

## Meeting Minutes

### Chatham County Environmental Review Advisory Committee (ERAC)

January 11, 2023 - 6:30 p.m.

#### Attendance

**Staff:** Rachael Thorn and Hollie Squires, the Recording Secretary to the Environmental Review Advisory Committee

**Members Present:** Elaine Chiosso, Alicia Koblansky, Connor Jarvis, Jeannie Ambrose, Diana Hales, Adam Ayers, Mary Beth Koza, Frank Stillo,

**Members Absent:** Heather Holley, Laura McKelvey, Amy Fulford, Rachel Phaneuf

**Guests:** Tracy Ayotte, Jenifer Johnson, Ace

#### Call to Order @6:30 pm

**Approval of meeting minutes** – November minutes motioned for approval with minor spelling changes by Jeannie Ambrose and seconded by Diana Hales and December minutes motioned for approval by Connor Jarvis and seconded by Mary Beth Koza.

Discussion of quorum and member count. Jenifer Johnson introduced herself as the new clerk to the Board of Commissioners.

#### Update on UDO Chapters:

Rachael Thorn gives update on when the UDO chapters would be available to review. Module 2 of the UDO will be up for the public to review in April of 2024. The only way to give comments before April will be to have a member become part of the subcommittee of the UDO.

Connor Jarvis suggested the idea of having a copy of the drafts only for the ERAC members to view and comment on as a group then taking those comments to the subcommittee.

Elaine Chiosso and Connor Jarvis will ask to become members of the UDO Subcommittee.

**Public Input:** None

#### EIA Review of Asphalt Plant

Review is in attached document.

Jeannie Ambrose brought up the point about how ERAC is not part of the formal review process for EIAs in the draft UDO zoning ordinance and if ERAC wanted to talk to staff about adding the language making this required to the UDO.

Rachael Thorn responded with suggesting ERAC ask planning staff about what is in the UDO. For any rezoning case it is not formally required that ERAC is apart of the EIA review. If a review process is something ERAC would like to do they would need to talk to the UDO Subcommittee since it would need to be added to the zoning ordinance.

ERAC will discuss their involvement with the EIA reviews for the zoning ordinance at another time.

**We do not find this EIA adequate and complete. The total impacts and risks of this project to the environment and the community are not adequately discussed. The site plan and use may lead to release of petroleum and other hazardous chemicals to the environment. Use of industry best practices such as non-hazardous alternative chemicals like D-limonene were not considered. Details and specifications of the SPCC and the Stormwater Pollution Prevention Plans were not provided for review or critique. Off-sets for environmental impacts such as wildlife habitat restoration were not discussed. Please see our EIA review for additional specific comments.**

**Motioned by Frank Stillo and seconded by Mary Beth Koza.**

Rachael Thorn notified the committee that they will need to present their comments to the public hearing under oath, since this is not a rezoning case but a special use permit application. The members will also be subjected to cross examination. Rachael will send an email with more details on the public hearing. Rachael Thorn would look to see if she could get the comments from Spangler on the project.

#### **Announcements and Updates:**

- **Planning Board Update from Jeannie Ambrose.**
  - The Planning Board meeting was cancelled due to weather.
  - The UDO subcommittee's next meeting is January 25<sup>th</sup>.
- **Climate Change Update from Alicia Koblansky.**
  - Climate change has not had a meeting since last month.
- The Heritage Society is conducting a county-wide inventory of important natural areas in Chatham County! The webinar will be January 18 from 9am to 11:30am.
- Central Pines Council of Government will be holding 4 climate conversations that are 3 hours long starting January 22<sup>nd</sup> at the Chatham County Agricultural Center. The meeting starts at 4:30pm.

**Adjournment @9:01** Motioned by Mary Beth Koza and seconded by Jeannie Ambrose.  
Roll call unanimously passed.