

**DEVELOPMENTAL REVIEW BOARD
MINUTES**

March 12, 2012

MEMBERS PRESENT:

Phil Carter	Richard Harrison	Linda Petty
John Boehrer	Julie Nicoll	

MEMBERS ABSENT:

Phil Carter

STAFF PRESENT:

Rose Goings

OTHERS PRESENT:

Doug Brown	Fred Marin	Lisha Klaiber, Recorder
Mike Doran	Amy O'Neil	Duncan Love – LPC-TV
Jackie Hanlon	Michael O'Neil	
Sandy Johnson	Ted Reeves	

1. **CALL TO ORDER**

- A. Meeting opened at 6:15 p.m. by Vice Chair, John Boehrer. All members present, except Phil Carter.

2. **OPEN THE PUBLIC HEARING FOR WINDSOR COUNTY YOUTH SERVICES**

- A. John Boehrer advised that this is an application for Flood Hazard Review to do repairs from Hurricane Irene. The property is located at 6 Mill Street in the Village Residential Commercial District and Special Flood Hazard Area.
- B. Rose Goings advised that this is application 355-12-FHR. Posted on the Town Hall bulletin boards on February 16, 2012, advertised in THE VERMONT JOURNAL on February 22, 2012 and abutting property owners were notified on February 21, 2012.
- C. John Boehrer administered the oath to all wishing to speak at this hearing.
- D. Doug Brown advised that the applicant wishes to repair damages caused by the flood. He read from the previously submitted Project Summary describing all work to be done, including, but not limited to new wiring, new insulation, redesign of partially remaining exterior access ramp, work on the alarm system, etc.
- E. Linda Petty asked if they planned to salvage the existing maple floor.
- F. Doug Brown said no. They will replace it and the flooring that is under it. He added that they will be working with the Department of Labor. He said that the new access ramp would be more accessible. He said that there is very little exterior work to be done.
- G. Richard Harrison asked about the fire alarm panel.
- H. Doug Brown said they would be replacing the wire to the magnetics and the system would be checked out. He said that the Sprinkler System is due for inspection in April and will be done as scheduled.

- I. John Boehrer asked if they would be changing the footprint of the building.
- J. Doug Brown said only where the ramp was and will be redesigned. He said that they also have a summary and egress plans.
- K. **MOTION by Richard Harrison and seconded by Julie Nicoll to close this hearing. Motion passed unanimously.**

3. **OPEN THE HEARING FOR MICHAEL AND AMY O'NEIL**

- A. John Boehrer advised that this is an application for Flood Hazard Review to build a porch and relocate a shed. The property is located at 75 Fishing Access Road in the Lakes District and Special Flood Hazard Area.
- B. Rose Goings advised that this is application 354-12-FHR. Posted on the Town Hall bulletin boards on February 16, 2012, advertised in THE VERMONT JOURNAL on February 22, 2012 and abutting property owners were notified on February 21, 2012.
- C. John Boehrer administered the oath to all wishing to speak at this hearing.
- D. Amy O'Neil advised that the only changes to the house would be interior. They will be adding a front entrance and a 4' x 8' covered porch.
- E. Mike O'Neil added that they will be moving an existing shed because the place where it currently is will be where the new septic system will be located.
- F. Amy O'Neil said that with these changes, they will now meet setbacks.
- G. John Boehrer asked Mike O'Neil to describe the new septic system.
- H. Mike O'Neil said it will have a 1,000 gallon tank and 1,000 gallon pump chamber. It will be a mound system. The mound will be about 2 ½ feet high. They will use peat moss. There will be 3 pretreatment tanks.
- I. Linda Petty asked if there will be a pump system from the septic tank.
- J. Mike O'Neil said yes.
- K. Linda Petty asked how often they will have to replace the peat moss.
- L. Mike O'Neil said that Ralph Michael has given them instructions, but he does not remember exactly.
- M. Amy O'Neil said they had limited choices for the location of the septic.
- N. Linda Petty asked where the old one was.
- O. Amy O'Neil said that the new one will be halfway between the where the old one was and where the shed is being moved to.
- P. **MOTION by Julie Nicoll and seconded by Richard Harrison to close this hearing. Motion passed unanimously.**

NOTE: THE NEXT TWO HEARINGS WILL BE OPENED AND DISCUSSED TOGETHER

- 4. **OPEN THE PUBLIC HEARING FOR OKEMO LLC**
- 5. **OPEN THE PUBLIC HEARING FOR OKEMO LLC**

- A. John Boehrer advised that the first hearing is an application to amend a Planned Unit Development to allow for the construction of a Zip Line. The second hearing is an application for Local Act 250 Review to allow for the construction of the Zip Line. The project is located on Okemo Ridge Road/Jackson Gore Road in the Mountain Recreation and Jackson Gore Recreation Districts.
- B. Rose Goings advised that these are applications 152-00-PUD, Amendment #24 and 356-12-Act 250. Posted on the Town Hall bulletin boards on February 16, 2012, advertised in THE

VERMONT JOURNAL on February 22, 2012 and abutting property owners were notified on February 21, 2012.

- C. John Boehrer administered the oath to all wishing to speak at this hearing. He then recused himself as he has an interest in Okemo.
- D. Mike Doran referred to drawings and indicated the locations of the line and towers. It will run from the top on Okemo Ridge Road to the bottom in Jackson Gore by the miniature golf course. Small groups will be escorted by two guides – one at the lead and one after the last person in the group. Groups will leave the top about every half hour and the total time will run from about 1 ½ to 2 hours and will be about 3,000 feet long.
- E. Ted Reeves said that there will be about 6 to 8 people in a group. There will be a person at the base area to show them how to put on harnesses and there will be a video.
- F. Linda Petty asked about retrieval procedures.
- G. Ted Reeves said the guide at the front (top) of the group will be able to help people to the platforms and he will be tethered so that he would be able to get down to people. He added that this will not be for the faint of heart and people will have to climb up an incline that will go up about 20 feet to get to the platforms. There will also be places where people will have to drop down from the line, walk to the next line and climb up to the platform. The ages will be 10 and up and weight limits 50 to 250 pounds. We are considering a kids challenge course that will look like the Zip line for the future but there are no current plans for it.
- H. Linda Petty asked if there will be sitter service for children.
- I. Ted Reeves said not now. He said that they will cut 8 feet of tree tops on either side of the cable.
- J. Linda Petty asked hours of operation.
- K. Ted Reeves said it will operate in the summers, winters and select other weekends year round. It will operate from 8:00 a.m. to 8:00 p.m. in the summer, but will not be lit so many times the last group out will be in by 5:30 p.m.
- L. Linda Petty asked what they would be charging.
- M. Ted Reeves said that they have not decided but they discussed \$40 per person and in Crested Butte they are charging \$50 and they have overflow. The price has not yet been set for Okemo.
- N. Linda Petty asked if they would take reservations.
- O. Ted Reeves said yes.
- P. Richard Harrison asked if there would be a safety checklist and would people have to sign in and sign out.
- Q. Ted Reeves said there would be 2 guides per group, one in the lead and one at the end of the group to make sure everyone gets in. People will be required to sign a safety release.
- R. Julie Nicoll said that at the site inspection, they mentioned that one section is missing from the drawing, would they please indicate it on the drawing.
- S. Mike Doran showed the location of the missing section.
- T. Linda Petty asked about an evacuation plan.
- U. Ted Reeves said there is one and it is part of the safety program.
- V. Linda Petty asked if a person had a medical problem, are there walking trails down.
- W. Ted Reeves said that Okemo has the ability to go in and retrieve people. They have the staff, communications and also 4-wheelers to get in to the person.
- X. Julie Nicoll asked about off hour's security.
- Y. Ted Reeves said it will be secured and there will not be access when it is not in use.
- Z. Mike Doran noted that the only requirement from the Fire Department was to have a tour.
- AA. Rose Goings said that Ambulance is okay, but they want a joint training session with Ambulance, Fire and Okemo personnel.
- BB. Mike Doran addressed Act 250 Review
 - i. Criterion 6 Educational Impact – Mike Doran advised that this is would not be a burden to the schools. There are ample employees to service the project

- ii. Criterion 7 Impact on Municipal Services – Mike Doran advised that they are still waiting for a letter from the Police Department. He said that they will use the facilities at Jackson Gore. The project requires no electricity or water/sewer. There will be no new roads.
- iii. Criterion 10 – Conformance to Town Plan – Mike Doran said that this project will conform to the town plan in that it is located in the Jackson Gore Recreational and Mountain Recreation Districts and will complement the resort and destination.
- CC. Rose Goings advised that the hearing was warned for both districts.
- DD. Linda Petty said that it would be very cold in the winter and people would have to dress warmly.
- EE. **MOTION by Linda Petty and seconded by Richard Harrison to close hearings 152-00-PUD, Amendment #24 and 356-12-Act 250. Motion passed unanimously.**

6. **OTHER BUSINESS**

- A. There is no Other Business.

7. **REVIEW MINUTES**

- A. The board decided to wait to review the minutes from the January meeting until next month when Phil Carter could be present.

8. **ADJOURN**

- A. **MOTION by Linda Petty and seconded by Julie Nicoll to enter into Deliberative Session. Motion passed unanimously.**
- B. Meeting adjourned at 6:50 p.m.

Respectfully submitted,

Lisha Klaiber

Phil Carter, Chairman

Julie Nicoll

John Boehrer

Linda Petty

Richard Harrison