

**DEVELOPMENTAL REVIEW BOARD
MINUTES**

January 11, 2010

MEMBERS PRESENT:

Phil Carter, Chairman	Richard Harrison	Linda Petty
Troy Adams	Julie Nicoll	Rose Goings, Zoning Administrator

OTHERS PRESENT:

Gregory Mauriello	Michelle Stinson, LPC TV
Frank Heald	Lisha Klaiber, Recorder

1. **CALL TO ORDER**

A. Meeting opened at 6:02 p.m. by Chairman Phil Carter. All board members present.

2. **OPEN THE PUBLIC HEARING FOR LAKESIDE STORAGE**

- A. Phil Carter advised that this is an application to amend a Conditional Use Permit to change the time frame for the construction completion date. Property owner is Ted Stryhas and the property is located at 623 Route 100 North in the Town Residential Commercial District.
- B. Rose Goings advised that this is application 293-06 –CU, Amendment #3. Posted in the Town Hall bulletin boards December 23, 2009, advertised in THE VERMONT JOURNAL on December 23, 2009, and the abutting property owners were notified on December 28, 2009. Greg Mauriello is here to represent Mr. Stryhas. Fire Department letter is not in, yet.
- C. Phil Carter administered the oath to Greg Mauriello.
- D. Greg Mauriello advised that there would be no other changes to the Conditional Use permit other than to extend the time for completion of the construction. This is due to economic situations.
- E. Phil Carter asked for an update, when was the original completion date.
- F. Greg Mauriello said it was supposed to be complete by the end of 2009. They would like to extend that until the end of 2012. One of the three storage units is complete. The other 2 that had been approved were to be located parallel to that building. The office is also complete.
- G. Phil Carter verified that there would be no other changes to the permit.
- H. Linda Petty asked if the second building is almost complete.
- I. Greg Mauriello said no.
- J. MOTION by Julie Nicoll and seconded by Richard Harrison to extend the completion date until December 31, 2012. Motion passed unanimously.
- K. Greg Mauriello said he would track down the fire department letter.

3. **OPEN THE PUBLIC HEARING FOR THE TOWN OF LUDLOW**

- A. Phil Carter advised that this is an application to consider a Conditional Use permit to all the Ludlow Armory to be converted to a recreational building in the Village Residential/Commercial District. Property is located at 37 Main Street. The out building (tank barn) will be used for a rental unit.
- B. Richard Harrison advised that he serves on the Armory Committee, but has no personal interest in the building.
- C. Phil Carter asked Richard Harrison if he thought that he would be able to vote fairly and reasonably on issues pertaining to the armory.
- D. Richard Harrison said yes.

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- E. Rose Goings advised that this is application 321-10 –CU. Posted in the Town Hall bulletin boards December 23, 2009, advertised in THE VERMONT JOURNAL on December 23, 2009, and the abutting property owners were notified on December 28, 2009. Frank Heald is here to represent the town of Ludlow.
- F. Phil Carter administered the oath to Frank Heald.
- G. Frank Heald advised that the town has had conversations with the military for some time. At this point, the military decided to move its operations from various towns and consolidate them in White River Junction. At the town meeting last year, we asked the voters opinion of a purchase price of \$337,000 for the buildings and land and an additional \$90,000 for engineering and architectural work. This was prior to asking the voters for money for the renovation bond. Due to the work of some people, including Select Board members, the state legislature voted to sell the property to Ludlow for \$85,000, subject to closing before 1/1/10 and subject to a clean Environmental Phase II Study. The purchase was closed on December 22 or 23, 2009. The town has spent \$85,000 of the originally requested \$427,000 for the purchase of the building. The balance of that money has not been spent and remains in the town's coffers. A committee was formed that consisted of persons from the Select Board, both school boards and people from the community. The purpose of the committee was to formulate plans for the use of the buildings. The committee held 2 public hearings and received input and suggestions from people. The purpose of the building will be to serve the general community of Ludlow in three main areas.
- i. Education needs – the schools lack physical education space and have to feed children on the stage while other students are playing gym.
 - ii. Recreation Program- this will include activities for children, adults and students
 - iii. General Community Needs – antique and craft shows, weddings, farmers' market on rainy days, weight training, high school dances
- H. Frank Heald continued, referring to drawings of the property. He indicated the tank barn and advised that there are two prospective, non-profit tenants, Black River Good Neighbors and LPC-TV. They would like to rent the space with 2/3 going to BRGN and 1/3 to LPC. LPC-TV currently rents space at the elementary school and this would free up space at the school. The building would require a basic re-fit, including insulating the roof, re-doing the windows, electrical and heating systems and installing sprinklers. It would also require water sewer lines and toilet space. We have budgeted \$350,000 for the refit. Tenants would have a triple net lease for 20 years and would be able to amortize the cost of the refits.
- I. Frank Heald referred to the drawing of the Armory building. Originally, they had considered hiring an architect to draw up the plans. They have since decided to hire a contractor under a design/build proposal. The bids would go to the committee and ultimately to the Select Board. Some items to be addressed are re-surfacing the basketball court, installing kitchen equipment, windows, ingress and egress. There would be a 120 seat-dining hall, offices, the existing Military Collections would stay. There would be a fitness/weight room. Major construction would include upgrading the Boys' and Girls' rooms and shower stalls. A janitor's closet would be made into a Handicapped Bathroom. There is a new 6,000-gallon underground storage tank, relatively new LP Smith boiler, the roofs were done within the last 10 years, but may require insulation. The windows are narrow and insulated with double paned glass. We plan to contact Efficiency Vermont for assistance with energy conservation matters. We need to address a circulation plan for safely moving students, buses and faculty between the armory and school buildings. The total estimated cost for the project is \$1,200,000 and we would take a 20-year bond on it. The tenants in the tank barn will be paying for the upgrade of that building. We are investigating various methods of fund raising to lower the balance of \$750,000. We are running a "Name the Building" contest asking people to bid on naming the facility.
- J. Phil Carter advised that part of the Conditional Use permit would be parking, traffic flow, lighting and signage plans. He asked where the town is with progress on these things.

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- K. Frank Heald said they have not spent any money on it yet. The committee meets this Friday and we hope to put out an RFP for parking and circulation plans. There would be one sign over the building to identify it. The M-60 Tank stays and will have a carefully done sign that will succinctly identify the history of the buildings and tank. These would replace current signs.
- L. Phil Carter asked if BRGN or LINDA PETTY-TV would have signs.
- M. Frank Heald said that has not been discussed. When he comes back before this board, he will have more details.
- N. Phil Carter said he would like to see more information concerning lighting, traffic flows, parking, and landscaping at the next hearing. He asked if any people would work at the building.
- O. Frank Heald said possibly Howie Paul from the Recreation Department.
- P. Phil Carter asked where the state fits into this.
- Q. Frank Heald said Labor and Industry compliance. He added that sprinklers are being installed and Countryside Alarm has been asked to hook up the alarm system to dial in.
- R. Rose Goings asked if the contractor would put all of the plans together.
- S. Frank Heald said yes.
- T. Phil Carter asked about the outside storage building.
- U. Frank Heald said that would stay with no change of use. They would add of couple of inside lights and store equipment there. He referred to an existing concrete pad and said that would remain.
- V. Julie Nicoll asked about the stairway in the front of the building.
- W. Frank Heald said they would probably put in a zip-ramp for handicapped access.
- X. Linda Petty asked if they would change the entrance by the dining area.
- Y. Frank Heald said the building is over 50 years old and as such; there are some historic issues. They cannot alter the overall appearance of the building. That also is the same for the tank barn.
- Z. Linda Petty asked about lead paint issues.
- AA. Frank Heald said that the Phase II study showed traces, in excess of acceptable levels, of lead in the old shooting range. The military did some remediation, but there is still some lead there. There is an insurance policy on the building that protects the town from any problems that are found, that were missed on the environmental study. The town needs to remediate the space and it would be as simple as careful washing, vacuuming, and painting. It would then be retested. The RFP will call for all surfaces to be sealed. Lead was found in the soil outside of the building. We estimate that we will need to remove about 5 yards of material. Those were the only areas identified in the study.
- BB. Linda Petty asked about asbestos.
- CC. Frank Heald said that the 9" tiles will be encapsulated and a solid surface will be put over them. The wrap on the pipes may have it, but they will also be encapsulated and re-wrapped.
- DD. Phil Carter asked what the next step would be.
- EE. Frank Heald said the committee would meet this week. There are 2 timelines being discussed. The aggressive one would have this project on the ballot for town meeting. The less aggressive would call for a special town meeting for the bond vote. If we go with the aggressive, we can have this ready for the RFP to go out early spring. The school boards need to move the food operation. The indications are that the Union Board is in favor of the project and there is a consensus from the LES board. The Select Board wants to make sure that the school boards are solidly behind the project before this goes to the voters.
- FF. Linda Petty asked if the schools would move the kitchen equipment to the armory.
- GG. Frank Heald said yes. The schools would move all food services to the armory.
- HH. Phil Carter said that this board needs more definite plans before it would be able to vote on this. The town is welcome to come back with any new information it gathers.
- II. Richard Harrison said it would be a nice property and good community facility.
- JJ. Phil Carter said the DRB still needs to see state permits, water/sewer plans traffic flows, parking plans and lighting plans. He would like to see them when the contractor has all of the plans in place.

KK. **MOTION by Julie Nicoll and seconded by Linda Petty to recess this hearing indefinitely. Motion passed. Richard Harrison abstained.**

4. **OPEN THE PUBLIC HEARING FOR RICHARD CORSETTI**

- A. Phil Carter advised that this hearing is for an application for to amend a Conditional Use permit to increase seating and have outside service. Property is located at 82 Andover in the Village Residential Commercial District. This hearing was recessed from the September 14th, October 26th, November 9th and December 14th meetings due to litigation issues between the property owner and applicant. Documents have been received from the Windsor County Superior Court indicating a decision in favor of the plaintiff, property owner Patti Carter ordering eviction of defendant Richard Corsetti.
- B. **MOTION by Julie Nicoll and seconded by Linda Petty to close this hearing. Motion passed unanimously**

5. **OTHER BUSINESS**

- A. There was no other business.

6. **REVIEW AND APPROVE MINUTES**

- A. Phil Carter advised that the minutes to be reviewed and approved are from November 9, 2009 and December 14, 2009.
- B. **MOTION by Julie Nicoll and seconded by Linda Petty to accept the minutes from November 9, 2009 and December 14, 2009 as presented. Motion passed unanimously.**

7. **ADJOURN**

- A. **MOTION by Julie Nicoll and seconded by Linda Petty to adjourn. Motion passed unanimously.**
- B. Meeting adjourned at 6:58 p.m.

Respectfully submitted,
Lisha Klaiber

Phil Carter, Chairman

Julie Nicoll

Troy Adams

Linda Petty

Richard Harrison