

**TOWN OF WEST POINT
PLANNING COMMISSION MINUTES
MAY 3, 2017**

I. Call to Order at 5:03pm

The West Point Planning Commission held its regularly scheduled meeting on May 3, 2017. After calling the meeting to order, Chairman James Pruett opened the floor to the Andrea G. Erard, Town Attorney and excused himself from the meeting for the public hearing portion.

Members Present: James Pruett, Chairman
Stuart Daniels
James Vadas
Mary Montague Sikes
James H. Hudson, III

Members Absent: James N. Brockwell, Vice-Chairman
Britney Ball

Also Present: Holly McGowan, Director of Community Development
Andrea G. Erard, Town Attorney
Karen Barrows, Town Clerk

II. Review of Agenda

There were no changes.

III. Citizens Address the Commission

A. Citizens Address the Commission

Town Attorney Andrea Erard opened the floor for any citizen to address the Commission. There being none, the citizens address portion of the meeting was closed.

IV. Public Hearing

- A. Public Hearing On Special Use Permit Application #SUP2017-01.
- B. Town Attorney Andrea Erard opened the public hearing.

Ms. McGowan presented the following to Planning Commission:

West Rock, CP, LLC, has submitted a special use permit application to address the height of the proposed equipment and the height of two new chip piles. According to Article XVII, M-2 Heavy Industrial District, Section 70-295, Height Limit, states, "Structures may be erected up to 60 feet from grade to the top of the structure within the M-2 District. Structures in excess of 60 feet from grade to the top of the structure may be erected only upon the granting of a special use permit by town council in accordance with Article XXII." The excess in height affects the following:

1. The two new ship truck dumps at highest tilt will have an elevation of approximately 90 ft.
2. Elevation of the new chip piles will be approximately 100 ft.
3. The transfer point on the conveyor from the chip screens to the conveyor to the silos will be 79.6 ft. high.
4. The highest point of the stacker-reclaimers will be 135 ft.
5. Elevation of the new conveyor to the top of the silos will be approximately 100 ft.

Ms. McGowan asked that the Planning Commission recommended approval for the Special Use Permit.

Chris Broom, West Rock, gave an explanation of the new wood chip Process and described how the new technology will work to make the plant more efficient.

Town Attorney Andrea Erard granted citizens of the town three minutes each to express concerns and offer opinions about the changes West Rock is planning.

1. Phillip Bradley, 215 16th Street, presented the Commission with documents consisting of an air inspection report showing the distance that airborne wood dust can travel from a wood chip mound, a West Rock safety data sheet on wood dust, and sheets entailing all the health risks that result from breathing in saw dust. He gave an overview of what the documents entailed.
2. Lucy Edwards, 222 12th Street, wanted to express her objection to the project and explained that the dust generated in the air from the mill affects her health and home. She is concerned about this project.
3. Francis Thornton, 121 Kirby Street, stated that since she moved into her house, she has suffered with a cough, caused by the dust and dirt that also affects her health.
4. Carroll Gresham, Jr., 3359 Mattaponi Ave., expressed concern for the people in the community. Years prior, when he served on the union at the mill, he was told that the plant would be covered, and being that it isn't covered, he stated that the dust from the mill is covering everything, and that's not what the community wants for the neighborhood.
5. Vincent Hodge, 517 15th Street, gave his time to speak back to Phillip Bradley.
6. Phillip Bradley then gave samples of dust particles to the commission along with 11 questions for the mill to answer.
7. Charlie Barbour, 4030 Dogwood Dr., stated that he would like for the noise to be kept down, as well as the dirt and dust.
8. Joe Sanders, 315 E. Magnolia, mentioned that it was time for the town to have West Rock to mitigate and address some problems that concern the citizens. He offered an opinion of a solution, suggesting that the mill build a solid 12' barrier around the mill to help cut down the sand and dust issues.
9. Delilah Bell, 216 13th Street, handed out pictures of the dust in her house and explained that she cannot open the windows in her house because the dust is so bad. She said that she coughs constantly as a result.
10. Blair Wilson, 340 W. Euclid Blvd., was originally going to state that he would like the town to approve the special use permit, but after hearing the citizens comments about the dust, he would like for the special use permit to include addressing the dust.

11. Lucy Edwards, 222 12th Street, also commented on the dust. She had a builder doing some upgrades to her home and stated that the builder made mention of the tremendous amount of dust.
12. Carroll Gresham, Jr., 3359 Mattaponi Ave., stated that his relative lives on 16th and Kirby and that the dust has ruined the drains in that area. Because of that, the house and back yard flood.

Carole Hammer of West Rock asked to see the documents provided by Phillip Bradley. Chris Broom then stated that the DEQ report was false and that the mill is compliant with DEQ. He then began to address some of the comments that were made. Delilah Bell once again asked about the dust. Chris Broom responded that Phillip Bradley has filed complaints to DEQ about the dust and that DEQ has performed 6 investigations. He stated that the mill is in compliance. Chris Broom also stated that he would give information to the citizens of West Point, so that when there is an issue, it can be addressed promptly.

Public Hearing portion was closed, and the Planning Commission portion was open for discussion.

Jim Hudson, III suggested that West Rock hold a public meeting so that the mill can address all the comments and concerns. James Vadas asked about the bark pile, and the truck flow. Chris Broom answered his questions using a plat. Mary-Montague Sikes asked about the dust issue and stated that she knows personally that the dust is worse now than it's ever been. Chris Broom responded that the new technology would help minimize the dust and that the concealed box the chips are going into won't accumulate as much dust. He further explained that the focus of this project is to minimize traffic and dust. Mary-Montague Sikes then asked how soon will the air quality improvement take effect. Stuart Daniel asked about the truck traffic at 24th Street. James Hudson, III asked about the dump and chip pile. Chris Broom explained the difference between the paper mill and the chip mill, and stated that West Rock is taking positive steps to ensure better quality.

James Vadas made a motion to recommend approval to Town Council on the Special Use Permit, SUP2017 submitted by West Rock and to have the staff and the Town Attorney prepare conditions to present to Town Council. The motion was seconded by Stuart Daniel. All in favor voted "Aye". No one opposed. The motion carried.

- C. Public Hearing On Chesapeake Bay Preservation Act Application #2017-CBPA-01
- D. Town Attorney Andrea Erard opened the public hearing.

Ms. McGowan presented the Planning Commission with an application of the adopted language for West Rock.

West Rock, CP, LLC has submitted a Chesapeake Bay Preservation Act Exception Permit Application to address encroachment into the 100 ft. buffer. There are three areas where proposed equipment will be within the 100 ft. buffer.

Location 1: Chip Screen with Enclosures. Located at the northern extent of the project

area and runs along the western boundary of the mill. In order to convey the wood chips to the mill processes, West Rock must install a building to house a new chip screen system, a motor control center and an elevated chip conveyor. A small section of this building will protrude into RPA 1, as well as three supports for the elevated chip conveyor and supports for the transfer point at the intersection of two conveyor belts.

Location 2: Chip Truck Scales, Chip Truck Dumps, Portion of Chip Pile. Located at the southern boundary of the mill. A portion of two new chip truck dumps and one set of chip truck scales will need to be installed in the RPA.

Location 3: Transfer Point from Price Chip Mill to West Rock Chip Piles. Located at the southwestern corner of the mill. In the process of moving chips, some land may need to be disturbed.

Ms. McGowan requested that the Planning Commission grant the exception, with safeguards deemed necessary to further the purpose and intent of the Chesapeake Bay Preservation Area.

Andrea Erard opened the floor to any citizens wishing to address the commission about the Chesapeake Bay Preservation Act Application for West Rock.

1. Blair Wilson, 340 W. Euclid Blvd., stated that the Planning Commission should approve the application.
2. Carroll Gresham, Jr., 3350 Mattaponi Ave., stated that many years ago, when the town first had the original sewer installed, that the mill was permitted to dump everything into the river. He stated that 16th Street has a drainage problem because the sewer line is buried under the wood yard. He further stated that when he was younger and worked for the town on 6th Street they encountered the same issue. Upon further exploration to try and remedy the problem, they found that the sewer line had collapsed and was filled with bark, causing the back up. He recalls that years later the town had contractors come to address the drainage issue on 14th Street, and they installed three new sewer lines. However, the sewer lines did not extend far enough to repair the entire issue that to other streets with the same issue. In conclusion, Carroll Gresham would like to know that when they implement this new system if this new technology will aid or hinder the drainage problem.

Public Hearing portion was closed, and the Planning Commission portion was opened for discussion.

Mary-Montague Sikes made a motion to approve the Chesapeake Bay Preservation Act request. Stuart Daniel seconded the motion. Upon rollcall all members of the Planning Commission responded with "Aye".

Public Hearing for the Special Use Permit #SUP2017-01, for West Rock, will be presented before Town Council on Tuesday, May 30, 2017 at 6:30 p.m.

V. **New Business**

Chairman James Pruett joined the meeting.

There is no new business.

VI. Committee Reports

Jim Hudson, III gave a brief update of Town Council's last meeting. The Town has adopted the 2017-2018 budget. Town Council has authorized for the Town Manager to execute and deliver a contract for Safe Routes to School, Phase 2, currently waiting for VDOT to complete their portion. He also reported that the Town has accepted a new program called The Chaplain Program, to minister to families in times of grief, as well as to our Police Officers and Fire Dept., as needed.

BZA Wetlands- No report.

VII. Adoption of Minutes

The minutes were approved as presented.

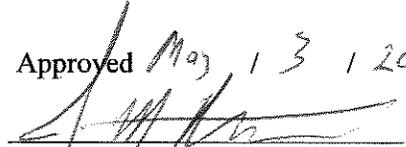
VIII. Set Next Meeting Date:

June 7, 2017

IX. Motion To Adjourn

Chairman James Pruett adjourned the meeting at 6:50 p.m..

Approved May 13 2017


James Pruett, Chairman
West Point Planning Commission

Commissioner's Terms

James Pruett (C)	832-1185	09/30/2017	jpruett@baydesigngroup.com
James N. Brockwell (VP)	843-2485	09/30/2017	james@brockwellseptic.com
Stuart Daniel	843-3082	09/30/2017	sddaniel4@msn.com
James H. Hudson	843-3262	12/31/2018	jhudson@west-point.va.us
Mary Montague Sikes	843-3284	09/30/2020	monti7olen@verizon.net
James E. Vadas	843-4082	09/30/2020	jimvadas@yahoo.com
Britney Ball	843-7438	06/30/2019	britney.ball@gmail.com