

**DEVELOPMENTAL REVIEW BOARD
MINUTES**

February 16, 2011

MEMBERS PRESENT:

Phil Carter, Chairman
John Boehrer

Richard Harrison
Julie Nicoll

Linda Petty
Rose Goings, Zoning Administrator

OTHERS PRESENT:

Andrew Becker
Jeff Billings
Bruce Boedtker
Mike Doran
Jay Jurkoic
Mark Kane

Mark Kattalia
Kevin Murtagh
Marty Nitka
Ted Reeves
Ted Rossi

Larry Slason
Ron Tarbell
Randall Walter
Michelle Stinson, LPC-TV
Lisha Klaiber, Recorder

A. **CALL TO ORDER**

1. Meeting opened at 6:00 p.m. by Chairman Phil Carter. All board members present.

B. **RE-OPEN THE PUBLIC HEARING FOR TIMBER CREEK AT OKEMO II, LLC, et al**

C. **RE-OPEN THE PUBLIC HEARING FOR TIMBER CREEK AT OKEMO II, LLC, et al**

D. **RE-OPEN THE PUBLIC HEARING FOR TIMBER CREEK AT OKEMO II, LLC, et al**

1. Phil Carter advised that these hearings are an application for a planned unit development (PUD) to be reviewed concurrently for conformance with the subdivision regulations, conditional use approval and site plan approval. Property is located at Trailside Road in the Mountain Recreation and Town Residential districts. Property owners are Trailside Investment Company, LLC and West Hill Partners, LLC. These hearing were recessed from the meetings of December 13, 2010 and January 10, 2011. He advised that the DRB had recently received documents and advised that the standard operating procedure for evidence submitted to the DRB members is that they receive the documents 2 weeks prior to the hearing so that they have a chance to review it before the hearing. Phil Carter reminded all who have previously testified at these hearing that they are still under oath. He then administered the oath to all wishing to speak to these hearings who have not previously been sworn it. He asked if Attorney Slason had seen this correspondence.
2. Larry Slason said that he had only seen it today because he was in a hearing yesterday.
3. Marty Nitka asked that the board consider this evidence at the time the board makes its decisions. It is not new evidence, but a recap of previous testimony and request for conditions on the project to be considered by the DRB.

4. Larry Slason said that it is a statement of concern by adjoining property holders and not evidence. He added that, regarding the Heindell letter, if that is to be considered as evidence, he needs to be here to answer questions. We ask that it not be received as evidence, but as a letter of concern. We have tried to have witnesses here who are able to respond to evidence that we present. Ron Tarbell and Jeff Billings are here to respond to letter that they each submitted. This helps to clarify the procedure.
5. Marty Nitka said that he had just received the Heindell letter, adding that they had engaged an expert regarding noise. He asked if Phil Carter thought this hearing might close tonight.
6. Phil Carter said that he did not know.
7. Marty Nitka said that if the hearing is closed tonight, he would like the letter to be considered. The procedure is that the applicant presents his case and then other people can put in evidence.
8. Phil Carter said that the board had just received that letter today and this is already the 3rd hearing.
9. Marty Nitka said that they should have the opportunity to present evidence.
10. Larry Slason said that the Ludlow regulations say that when a hearing is expedited, evidence may be received in written form if someone is available to respond to that evidence. If the Heindell letter is received in evidence, someone has to be here to respond to questions.
11. Phil Carter administered the oath to Chief Billings.
12. Larry Slason showed the letter from Chief Billings to him and asked him if the letter is authentic. He gave copies of that letter to board members.
13. Jeff Billings said that the letter is authentic.
14. Larry Slason asked Jeff Billings to summarize the letter.
15. Phil Carter said that the board had had questions regarding traffic control and the bottom of West Hill and also how the additional traffic would affect vehicles exiting the EMS building.
16. Jeff Billings said that, in most circumstances, no officer would be warranted at the bottom of the hill. Christmas and other holiday weeks would be different. Generally, he would not have an officer stand in the middle of the road, but at the side to step out when needed. Cars do have a natural flow and there is a person at the light. This project will not hurt our traffic flow. Most of the traffic problems come from the traffic coming from Killington. There are back-ups in the village – at the gas stations and DJ’s – at that is not because of the amount of cars, but due to the lack of courtesy. He said that it was worse 10 years ago.
17. Phil Carter asked about the EMS vehicles exiting West Hill.
18. Jeff Billings said that they do have red or blue lights and he does not foresee a problem with the additional cars. He said that Sundays are better than Saturday s because people are not stopping in town.
19. Phil Carter asked about new signs.
20. Jeff Billings said that he will get together with Ron Tarbell and find out what signs are needed. He suggested that they could get an electric CAUTION sign for storms or bad road conditions. The applicant is willing to put up as many signs as needed.
21. Phil Carter asked about a sign directing traffic over West Hill.
22. Jeff Billings said yes and that he would work with Ron Tarbell and the developers.
23. Phil Carter asked Marty Nitka if he had any questions.
24. Marty Nitka asked if Jeff Billings had seen the Traffic Impact Study from the Regional Planning Commission and if he had any comments.
25. Jeff Billings said that he had seen it and did not agree with putting more cones out.

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26. Marty Nitka asked Jeff Billings about accidents on Trailside.
 27. Jeff Billings said that there are no more accidents there than anywhere else. However, the people don't always report slide-offs. He added that the police can get up that road with the Front Wheel drive Impalas with no problems.
 28. Marty Nitka said that slide offs could prevent the EMS vehicles from getting out.
 29. Jeff Billings said that has not happened, but if it did, they would call the highway department to pull them off. He said that he would defer to Ron Tarbell regarding road widths.
 30. Phil Carter asked Ron Tarbell for his input.
 31. Larry Slason showed Ron Tarbell the letter he had written regarding this project and asked him if this letter is authentic.
 32. Phil Carter said that there have been concerns expressed regarding whether the road could handle the additional traffic. There are concerns about the width of the road and the construction traffic.
 33. Ron Tarbell said that the letter is authentic. He said that there are narrow spots on the road, but overall it is fairly uniform – within 21' to 22'. The worst spot on West Hill is the section by the garage and it needs paving. He said that there are construction vehicles all over town and it would not hurt that road anymore than any other road in town.
 34. Phil Carter said that the developers have suggested having a truck to do additional plowing and sanding.
 35. Ron Tarbell said that is a good idea and he would coordinated this.
 36. Phil Carter asked Ron Tarbell if he could suggest any additional signage.
 37. Ron Tarbell said some signs are needed. There are speed signs missing and they could put something by Upper Cross Road in bad weather.
 38. Phil Carter said that if a road is a town road, the town can put up signs.
 39. Ron Tarbell said that is correct.
 40. Richard Harrison asked if Timber Creek would help repair or repave the road.
 41. Ron Tarbell said they would look at the road before, during and after construction and see what is needed.
 42. Marty Nitka asked Ron Tarbell if he had seen the study done by the Regional Planning Commission and if so, did he see the comments that the road is too narrow in sections.
 43. Ron Tarbell said that he had not walked the whole road, but generally, it is pretty uniform, although there are some narrow corners.
 44. Marty Nitka asked if they should widen the road or put up guardrails.
 45. Ron Tarbell said that guardrails would be an option.
 46. Marty Nitka asked about site distances.
 47. Ron Tarbell said he would look at that next summer.
 48. Marty Nitka asked Ron Tarbell about signs.
 49. Ron Tarbell said that he and Jeff Billings need to ride up there and decide what signs are needed.
 50. Larry Slason asked Ron Tarbell if, in his opinion, the road is suitable and safe to handle the additional traffic.
 51. Ron Tarbell said yes.
 52. Larry Slason said that he has 3 other witnesses present tonight; Mark Kane from SEC Group for the visual impact study, Randall Walter from Bensonwood for the architectural aspects and Bruce Boedtker from Bruno Associates who will discuss erosion, storm water and roadway profiles.
 53. Phil Carter asked Mark Kane to point out page number in the notes as he refers to them.

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54. Larry Slason said that the visual impact study is Exhibit 42 and the Landscaping is Exhibit 33.
55. Mark Kane said that SE Group does Landscape Architecture and Planning and that he is an Environmental planner. SEC Group did Jackson Gore and various other resort settings. He said that he evaluated this project and referred to a drawing, showing the location of the project. He showed the extent of the view shed. He said that they did a view-shed analysis and determined the potential extent of visibility of the project. He said that the vegetation effect was not considered. He wanted to identify the potential critical viewpoint and it is a limited 2-3 mile view shed. There are active landscapes and Okemo Mountain. He looked for the highest visibility and the views are mostly from the east and highest along Route 103. He also looked at it from other ridgelines such as Commonwealth and South Hill. He said they coordinated with Bensonwood and did a 3D model and prepared photo simulations. He showed winter and fall views from Panarellos (2.4 miles away.) The visually dominant element is Okemo. He showed views from the village. He said that it is important to recognize that most development is below 1,800 feet and the highest density is lower on the mountain. He said that trails on the project meander more and the main trail traverses the ridgeline and will be screened by vegetation. Clearing of land will be constrained enough that the project will not stand out too much. He said that they applied the Quechee test and found the following:
- a. Nature of the surroundings – dominated by Okemo Mountain
 - b. Compatibility to design – they looked at the patterns of the existing trails and development and there would be lower height buildings set on grades and colors chosen to minimize impact
 - c. Context of view – it would always be part of the background
 - d. Open space patterns - there will be clearing, there will be 38% animal habitat, there will be walls to minimize grade and there would be preservation of open space.
56. Phil Carter asked if he had read the forestry plan and asked if they plan to adhere to the recommendations.
57. Andy Becker said that they want to coordinate that will Forrest Hammond.
58. Phil Carter said it is a good plan and the woods need help and the plan addresses that. There will be some visual impact.
59. Richard Harrison said there would be a lot of clearing.
60. Mark Kane said it would be less visible because it would be lower in elevation.
61. Andy Becker said there would be some timber harvesting to improve the forest stance and strength.
62. Phil Carter asked if part of the land be put into land use.
63. Larry Slason said they have not discussed that yet.
64. Mark Kane said they have included all infrastructure in the clearing plan. They will put in landscaping and the simulations are worst-case situations. He said that he concluded that and his opinion is that there would be no adverse impacts on the general area and there would be reasonable steps taken to mitigate visual impacts. This project would not be visually dominant and would be part of the backdrop. It would not unduly adversely impact and is consistent with the land use and is compatible with the area.
65. Larry Slason asked Mark Kane about Landscaping and Screening
66. Mark Kane identified 2 areas for landscaping (Exhibit 33 – Sheet L2.1 and L2.2). He noted the following:
- a. They would bring in native material
 - b. They would use materials consistent with the palette in the area

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- c. They would put in plants where they won't get killed and where they are secure
 - d. Roads would need to be plowed and they would consider places to put the snow
 - e. They would naturalize the project with the setting
 - f. There would be lots of grades, walls and curves
 - g. There would be screening to minimize visual impact from offsite
 - h. They recommend plant mixes and a variety of species – wildflowers and grasses
 - i. They would use stone from the site on the site in the landscaping
 - j. They would keep native vegetation where possible
 - k. There will be a plaza area by the base lodge
 - l. They would keep lawn areas to a minimum
67. Marty Nitka asked what the black dotted line on the drawing represented.
68. Mark Kane said it is the bear habitat. He continued, referring to drawings L4.2 and L5.0:
- a. L4.2 – Lighting – he said that lighting would be as minimal as possible. Intersections and parking lots would be lit for safety
 - b. L5.0 – Fixtures – he showed 2 metal halolite fixtures. At intersections they would be 16' high and 12' high in parking lots. They will be simple, gooseneck designs.
69. Larry Slason asked about the lights at Jackson Gore.
70. Mark Kane said that these are lower.
71. Julie Nicoll said that she recalled that there had been a problem with the lights at Jackson Gore.
72. Phil Carter administered the oath to Ted Reeves.
73. Ted Reeves advised that the fixtures showed the lights toward Buttermilk Fall Road and there had been complaints from the residents there. They took the lights down and blacked out the side facing Buttermilk Falls Road. It resolved the problem.
74. Mark Kane said that these lights are lower and there would be 200-300 feet of retained woods between them and adjacent property owners.
75. Phil Carter asked if they would light the chairlifts and slopes.
76. Larry Slason said no.
77. Marty Nitka asked how this would impact Trailside.
78. Mark Kane said that the closest part of the road is 100 feet away from the South Face homes with retained vegetation between them. Very likely, it would not be visible.
79. Marty Nitka asked if the lodge and lifts would be visible from Trailside.
80. Mark Kane said no.
81. Phil Carter asked if there would be covenants about cutting and chainsaws. He asked if, after a lot is established, they would have no further cutting.
82. Andy Becker said there would be covenants and people would have to go to the Homeowners Association about any cutting.
83. John Boehrer asked how far from the trails the ski on/ski off houses would be.
84. Mark Kane said they would have to scoot through the woods and it would be a pretty easy walk.
85. Larry Slason advised that the architectural drawings are 34, 35 and 36.
86. Randall Walter said that he is a licensed Architect and works for Bensonwood. They have built homes on Solitude, South Hill and at the Lakes. He is familiar with Ludlow and uses simulations. He referred to the drawings and said that the emphasis will be to keep density low and most of the infrastructure at lower elevations. They use organic sensibility in architecture. The duplexes are not mirror images of each other and will have different rooflines and unique forms. They will be non-repeating and non-identical. There will be a limitation of visible parking, with parking underground, banked into the hill. There will be

less plowing and maintenance. They will create a natural setting with a variety of heights. There will be compatibility. Buildings will be fabricated off site and this will shorten the construction period and waste will be offsite. They will be low-load buildings for energy conservation and a tighter envelope. They will be more efficient buildings. They will probably not build for 3 years and will use current high quality at that time. The colors will be natural, subdued earth tones. They will comply with current building height regulations. They are allowed heights up to 3 story and not to exceed 35', measured by the mean roof elevation to the average grade. They have established the average grade level. The lodge will be 34' 3 5/16", the townhouses will be 25' 10" +/- 1 foot, the duplexes will be 32' 2/10" and the single-family homes have not been designed yet, but will be governed by covenants.

87. Marty Nitka asked the height of the base lodge from the peak of the roof to the average grade.
88. Randall Walter said 48'.
89. Marty Nitka asked how they get to 35 feet from that.
90. Randall Walter said they take the geometric average of the roof surfaces to get to the mean.
91. Phil Carter said that this is a concept they have struggled with for years and it is compatible with the Ludlow zoning regulations.
92. Richard Harrison asked about firewalls.
93. Randall Walter said that he has met with Peter Kolenda and the buildings will be built to code at the time of construction. He said that he does not know what materials will be best at that time. He added that all buildings will have sprinkler systems and there will be standpipes. He doesn't have construction plans at this time.
94. Andy Becker added that Peter Kolenda also wanted concrete decks for the underground parking.
95. Phil Carter asked about fire vehicle access to the buildings.
96. Bruce Boedtke said that he has met twice with Peter Kolenda and he wants access on 2 sides of the buildings. There will be hammerheads and turnarounds and hydrants.
97. Andy Becker said that Peter Kolenda also wanted a gated alternate access to the property.
98. Bruce Boedtke indicated that access road on the drawing.
99. Richard Harrison asked about annunciator panels at the bottom.
100. Phil Carter asked if that is a state requirement.
101. Bruce Boedtke said that it is and they will have them.
102. Julie Nicoll asked how, if there are open garages, the buildings could be green and wouldn't there be heat loss.
103. Randall Walter referred to site section B, drawing L3.0. He said there is a wood structure over the deck. There will be sidewalls and high insulation above the garage. He said that the main thing is that they will increase the insulation. All of the pipes will run through the Mechanical Equipment rooms and they are not using copper. The wall insulation will be R35 and the roofs, R40.
104. Phil Carter asked how the houses would be heated.
105. Randall Walter said air source heat pumps and there will be propane on site for cooking.
106. Phil Carter asked about additional parking on big ski weekends.
107. Randall Walter said only residents and guests would be parking there. There would be 2 spots per unit and some parking by the base lodge. There would be some overflow parking under each building.
108. Phil Carter asked how they would handle it if someone had lots of company.

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109. Andy Becker said there would be private security to control that parking. There will be no parking on the roads. The Homeowners Association will control this. He said that this is not a portal to Okemo and people cannot use the facility unless they are owners.
 110. Richard Harrison asked about shuttle buses.
 111. Andy Becker said they have spoken to Okemo and people on Trailside would be able to use the shuttle.
 112. Mark Kattalia asked if the shuttle would serve all of Trailside Road.
 113. Andy Becker said they would pick up from Timber Creek to Upper Cross Road. They will pay Okemo for the service.
 114. Phil Carter asked about lighting.
 115. Randall Walter said the Dark Skies Initiative will be written into the covenants. Lighting will be down lit, compact flourscent, LED and low energy. Motion sensors will activate the lights.
 116. Phil Carter asked if homeowners would be allowed to put up lights.
 117. Andy Becker said that the covenants will address that and the HOA will control it.
 118. Randall Walter said they would not allow up lighting into the trees.
 119. Phil Carter said that lighting is a concern of the board.
 120. Randall Walter said there would be no upward facing lights of any kind allowed in the covenants.
 121. Marty Nitka asked if the covenants are in the application.
 122. Larry Slason said that they are not fully addresses. Exhibit 40 is the covenants and needs work.
 123. Richard Harrison asked about directional signs.
 124. Randall Walter said they are not done yet. He said they may be native stone and would comply to sign ordinances.
 125. Marty Nitka asked if the top level of the Base Lodge would have a beacon and would it be visible from Trailside.
 126. Randall Walter said that the top level of the Base Lodge would be residential – 2 condo units and would not have a beacon. He indicated the location of the lodge relative to Trailside and said that he did not think it would be visible. He said that he would check.
 127. Mark Kane said that very likely, it would not be visible.
 128. Marty Nitka asked the rough distance.
 129. Mark Kane said about 1,500 feet.
 130. Randall Walter asked if the people from Trailside can see the top of the South Face Lift.
 131. Mark Kattalia said no.
 132. Phil Carter asked about the roofs.
 133. Randall Walter said asphalt shingles or shakes.
 134. Bruce Boedtke said that he works from Bruno Associates and has done work at Okemo. He said that there are 2 types of permits for storm water for this project. The Construction General Permit deals with erosion control during construction and the Operating Permit covers how to handle storm water after construction. They first have to identify all natural resources and develop buffers. He referred to the drawings and indicated where retaining walls would be. He said that the project would be done in phases to minimize area disturbed at one time. They would divert surface water away from the construction area. They would install downhill silt fencing or crushed stone berms. They would stabilize the work road with stone. Water would be directed to small detention area that would let the sediment out and then go to large retreatment area.
 135. Phil Carter asked where the water on the top would go.

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136. Bruce Boedtger said from a ditch to and undisturbed natural buffer.
 137. Richard Harrison said the detention ponds would be filled with silt.
 138. Bruce Boedtger said they would be stabilized as soon as possible, seeded and mulched and would be maintained.
 139. Richard Harrison said that Phase I is overfilled already.
 140. Bruce Boedtger said there would be on-site maintenance as required by a new state regulation. Daily inspection is required and reports must be sent to the state.
 141. Larry Slason said the permits are issued through the Department of Environmental Conservation.
 142. Bruce Boedtger added Water Quality Division.
 143. Larry Slason asked Bruce Boedtger to go over the considerations.
 144. Bruce Boedtger said that each phase they consider the length of time of the disturbance of the area, the temporary stabilization of the area, the acreage opened up, the measures taken such as silt fence, sediment basins and treatment ponds and hydrolic details.
 145. Phil Carter asked if the silt fencing is based on the topography.
 146. Bruce Boedtger said yes, the state wants layered fencing, not one continuous long fence.
 147. Richard Harrison asked about water discharge.
 148. Bruce Boedtger said this is temporary during construction and they work with the state agencies. He said there is good onsite soil with low to medium potential for erosion.
 149. Phil Carter noted that Mark Kane has said that they would try to preserve as much natural vegetation as possible.
 150. Bruce Boedtger said yes, and indicated the locations where they would preserve natural vegetation.
 151. Larry Slason asked about post construction.
 152. Bruce Boedtger referred to drawing SW2 and said that he would get copies to the board. He said that roads would be built to town standards, paved, curbed and not to exceed 12% grade. They would use Vortechincs catch basins to collect all of the storm water and direct it to the detention area that is designed for the 100-year storm. From the detention area, the water would get final treatment and go to a grass swale for discharge to the vegetation area.
 153. Phil Carter asked if the Vortechincs was used at Jackson Gore.
 154. Bruce Boedtger said it is the same concept.
 155. Ted Reeves said it is a similar technology and they work well.
 156. Marty Nitka said there would be even less solids with the paved roads. It is proven technology and adheres to state polices. There will be regular maintenance.
 157. Phil Carter asked if the water would go to the town road culverts. Bruce Boedtger said not by design. He said that the concept is that by the time the water gets to the detention, it will be the same as prior to development.
 158. Larry Slason asked about the roads.
 159. Bruce Boedtger said the width would be per town standards. They would be paved and curbed, with grade less that 12%.
 160. Larry Slason asked if the town would inspect during construction.
 161. Bruce Boedtger said yes, as well as the state.
 162. Larry Slason said that the sewer infrastructure was discussed at the last meeting.
 163. Bruce Boedtger said that there will be a person to make sure that project will be inspected daily and reports sent to the state. There will be very strict compliance to the plans.
 164. Phil Carter asked about fire hydrants and water storage.
 165. Bruce Boedtger referred to OA4 – Utilities, indicating the already dug well and said there would be one well tested in the future. The water storage is 200,000 gallons, with 100,000

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- for fire use and 100,000 for domestic use. They would be gravity fed, the chief would determine hydrant locations and there would be an 8" main. The upper lots may have drilled wells. The duplexes and condos would have community water. He said that buildings would have sprinkler systems.
166. Phil Carter asked if the tank is in a protected area.
167. Bruce Boedtger said it is off a woods road that will be stone surfaces. Forrest Hammond is agreeable. Access in the winter will be with a tract vehicle. The area will be gated to keep out snowmobiles.
168. Richard Harrison asked about deer habitat.
169. Bruce Boedtger said there is plenty of area up there.
170. Mark Kattalia asked if the added drilled wells were part of the original hydrology report.
171. Bruce Boedtger said he is not sure.
172. Phil Carter asked if the Trailside wells have affected the wells below them.
173. Mark Kattalia said that at one point there was a problem, but not recently.
174. Andy Becker said that the well test protocol was just for the community well. There has not been protocol set for the smaller wells.
175. Bruce Boedtger said that there may not be enough pressure to get water up to the higher elevations. That is why they may have to drill individual wells.
176. Andy Becker said those units were included in the calculations.
177. Mark Kane said it would still be from the same pool of water.
178. Larry Slason said that he will have Mr. Perry to find out if it is the same aquifer. He asked Bruce Boedtger what the state isolation distance is.
179. Bruce Boedtger said he is not sure. He said that Jeff has it in his report and the state will review. He said that there are many layers of redundancy. He said that testing is done at a rate that the water would be continuously running. There are many safety factors that this will not affect another well.
180. Phil Carter asked Ted Reeves is they had experienced any problems.
181. Ted Reeves said not since he has been there. He said that the Winterplace well is one of the largest in the state and there have been no problems.
182. Phil Carter asked if the Okemo criteria for wells were the same.
183. Bruce Boedtger said yes.
184. Marty Nitka asked about noise levels from snowmaking.
185. Larry Slason said that Okemo will do the snowmaking and maintain the slopes.
186. Ted Reeves said that there would be no more noise than from Sachem. They blow for one day and let it set for 24-4 hours, then groom. He said that Okemo tries to minimize time on the trail.
187. Mark Kattalia asked the procedure.
188. Ted Reeves said that he cannot answer that question. He said that the piping works like an umbrella, but he does not know how the schedule would be related to South Face or Sachem.
189. Mark Kattalia asked when they would start snowmaking,
190. Ted Reeves said that is weather dependent. He said that when they start, they try to get the main trunk done first.
191. Phil Carter asked Mark Kattalia is the Trailside owners had trouble with the noise on Sachem.
192. Mark Kattalia said yes.
193. Ted Reeves said that the noise also depends on temperature, humidity and type of guns used.

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194. Phil Carter asked if the Trailside owners were surprised by the noise on Sachem.
195. Marty Nitka said that they only wanted to know if it would be noisier.
196. Mark Kattalia said that the Trailside owners would look favorably on the shuttle.
197. Andy Becker said they would look into it.
198. Phil Carter asked if Trailside would be willing to pay for the shuttle.
199. Mark Kattalia said that it would really not be a benefit to Trailside, just the traffic situation.
200. Larry Slason said that the board has now heard from all of the experts except the forester. The forestry plan, Exhibit 41, has been reviewed by the state, but if required, they would bring the forester here. He said that they have Exhibit 53 and will provide SW2. This concludes all of the consultants. They have filled out the information summary for the Conditional Use Permit component. They have added the PUD section and answered the questions. They have provided the Site Plan review in narrative form. They have provided the subdivision maps and component details. They have provided reasonably comprehensive responses to character of land, plans and permits for subdivision, site plan for the CUP, the PUD application on the zoning district. The zoning modifications requested are for lot frontages and sizes. This is the third hearing and the applicants appreciate the time given to them by the DRB.
201. Phil Carter asked Larry Slason if they are all set.
202. Larry Slason said to the best of our ability, but will answer any questions.
203. Richard Harrison asked what the board would do if they had questions during Deliberative Session.
204. Phil Carter said they could re-open the hearing and request more information.
205. Rose Goings said that the next DRB meeting is on March 14, 2011 and if there is still information to be submitted, the DRB can close the hearing on that date.
206. Phil Carter said that he wants everyone to be comfortable with the water section.
207. Marty Nitka said they have no testimony to provide.
208. Mark Kattalia said that Trailside is testing their wells this week – Presidents’ Week and hope to have the report by March 1st.
209. Marty Nitka said they would like to submit more evidence.
210. Phil Carter said they could tie up the loose ends on March 14, 2011.
211. Rose Goings asked about other abutters.
212. Phil Carter said that there was correspondence from other abutters that they wanted to participate in the hearings and they had asked that this hearing be postponed. The board decided that this is the 3rd hearing.
213. Mark Kattalia asked if the board wants to have their well test person present at the next meeting.
214. Marty Nitka said if they have something, they would submit it to the board with a copy to Larry Slason.
215. **MOTION by Richard Harrison and seconded by John Boehrer to recess this hearing until March 14, 2011 at 6:00 p.m. for scope of evidence to be determined by the DRB chairman. Motion passed unanimously.**

E. REVIEW AND APPROVE MINUTES

1. Phil Carter asked the board members if they had reviewed the minutes of the January 10, 2011 meeting.

F. ADJOURN

1. **MOTION by Julie Nicoll and seconded by Linda Petty to close this meeting.**
Motion passed unanimously
2. Meeting closed at 8:54 p.m.

Respectfully submitted,

Lisha Klaiber

Phil Carter, Chairman

Julie Nicoll

John Boehrer

Linda Petty

Richard Harrison