

TOWN OF STAMFORD
ZONING BOARD OF ADJUSTMENT MEETING
July 20, 2026
(UNAPPROVED)

Present: Board Members: Jean E. Kurpiel, Chair, Sheila Pecor, Theodore N. Dobbert, and David Saldo (arrived at 6:20 p.m.).

Sheila G. Lawrence and Angela Trudeau (alternate) were not present.

Visitors: Barry Berard, Joseph Berard, John Dupras (Trinity Engineering), Joseph Lora III, Donald Smith, and John Stefanik.

Lori Shepard, Clerk.

Jean Kurpiel called the meeting to order at 6:10 p.m. to reconvene the hearing that began on June 29, 2026. The Pledge of Allegiance was recited. Jean Kurpiel acknowledged that Mr. Lora has a past relationship with her family. She holds no favoritism or animosity towards him and feels she is able to make an unbiased decision. She also noted that her husband is gravely ill and she will not entertain a lot of repetition during tonight's meeting.

John Dupras reviewed the questions that were asked at the last meeting:

- 1) The stream buffer of 50 feet or 100 feet. The buffer for this project is 50 feet and it has been staked out in the field. He provided an email from Justin Galinat of the VT Fish & Wildlife verifying this determination.
- 2) The floodplain and/or river corridor. The proposed project is outside of the flood plain area. The project lies within the river corridor. John Dupras contacted Jessica Barsaleau, the state River Corridor and Floodplain Manager and she determined that the existing activities and proposals on site are allowed, as long as they do not expand the footprint. The floodplain and river corridor protection will be more fully and completely addressed through Act 250.
- 3) The wetlands classification. The state agrees that the area is classified as a Class II wetland which is regulated by the US Army Corp of Engineers. If the gravel extraction would be disturbing the wetland area, they would need a permit, but they will not be working in that area.
- 4) The closeout plan. They have obtained a multi-sector general permit which regulates the steepness of the slope and also approves the closeout plan John Dupras has proposed. He asked whether a bond, which was mentioned in the last permit, would be required again.

Jean Kurpiel asked about the categorical recycling and disposal certificate. John Dupras said asphalt, bricks and concrete (ABC products) would be processed and recycled along with a limited number of stumps. They recently applied and were granted a permit for this from the state. They are allowed up to 300 tons of stumps, which will be buried and slowly deteriorate over time. Jean Kurpiel asked about the asphalt creating underground fires. John Dupras said they will not be burying the asphalt, they will be recycling and reusing it. Sheila Pecor asked about toxic materials in the cement. John Dupras said there shouldn't be toxic materials in the cement. He agreed that asphalt is a petroleum product but the state views recycled ABC products as clean material. They are only allowed up to 4000 tons of ABC product per year. The state was very supportive of the recycling plan.

Board members had no other questions.

MOTION by Ted Dobbert to grant the permit. Jean Kurpiel noted that once the board grants approval, they can discuss the conditions of the permit. Sheila Pecor had concerns about the environmental issues and dust and without a second, the motion failed.

John Dupras said his mother lived across the street when the gravel bank was in operation before. She was worried about the noise, dust and water pollution, but saw that the gravel bank didn't pose any problems. It is a low profile, small operation. They will have water sprays available to keep the dust down.

Dave Saldo arrived and was apprised of the discussion up to this point. Dave Saldo asked for more information about the recycling of waste materials and felt that it wasn't discussed at the last meeting. ABC recycling is listed on their conditional use and ZBA permit applications. Dave Saldo said bricks contain asbestos and he wanted to know how they would determine if the products they were accepting contained asbestos. John Dupras advised that they would not be accepting these products openly from the public. The products would only be obtained on a limited basis. The Berards do a lot of work with VTrans and if they were replacing a culvert and cement chunks were removed, they would be able to grind up the cement and reuse it. The state fully supports this type of recycling and it would also help the work they do for VTrans. Dave Saldo said when they knocked the old Spragues building down years ago, they were lining our roads with this crushed mix from Maxymillian and it had asbestos, lead and who knows what else. He feels this is why people are getting cancer and lung disease in town. Ted Dobbert noted that any demolition work these days needs to be inspected first and if there was contaminated material, they wouldn't be able to recycle it. John Dupras stated that they could withdraw their certificate for the ABC recycling and only work the gravel pit. The recycled asphalt product has value and would be an addition to the work they do for the state, but it is an independent permit, separate from the gravel bank. Dave Saldo feels many companies were shut down because of asbestos and Teflon. He said the town is looking at a large grant for a municipal water system and he feels this might jeopardize the grant. John Dupras said if he felt there was any possibility of contaminated ground water, he would not be supporting this cause. Jean Kurpiel believes that Stamford is a beautiful community, but we shouldn't forget that we are also a town founded on gravel banks, saw mills and industry; Mill Road was named because of the mills on it. She feels people have the right to make a living and the board needs to balance that with environmentally sound decisions. Dave Saldo said he either needs to know more, or have it brought to a town vote. John Dupras suggested the board consider splitting the permits, moving forward with the gravel bank at this time and dealing with the ABC recycling permit afterwards. Dave Saldo would like to speak to the state representative who approved the ABC recycling permit. Sheila Pecor would like to view the project area. Joe Lora III was asked to sign, withdrawing the ABC permit at this time.

John Dupras will contact Brian Sales, the Environmental Analyst, and will schedule a site visit. This hearing will reconvene on Monday, August 17, 2026 at 6 p.m.

MOTION by Dave Saldo to adjourn. SECONDED by Ted Dobbert. All in favor. Motion APPROVED. The meeting ended at 6:55 p.m.

Respectfully submitted by

Lori A. Shepard, Clerk

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