

To: Hinesburg Development Review Board

Objection to Proposed Lavalette Commercial Cordwood Processing Operation on Beaver Pond Road
Residential Property

We object to the proposed commercial operation because it would degrade the quiet and peaceful environment of our private residential roads (Beaver Pond Road and its extension, Spencer Hill Road.) This unsightly activity would lower neighboring residential property values, create a noise nuisance, and place unfair additional road maintenance costs on all the other owners of properties served by these roads.

The anticipated effects of such an operation are not hypothetical. The neighbors have experienced them for the past several years during which the Lavalettes conducted such activity in violation of the town's zoning ordinances.

Such an operation would, as it has in the past, involve increased heavy-weight commercial traffic, noise, and the visible parking of commercial trucks and equipment in the narrow open lot between the road and the stream at the base of the hill.

The steep stretch of Beaver Pond leading up to the proposed processing site is an ongoing maintenance problem. The poorly constructed roadbed is infused with intermittent springs and large frost heaves. Within the last several years sections have been regraded, an undersized culvert was replaced, and an additional soft spot developed which required a new culvert. All of this has not fully solved the problem. Every year we must pay to add gravel and mechanically rake the road to keep repairing the soft surface.

Heavy duty truck traffic increases the wear and tear on the road. The maintenance costs of Beaver Pond and Spencer Hill roads are supposed to be shared evenly, by deeded obligation, among the ten owners whose properties are served by the roads. Thus, the burden of extra wear and tear to the roadbed for the commercial advantage of one owner would be passed on in additional maintenance costs to all owners. This inequity is exacerbated by the fact that the Lavalettes are the only owners who have refused to pay of their share of road maintenance expenses. The nine other owners have been paying for all the road maintenance expenses.

We disagree with the contention in the conditional use application that, "The proposed commercial cordwood operation would not adversely affect existing or future residential uses on adjacent properties." It would create noise, heavy equipment traffic and parking, and increased road maintenance costs, all adversely affecting the residential uses of adjacent properties.

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