

**DEVELOPMENTAL REVIEW BOARD
MINUTES**

June 27, 2011

MEMBERS PRESENT:

Julie Nicoll, Vice Chairman Richard Harrison Linda Petty

MEMBERS ABSENT:

Phil Carter John Boehrer Rose Goings, Zoning Administrator

OTHERS PRESENT:

Mike Doran Ted Reeves Lisha Klaiber, Recorder

1. **CALL TO ORDER**

- A. Meeting opened at 5:09 p.m. by Vice Chairman Julie Nicoll. Phil Carter and John Boehrer absent.

2. **OPEN THE PUBLIC HEARING FOR CNL INCOME OKEMO MOUNTAIN, LLC**

- A. Julie Nicoll advised that this is an application for an amendment to a Planned Unit Development Permit to consider installation of a miniature golf course. Property is located at Jackson Gore Road in the Jackson Gore Recreational District. Julie Nicoll advised that John Boehrer had recused himself from this hearing with a conflict of interest.
- B. Ted Reeves thanked the board for scheduling a special hearing to accommodate the amendment.
- C. Julie Nicoll advised that this is application 152-00-PUD, Amendment #24. Posted in the Town Hall bulletin boards June 7, 2011, advertised THE RUTLAND HERALD on June 8, 2011, and the abutting property owners were notified on June 7, 2011. She said that a letter was received from the fire department.
- D. Julie Nicoll administered the oath to all wishing to speak at this hearing.
- E. Mike Doran said that letters from Ambulance and Police were submitted at the Local Act 250 review hearing on June 13th. He referred to drawings and showed the proposed location of the miniature golf course. It would be located at the base of the mountain coaster and there would be 18 holes. He said that construction would include minimal grading, laying of forms and pouring of concrete. There would be artificial turf and landscaping consistent with the Jackson Gore area.
- F. Richard Harrison asked hours of operation.
- G. Ted Reeves said 11:00 a.m. to 8:00 p.m., consistent with those of the Mountain Coaster. He said that there may be special circumstances in the summer with the longer daylight hours. He said there would be no lighting.
- H. Richard Harrison asked if it would be open to the public.
- I. Ted Reeves said yes.
- J. Richard Harrison asked if what the price would be.
- K. Ted Reeves said it is still undetermined.
- L. Linda Petty asked if there would be water to the area.
- M. Ted Reeves said no. It would be a simple course with some undulations and natural stone. There would be no water or flaming features.

-
- N. Linda Petty asked if there would be any tree cutting to accommodate this.
 - O. Ted Reeves said no and indicated the existing open area on the drawings.
 - P. Richard Harrison asked about bathroom facilities.
 - Q. Ted Reeves said there is a walkway to the Jackson Gore Inn and people could also use other public restrooms.
 - R. Richard Harrison noted the existing fire lane.
 - S. Ted Reeves said it would remain unencumbered by this project.
 - T. Linda Petty said that if they set the hours as 11:00 a.m. to 8:00 p.m., then they would not be able to stay open later in the summer hours.
 - U. Ted Reeves said they would be open during additional daylight hours in June through August and 11:00 to 8:00 otherwise.
 - V. Linda Petty asked if they would be open Memorial Day through Columbus Day.
 - W. Ted Reeves said that is reasonable and they would be able to come back to this board if they need to change it.
 - X. Linda Petty asked where people would park and if there would be signs.
 - Y. Ted Reeves said parking would be in the main lots or by the Spring House and there would be signs. Tickets would be sold at the Corner Store or Coaster building. He said they hope to open around mid-August.
 - Z. Linda Petty asked if they would need to bring in materials for this.
 - AA. Mike Doran said they have everything on site.
 - BB. Ted Reeves said they have already been to the state for Wetlands, Storm water and the Water Quality Division is okay with any grading that is needed. There will be no power or lighting on the site. It is a small footprint – only about 13,000 square feet.
 - CC. **MOTION by Richard Harrison and seconded by to close Linda Petty this hearing. Motion passed unanimously.**

3. **ADJOURN**

- A. **MOTION by Julie Nicoll and seconded by Linda Petty to adjourn this meeting. Motion passed unanimously.**
- B. Meeting adjourned at 5:22 p.m.

Respectfully submitted,
Lisha Klaiber

Phil Carter, Chairman

Julie Nicoll

John Boehrer

Linda Petty

Richard Harrison