas Hill, including the cost to the Town to provide this maintenance, as well as that of Beaver Pond Road, the private residential dirt road
- Public welfare, in terms of creating undue noise and at times, obstruction of the shared road.

The proposed location is clearly visible by anyone traveling Beaver Pond Road. There is already considerable debris from the approved residential firewood operation, as well as occasional excessive noise. Allowing a commercial operation would certainly increase the amount of debris and noise, and decrease the character of our neighborhood as well as quality of life.

Beaver Pond Road is built for light residential traffic. There has already been damage to the road from log trucks and other commercial vehicles related to wood processing at the top of the hill. The proposed commercial operation will exceed Beaver Pond Road's capacity and design. Further, each property owner is required, per their deed, to share in the cost of road maintenance and the Lavalettes have consistently refused to contribute their share towards maintenance. The current logging activity causes wear and tear on the road, which has already added disproportionate burden on the rest of Beaver Pond Road residents. Should the traffic related to this operation increase, we – along with other Beaver Pond Road residents – will effectively be forced to subsidize the Lavalette's business.

Texas Hill, a heavily traveled public road, would also see more commercial truck traffic as a result of this conditional use permit. Increased wear, resulting in higher maintenance costs, will affect Texas Hill residents as well as the town as a whole.

Lastly, although we are not adjacent property owners, we can hear the Lavalettes use of their wood processor, truck, and tractor. We both work from home and the noise can be a distraction. Further, the intermittent and unannounced blocking of the road by log trucks has thus far caused nuisance, but could, in fact, be a safety hazard. As experienced when the Lavalettes were illegally operating a commercial logging business, the proposed commercial use will have a significant impact on both our quality of life and the comfort with which we can effectively work from home, as we have for the past 15 years.

Natasha Duarte and Charles Abry
344 Beaver Pond Road