

**DEVELOPMENTAL REVIEW BOARD
MINUTES**

December 13, 2010

MEMBERS PRESENT:

Phil Carter, Chairman
John Boehrer

Richard Harrison
Julie Nicoll

Linda Petty
Rose Goings, Zoning Administrator

OTHERS PRESENT:

Andrew Becker
Matthew Birmingham
Bruce Boedtker
Suzanne Cole
Roger Danyew
David DeBaie
Mike Doran
Gene Felder
Mark Gauthier
Frank Greiner
Jeff Hochberg

Steve Hochberg
Mark Kattalia
Edward Loranson
Gerard McGuinness
Ralph Michael
Gary Neff
Martin Nitka
Mary Jane O'Hara
Mike O'Neill
Meddie Perry
Stephen Plunkard

Earl Rand
Ted Reeves
Ted Rossi
Josh Rourke
Larry Slason
Lindon Taylor-Bach
Randall Walter
Peter Wissel
Michelle Stinson, LPC-TV
Lisha Klaiber, Recorder

1. **CALL TO ORDER**

- A. Meeting opened at 6:00 p.m. by Chairman Phil Carter. All board members present. Phil Carter asked all in attendance for a moment of silence for Jane Creaser who passed away. She was a life long resident and past town clerk.

2. **RE-OPEN THE RECESSED PUBLIC HEARING FOR GERARD MCGUINNESS**

- A. Phil Carter advised that this is an application for a 3-lot subdivision in the Aquifer Protection District. Property is located at 1671 Route 100 South/Valley View Drive. He explained that this hearing was recessed from the meeting of October 25, 2010 and that there were items for which the board needed clarification. Phil Carter administered the oath to all wishing to speak at this hearing and reminded all those who had spoken at the October hearing that they are still under oath. He advised that a new site plan had been received.
- B. Ralph Michael advised that the applicant had changed the plans from a 3-lot subdivision; it was changed to a 2-lot subdivision. He said that the driveway would be a ROW on Lot #1 going to Lot #2. Access to Lot 2 from Valley View Drive has been removed. Lot #2 will have deferral language in the deed (stating that no development with structures, that would require water/wastewater, will be made in this property.) There will be no new ROW off Valley View Drive.

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- C. Phil Carter, for the record, read from the drawing and noted that Lot #1 would be 7.96 acres and has an existing house and well. Lot #2 would be 22.90 acres and would be accessed by a 50-foot ROW from Route 100 through Lot #1.
 - D. Ralph Michael said that Lot #2 would now be one single piece of property.
 - E. Matt Birmingham said that these changes were made to simplify the subdivision and to avoid disagreement of the interpretation of the permit of the land's original owner.
 - F. Julie Nicoll asked about Lot #9 and if there would be any changes,
 - G. Matt Birmingham said that is an existing lot and is already permitted. It has a single driveway.
 - H. Phil Carter asked, to avoid confusion, if Valley View has nothing to do with this subdivision.
 - I. Matt Birmingham said that is correct.
 - J. Marty Nitka said that his client's concerns have been alleviated and obviated.
 - K. **MOTION by Linda Petty and seconded by John Boehrer to close this hearing. Motion passed unanimously.**
 - L. Phil Carter said, informally, that there needs to be a discussion about Valley View Drive and emergency access. Amendments will need to be made and he suggested that they start the process with Rose Goings.
 - M. Matt Birmingham said that his clients have reasonable solutions.
 - N. Marty Nitka said that his clients have interest in conversations about Valley View Drive and he would like to be present for these conversations.
 - O. Phil Carter said that the permit must be amended and there will be public hearings for the amendments.

3. **OPEN THE PUBLIC HEARING FOR FRANK GREINER**

- A. Phil Carter advised that this is an application to consider a Conditional Use Permit to convert Trappers into two single restaurants; Trappers and Frank's Tavern located at 190 Main Street in the Village Residential Commercial district. Property owner is Luigi Valente.
- B. Rose Goings advised that this is application 299-07-CU, Amendment #2. Posted in the Town Hall bulletin boards November 18, 2010, advertised THE VERMONT JOURNAL on November 23, 2010, and the abutting property owners were notified on November 23, 2010.
- C. Phil Carter administered the oath to all wishing to speak at this hearing.
- D. Frank Greiner advised that he would like to open Frank's Tavern in the other portion of the building. He would like to have a monthly arts show with a rotating schedule. He obtained a cabaret license and will have a small pub menu.
- E. Phil Carter asked Rose Goings to give some of the history of that part of the building.
- F. Rose Goings said Luigi Valente owns the building and it was once part of the Valente's Restaurant. There have been other renters of that portion. Tom (from Tom's Loft) rented it for a while and made it a burger restaurant. There was one leaseholder of the building. Frank Greiner is proposing something different from Tom.
- G. Phil Carter asked if Luigi Valente rents to two entities.
- H. Richard Harrison asked about 2 means of egress and asked if Frank Greiner had contacted Labor & Industry, yet.
- I. Frank Greiner said that he wrote to them and called them, but has not heard back. He will call again tomorrow..

- J. Richard Harrison suggested that Frank Greiner go to their office in Springfield.
- K. Linda Petty asked the hours of operation.
- L. Frank Greiner said 2:00 p.m. to 2:00 a.m., 7 days per week.
- M. Mary Jane O'Hara wished Frank Greiner good luck and wanted to make sure that customers and employees of the Tavern do not park behind town hall.
- N. Frank Greiner said they have been parking on the side or on the street.
- O. Mary Jane O'Hara suggested that they could also use the municipal parking lot across the street.
- P. **MOTION by Richard Harrison and seconded by Linda Petty to close this hearing. Motion passed unanimously.**

4. **OPEN THE PUBLIC HEARING FOR LUDLOW PHARMACY**

- A. Phil Carter advised that this is an application to amend an existing Conditional Use permit to change the use from an office space to a retail pharmacy. The property is located at 57 Pond Street in the Village Residential Commercial District. Property owner is Okemo Market Place, Inc.
- B. Rose Goings advised that this is application 85-105-CU, Amendment #15. Posted in the Town Hall bulletin boards November 18, 2010, advertised THE VERMONT JOURNAL on November 23, 2010, and the abutting property owners were notified on November 23, 2010. She advised that all required letters are in.
- C. Phil Carter administered the oath to all wishing to speak at this hearing.
- D. Steve Plunkard said that the unit is #3B and was formerly part of the Strictly Rentals and Real Estate office. He will put counters in and remove one petition. There is an existing bathroom, He located the firewall between this space and Strictly Rentals space, but still needs to locate the one between it and Java Babas.
- E. Phil Carter asked if there would be any changes to the exterior of the building.
- F. Steve Plunkard said no, except a sign for which they will get a permit.
- G. Phil Carter noted that there have been many changes of use of that space.
- H. Steve Plunkard advised that at one time it was a True Value, Radio Shack and pharmacy all in one. It has also been a medical center and retail space.
- I. Julie Nicoll asked the hours of operation.
- J. Jeff Hochberg said Monday through Friday, 9:00 a.m. to 7:00 p.m., Saturday, 9:00 a.m. to 5:00 p.m. and Sunday, 9:00 a.m. to 1:00 p.m.
- K. John Boehrer asked if there would be an alarm system.
- L. Jeff Hochberg said yes.
- M. **MOTION by Julie Nicoll and seconded by John Boehrer to close this hearing. Motion passed unanimously.**

5. **OPEN THE PUBLIC HEARING FOR LINDON TAYLOR-BACH**

- A. Phil Carter advised that this is an application to consider a Conditional Use permit to change an existing single-family residence to a duplex. Property is located at 468 Commonwealth Avenue in the Town Residential District.
- B. Rose Goings advised that this is application 332-11-CU. Posted in the Town Hall bulletin boards November 18, 2010, advertised THE VERMONT JOURNAL on

November 23, 2010, and the abutting property owners were notified on November 23, 2010. She advised that all required letters are in.

- C. Phil Carter administered the oath to all wishing to speak at this hearing.
- D. Lindon Taylor-Bach advised that she wished to rent out an existing one-bedroom unit. She added that the structure was originally 3 units and she changed 2 of them into one. She lives in the larger unit and would like to rent the smaller one.
- E. Rose Goings said that they started to address this several years ago and for a portion of time, someone did live in that unit. Lindon Taylor-Bach has decided to go through with the permitting process now. The septic system is oversized and can accommodate this. Rose Goings has been there and Lindon Taylor-Bach has completed the L&I process. Everything is in order.
- F. **MOTION by Richard Harrison and seconded by Julie Nicoll to close this hearing. Motion passed unanimously.**

- 6. **OPEN THE PUBLIC HEARING FOR TIMBER CREEK AT OKEMO II, LLC, et al**
- 7. **OPEN THE PUBLIC HEARING FOR TIMBER CREEK AT OKEMO II, LLC, et al**
- 8. **OPEN THE PUBLIC HEARING FOR TIMBER CREEK AT OKEMO II, LLC, et al**

NOTE: Phil Carter advised that these three hearing would be opened and addressed concurrently. The applicants are in agreement with this. He added that any information heard at the preliminary discussion was off the record and not part of these hearings. He said that the board would hear testimony for these three hearings in chunks.

- A. 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.
- B. Rose Goings said that these are application numbers SUB11-011, 333-11-PUD and 334-11-CU. Posted in the Town Hall bulletin boards November 18, 2010, advertised THE VERMONT JOURNAL on November 23, 2010, and the abutting property owners were notified on November 23, 2010.
- C. Phil Carter administered the oath to all wishing to speak at this hearing. He said that he would like to start with an overview of the project. He would then ask the board for comments and questions and then open it to the floor.
- D. Andy Becker said that he and Ted Rossi are partners. He advised that the property is located off Trailside Road. The development will be a 15-lot subdivision. They started working on the plans in 2004.
- E. Larry Slason advised that he has an additional exhibit tonight. It is exhibit 42 and he asked that board members put it in their notebooks. He advised that this project hearing is for a vacation and recreation PUD as per section 270 of the Ludlow by-laws. It is simultaneously, a subdivision and Conditional Use permit. The total number of acres is 266.80 and is located on the SE slope of Okemo Mountain. There will be a lift from this property to the top of Okemo's South Ridge Chair. There will be 22 single-family units, 72 duplex units in 36 buildings and 114 condominium units in 8 buildings. The project is designed with the greatest structural impact at the lower elevations. There would be a total of 208 residential units and 65 buildings. There will be an owners' base lodge that

includes an 88-seat cafeteria, restaurant, restroom and retail shop. The lodge will have a private owners' area that will include lockers, pool, fitness center, recreation room, and meeting room. There will be 2 lifts – a 1,500-foot internal lift and a 2,600-foot lift from the base to the top of the South Ridge chair. There will be 5 internal ski trails and some of the residential units will be ski on-ski off. Timber Creek owners will have access, but the general public will not be able to drive onto the property. Timber Creek owners and registered guest will have gated access.

F. Phil Carter asked if people would be able to ski down from Okemo?

G. Larry Slason said yes and they could use the public portion of the base lodge. They would have to ski out. There will be 2.7 miles of internal roads and they will be built in conformance with Ludlow town highway specifications. Water for the buildings will be from drilled bedrock wells. He referred to drawing OA1,, TC-9 and showed the locations of the wells. He said that one of the wells has been fully tested. Water is plentiful at the rate of about 74 gallons per minute, 58% of the project's water supply will be from that one well. Wastewater will be through the Ludlow system, he referred to drawing Exh.13. The project will require 54,000 gallons per day and that is within the capacity of the municipal system. He referred to a letter from Frank Heald that indicates that at the present time, there is more than sufficient capacity for this project. The applicants are working with the Trustees on this.

H. Marty Nitka asked where this project would tie into the municipal system.

I. Bruce Boedtke referred to the drawings to indicate the location

J. Larry Slason referred to Master Site Plan #1 and said that the project would conform to PUD requirements. The structures are clustered and there is substantial green space – 102.15 open acres. ANR (Forrest Hammond) suggested restrictions and conditions for the project and these are indicated on drawing Exh. 14. There will be 50-foot buffers on the sides of the stream banks and wetlands. There will be planned development in the remaining areas, 38% of the project will be protected wildlife areas and about 30% would be developed. The project lies within 2 zoning districts, the Mountain Recreation District (91.3%) and the Town Residential District (8.7%.) The purpose of the project is consistent with the Mountain Recreation District. There will be no development in the Town Residential District. The Mountain Recreation District requires 40,000 square feet per residential unit. The total of 208 units at 40,000 square feet would total 191 acres. The base lodge is a commercial building and would require 80,000 square feet or 1.84 acres bringing the required density to 192.48 acres. There are 266 acres in the project, more than enough to meet the requirements. There are units that will require zoning modifications. He referred to PUD Plan OA3, exhibit 12. They are requesting minimum lot size adjustments for the following lots.

- i. Lot SF8 has .5 acres or 21,780 square feet
- ii. Lot SF8 has .5 acres or 21,780 square feet
- iii. Lot SF14 has .61 acres or 26,572 square feet
- iv. Lot SF16 has .70 acres or 30,492 square feet

K. Larry Slason continued saying that some of the lots will also require setback adjustments (as follows)

- i. Lot SF8
- ii. Lot SF9
- iii. Lot SF10
- iv. Lot SF11
- v. Lot SF14

- vi. Lot SF16
- vii. Lot SF18
- viii. Lot SF20
- L. Marty Nitka asked if these setback adjustments are from town or internal roads.
- M. Larry Slason said internal. He continued saying that all buildings conform to the maximum building height limit of 35 feet, including the base lodge. He continued on saying that traffic access would be via Trailside and West Hill Roads. He referred to Exhibit 23 saying that it is a very detailed traffic analysis. The peak hour onto Route 103 South would be 145 vehicles per hour trips and can be managed by the present Ludlow mitigation plans with additional traffic control at the base of West Hill Road. This is within the VTRANS limits.
- N. Phil Carter asked if there was traffic control there now.
- O. Larry Slason said no. He added that the roads would meet VTRANS requirements, but that additional signage is recommended. He said that there would be 2 access driveways that would be about 380 feet apart. The site distance would be greater than 300 feet and the grade 3% or less. Chief Kolenda recommended 3 accesses and they would put another in off Trailside to the base lodge. This access would not be for public use, just for emergency vehicles. This project would bring about \$700,000 in taxes to Ludlow and about \$4 million in state education taxes. It would bring in about \$1.75 million in permit fees.. The sewer allocation would be \$540,000 and the hook on fees about \$940,000. The Enterprise Fund donation would be about \$500 per unit or \$104,000. Permitting fees would be about \$30,000 and the fire department fees would be about \$140,000. He said that all of the buildings would be highly energy conservation buildings and parking would be sub-ground. They calculate 493 total parking spaces, which is more than would be required.
- P. Linda Petty asked what the width of the roads would be.
- Q. Bruce Boedtke said there would be 20-foot travel ways and 2 foot shoulders for total widths of 24 feet.
- R. Linda Petty noted that the drawings indicate that the entrances would be 500 feet apart and earlier testimony said 380 feet apart.
- S. Dave DeBaie said that drawing was wrong and will be corrected. The entrances will be 380 feet apart.
- T. Richard Harrison asked how the 54,000 gallons of sewage per day would come down to the town.
- U. Bruce Boedtke indicated on the drawings, saying it would come down and connect to the sewer lines on Pond Street.
- V. Richard Harrison said that he is concerned that this project will be taking away from the village and will cost the taxpayers money.
- W. Bruce Boedtke said there is plenty of capacity and they are in discussion with the Trustees. They plan on doing off-peak pumping.
- X. Richard Harrison suggested that put their own facility on the project and not connect to the town's system.
- Y. Bruce Boedtke said there is no capacity on the site for one.
- Z. Richard Harrison said with this project, there will not be much left over.
- AA. Phil Carter said he would like to see the numbers.
- BB. Julie Nicoll said that village wastewater rates have doubled and she does not want them to go up any more.

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- CC. Bruce Boedtger said that with more users, it would spread the costs among more people. He repeated that there is plenty of capacity in the system.
- DD. Richard Harrison said that there would also be costs taking care of the lines. Once this project is on-line, the village is responsible for the repair costs of the infrastructure. It will not help the system to take on a project this large.
- EE. Mary Jane O'Hara asked Richard Harrison if he is saying that the village system will not have enough capacity in the future.
- FF. Richard Harrison said this project is big.
- GG. Mark Gauthier asked if this decision is up to the Trustees.
- HH. Phil Carter said yes.
- II. Mary Jane O'Hara asked if there is a fix for this, maybe new lines.
- JJ. Bruce Boedtger said that this project would not all come on-line at one time, it will be spread incrementally over 10 years. They will pump at off peak hours. He will have numbers for the board at the next meeting.
- KK. Suzanne Cole is a resident of Overview Drive and is concerned about traffic.
- LL. Meddie Perry said that he is a hydrogeologist and will address drinking water. He said that they would have onsite drilled bedrock wells. They are required to conform to ANR public water system standards and the system will be designed for 97,000 gallons per day. There will be 9 wells. Well B has undergone rigorous state testing. This was done this past summer and included a 4-day pump at high rates. It can yield 74 gallons per minute. He expects that 1-2 of the other wells, in addition to Well B will fill the requirements for the project. They monitored other wells within 2,500-foot radius of Well B, including D'Amica and 2 other condo wells. Their data is in the Exhibits and shows that Well B had no effect on any other wells. The other wells outside Timber Creek always returned to the same static levels. No other offsite property wells will be affected by the Timber Creek wells. The water was quality tested and meets all state requirements for potable water. They still have more wells to test.
- MM. Phil Carter asked about radon testing.
- NN. Meddie Perry said they did not test for radon because it is a gas. They did a gross alpha test and there was nothing there. They also tested for radium and uranium and there was none.
- OO. Richard Harrison asked about the storage tanks. Would there be domestic and firefighter.
- PP. Bruce Boedtger said they have calculated 100,000 extra for firefighters and building sprinkler systems.
- QQ. Phil Carter asked if there would be hydrants.
- RR. Bruce Boedtger said yes, with 8" lines.
- SS. Larry Slason said there would be a 200,000 tank.
- TT. Bruce Boedtger indicated the tank on the drawing.
- UU. Phil Carter asked about access to the tank and wells.
- VV. Bruce Boedtger said there are woods roads there that would be upgraded and snow cat access in the winter.
- WW. Larry Slason said that Forrest Hammond asked that those roads be gated.
- XX. Phil Carter asked if they would be widened and graveled and said they should be included on the Storm water erosion plans.
- YY. Bruce Boedtger said they would be.
- ZZ. Julie Nicoll asked about VAST trails.
- AAA. Larry Slason said they are existing and would stay. They have been approved by the ANR already.

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- BBB. Julie Nicoll asked if they could still be used even if gated.
- CCC. Larry Slason said yes.
- DDD. Phil Carter asked if the Timber Creek people could use them.
- EEE. Larry Slason said there are not specific exceptions, but they would have to find ways to get to the trails without going through the wildlife areas.
- FFF. John Boehrer asked if Okemo would be responsible for the snowmaking.
- GGG. Larry Slason said yes. He added that Okemo has the capacity.
- HHH. Julie Nicoll asked where Okemo would be getting the water from.
- III. Ted Reeves said either West Hill or Overlook. They can draw from both locations.
- JJJ. Phil Carter said that they have currently identified 53,000 GPD. How many other gallons will they get from the other wells.
- KKK. Meddie Perry said they drilled 9 wells, but only tested one. In his professional opinion, they will have more than enough with the other wells.
- LLL. Phil Carter asked when they plan to test the other wells.
- MMM. Meddie Perry said in the summer.
- NNN. Richard Harrison asked if they are checking the water into the lines.
- OOO. Marty Nitka said that Trailside uses more water in the winter and would that make a difference.
- PPP. Meddie Perry said that there was water in use when they did the testing. Attachment 20 shows a graph with the well observation data. It shows Trailside wells over a 12-day period starting before and ending after the 4-daytest on Well B. You can tell when the Trailside pumps are running.
- QQQ. Marty Nitka asked if he suspected that the results would be different in the winter when Trailside is using more water.
- RRR. Meddie Perry said the best time to test is when they are not using water.
- SSS. Mark Kattalia said that he would like to see the tests done in February when all of the Trailside units are occupied. He asked if Trailside drains all of the water from their tanks, what will Timber Creek usage do.
- TTT. Meddie Perry indicated the Trailside wells and well recharging areas and said that these areas do not overlap with the Timber Creek wells or their recharging areas. He said they will not affect each other. He added that the state will require testing and will test in the summer when it is dry.
- UUU. Mark Kattalia asked how they would replenish wells in the winter when it is frozen.
- VVV. Meddie Perry said that it is also good to test when it is frozen, but it is hard to get people and equipment there.
- WWW. Ted Rossi said that it was recommended that testing be done in the summer.
- XXX. Larry Slason said the reason for summer testing is to be able to determine if the Trailside wells will return to static. If they are constantly running, you cannot determine if they return to static.
- YYY. Meddie Perry said that is correct.
- ZZZ. Larry Slason asked Meddie Perry, in his professional opinion, when is the best time to test.
- AAAA. Meddie Perry said in the summer when it is dry.
- BBBB. Richard Harrison said they should monitor the Trailside tanks this winter.
- CCCC. Marty Nitka said there is a finite amount of water and our portion is used in the winter. What affect will these wells have in the winter.

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- DDDD. Meddie Perry said that ANR reviews all of our work and protects existing water supply systems. If they issue a permit, they judge that this project will not result in harm to your water system.
- EEEE. Phil Carter asked how the wells recharge in the winter.
- FFFF. Meddie Perry said there is no activity is it is frozen. We need to test for 180 days without recharging. There is underground storage.
- GGGG. Phil Carter asked if Trailside had any water issues.
- HHHH. Mark Kattalia said no, just equipment. He repeated that he wants them to test this winter during the February break.
- IIII. Peter Wissel asked where the recharge areas for homes lower on Trailside are.
- JJJJ. Meddie Perry said they did not map out that area. Most likely it would be from the west.
- KKKK. Peter Wissel asked if the state would consider their wells.
- LLLL. Suzanne Cole asked about the other wells on Trailside.
- MMMM. Meddie Perry said the state requirement is wells within a 2,500-foot radius. D'Amica was outside that limit and was not affected by our wells. Well B did not have any affect outside 1,000 foot .
- NNNN. Suzanne Cole asked for D'Amica's address.
- OOOO. Meddie Perry said he would look it up for her.
- PPPP. Marty Nitka asked if the other wells are affected by or have an effect on Well B.
- QQQQ. Meddie Perry said that there may be some 3-15% sharing of water, but they need to test the other wells. There will be no sharing of water with Well B on the lower wells.
- RRRR. Mark Kattalia asked why they don't test all of the wells at one time.
- SSSS. Meddie Perry said that the state requires separate tests. They need to be able to isolate the effects of each well. They do their calculations with state approved techniques.
- TTTT. Bruce Boedtker said that the state conditions are very conservative and they have to supply certain amounts of water in a 12-hour period and extrapolate their findings for a 180-day recharge. He has never seen it not work. In his professional opinion, once the testing is done, you will see that it will not affect your well.
- UUUU. Phil Carter asked for an overview of the traffic impact.
- VVVV. Dave DeBaie advised that he is a Traffic Operations Engineer with Stantech and relies on VTRANS guidelines for his traffic impact study. Prior Ludlow projects provided data for this project, Okemo counts intersections regularly on Routes 100 and 103. He has been on this project since 2006 and did a count in 2007. They identify the existing conditions and try to project them to 2017, doing a worst-case scenario with and without this project. They refer to conditions without this project as "NO BUILD." The site distances for the project meet state guidelines and the roads must also meet the guidelines. They met with VTRANS to start. They will mimic the same study area that Okemo did. They counted West Hill Road, Route 131,Pond Road, Route 11. It was noted that 90% of the turns out of the site would be right turns. VTRANS requires them to look at a specific design hour and in this case it is the 30th highest hour of the year determined by a VTRANS count at Mountain Road. It is believed that this project will generate .36 trips per dwelling unit and we used .69 trips per dwelling unit because we have more significant information. He said that a summary of the study is Exhibit 23 page 5-27 and included findings such as: they would have adequate site distances, there would be a great impact on Sunday evenings, the project would generate 145 trips during Sunday evenings, 330 vehicles travel West Hill Road during the peak hour and 90% of the turns were right turns,
- WWWW. Phil Carter asked how they calculated the 145 trips.

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- XXXX. Dave DeBaie said .69 trips per unit X 210 (208 rounded up). The .69 was from the Okemo Act 250 studies.
- YYYY. Phil Carter said what if they had 2 cars per building or what if 10 people came on one weekend. He said the look around town at the ski houses and you would rarely see one or 2 cars.
- ZZZZ. Dave DeBaie said they did a count down Trailside and calculated .65 trips per dwelling unit. There were 310 vehicles on Trailside and that would double with the addition of Timber Creek 1 and 2.
- AAAAA. Richard Harrison said that Trailside Road is horrible. It is starting to break up and is narrow.
- BBBBB. Dave DeBaie said that he traveled that road with Ron Tarbell and while it is not the best road, it is adequate, by state standards, to handle the additions from the project. He added that he cannot dismiss Richard Harrison's comments and agreed that warning signs should be put up, downed speed signs should be replaced and people should drive within reason. Everyone needs to be careful.
- CCCCC. Suzanne Cole said it is a real safety issue and cars slide off the road a lot. It is steep and windy and dangerous. She felt that adding 493 cars or $\frac{1}{2}$ or $\frac{1}{3}$ is too much. She said that in the winter 2-5 cars go off the road per day. They need to study accidents and tows not just volume.
- DDDDD. Marty Nitka noted that the standards used for the study are for rural roads. What makes this road a rural road.
- EEEEE. Dave DeBaie said it is not urban. The state standards are for urban or rural and it is determined by the volume of traffic. This falls within the rural standards. He said that he looked at police records back to 2003 and also VTRANS crash records and they did not reflect any significant crash history.
- FFFFF. Suzanne Cole said it does not go to the police because they call other people for tows.
- GGGGG. Phil Carter asked what is the definition of volume for urban or rural
- HHHHH. Dave DeBaie said average daily volume for the year.
- IIIII. Phil Carter asked about peak volume times.
- JJJJJ. Dave DeBaie said they measure the capacity of the road or volume that would prompt a greater amount of maintenance.
- KKKKK. Mark Kattalia said that on Friday nights from 7:30 p.m. to about 11:00 p.m., if one person gets stuck by that curve, no one else can get up that road.
- LLLLL. Phil Carter asked, for the record, where that curve is.
- MMMMM. Mark Kattalia said below their proposed entrance. He said that he also sees problems by the Police department and said that part of the road is brutal and there is no other access.
- NNNNN. Phil Carter said that you could go across Cross Road.
- OOOOO. Mary Jane O'Hara asked what the number was for urban and rural.
- PPPPP. Dave DeBaie said up to 2,000 trips per day is rural. He said that up to 1,500 per day also has to do with required maintenance. Lanes have to be 9' wide.
- QQQQQ. Marty Nitka asked if it was maintenance or traffic control.
- RRRRR. Dave DeBaie said they needed to identify intersections and delays. They looked at capacity and levels of services. One requirement is to provide adequate levels of services. He referred to the chart on page 4-26 and said that the intersection of West Hill Road and Route 100/103 would need mitigation. The chart shows the traffic added to each of the intersections and their impacts and delays. Once mitigated, it will nullify the impact and will improve the existing conditions. A police officer or other traffic control person would reduce the delays at West Hill and Route 100.

- SSSSS. Julie Nicoll asked how does adding another police officer help.
- TTTTT. Dave DeBaie said it would allow breaks in the flow of traffic. He said they have recommended replacing signs reflectivity, replacing speed signs, Sunday evening police or traffic control officer, cones for left turns, left turn from Pond and route all traffic to the right of the island, and to look at the volume at Route 100 and Route 103 and if over 900 cars, have an officer there also.
- UUUUU. Richard Harrison said that Grahamsville will be hit with more traffic because of the Killington expansion. We can only move so many cars in Ludlow.
- VVVVV. Dave DeBaie said that they do not have the specifics on the Killington expansion yet. They are not required by VTRANS or Act 250 to look at what might be. In his professional opinion,
- i. The existing road will adequately accommodate Timber Creek II traffic
 - ii. There will not be any significant safety problems or congestion impact when mitigated
 - iii. When management measures are implemented, there will be no impact.
- WWWWW. Phil Carter said that he would like to wrap up for the day and come back in January.
- XXXXX. Rose Goings said there is time on the January meeting schedule.
- YYYYY. Phil Carter asked Dave DeBaie if he would be able to come back. He said there has been a lot of information tonight and he would like to look closer at the fact and figures. He is okay with the wells, would like more engineering, hydrology, stormwater plans, wrap up traffic with Dave DeBaie at the beginning of the hearing and look at the architecture of the buildings.
- ZZZZZ. Marty Nitka noted that the minutes of the informal preliminary discussion said that the DRB may wish to hire their own traffic expert.
- AAAAA. Phil Carter said that would be possible. They may want someone to look at the information provided in the study. The board may want another set of eyes. They also may want to have Regional Planning look this over.
- BBBBB. Suzanne Cole said that someone should look at the traffic, degree of the turns and shoulders on the road.
- CCCCC. Larry Slason said the physical conformation of the road was considered. They have walked the road with Ron Tarbell, measured the grade, width of the road and shoulders and looked at the curves.
- DDDDD. Phil Carter said the in the next round he would also like to look at how this project will affect the Emergency Services in Ludlow.
- EEEEEE. Larry Slason submitted Dave DeBaie's resume for the board's review.
- FFFFFF. Mary Jane O'Hara said that a traffic expert may also be able to suggest alternate routes.
- GGGGG. **MOTION by Julie Nicoll and seconded by John Boehrer to recess this hearing until January 10, 2011. Motion passed unanimously.**

9. **OTHER BUSINESS/COMMENTS FROM CITIZENS**

- A. Sign Mylar for Okemo Valley Golf Course Subdivision
- i. Plan was signed.

10. **REVIEW AND APPROVE MINUTES**

- A. The board reviewed the minutes of the October 25, 2010 meeting.
- B. Phil Carter noted that on page 5, item #6E it says off the tower and should be of the tower.
- C. **MOTION by Julie Nicoll and seconded by John Boehrer to approve the minutes of October 25, 2010 as corrected. Motion passed unanimously.**

11. **ADJOURN**

- A. **MOTION by Linda Petty and seconded by John Boehrer to close this meeting. Motion passed unanimously**
- B. Meeting closed at 9:07 p.m.

Respectfully submitted,

Lisha Klaiber

Phil Carter, Chairman

Julie Nicoll

John Boehrer

Linda Petty

Richard Harrison