

DRAFT

These minutes have not been reviewed
or approved by the convening board or commission.

***DEVELOPMENTAL REVIEW BOARD
MINUTES***

June 8, 2009

MEMBERS PRESENT:

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

OTHERS PRESENT:

Casey Crompton	Greg Mauriello	Michelle Stinson, LPC TV
Mike Doran	Ted Reeves	Lisha Klaiber, Recorder
Marilyn Ledoux	Paul Terrasi	

1. **CALL TO ORDER**

A. Meeting opened at 6:01 p.m. by Chairman Phil Carter. All board members.

2. **OPEN THE PUBLIC HEARING FOR ROBERT NEWSOME AND CASEY CROMPTON**

- A. Phil Carter advised that this hearing is for an application to amend a Conditional Use Permit in the Village Residential Commercial District to open a restaurant with 150 seats. The application includes a new site plan, renovations and repairs to the existing structure. Property address is 64 Pond Street.
- B. Rose Goings advised that this is application 84/85-119-CU, Amendment #3. Posted in the Town Hall bulletin boards May 15, 2009, advertised in THE VERMONT JOURNAL on May 20, 2009, and the abutting property owners were notified May 20, 2009. A letter was received from Paul Terrasi and the Ambulance Service letter is not in.
- C. Phil Carter administered the oath to all wishing to speak at this hearing.
- D. Casey Crompton advised that they would like to open a pizza restaurant with a wood fired oven. The existing building is deteriorated and they would like to start the renovations. They will stay within the existing footprint. There will be an additional package from Ralph Michael, in July, with a Site Plan showing new parking and entryway. They will be using the back door. There will be changes to the bathrooms. They will be on the main level of the restaurant. They will paint the exterior and fix windows. They will probably change 3 to 5 windows by the pond and jack up the floors where needed.
- E. Phil Carter asked if this would be a phased application process.
- F. Casey Crompton said there would be 2 phases and time is of the essence. The first phase will include the entryway and interior work and rebuilding the existing deck. The second phase will include a new site plan and additional parking. There will be more documentation.

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- G. Phil Carter asked about occupancy.
 - H. Casey Crompton said that they hope to open by November 1st. They have spoken to Scott Adnams and need a full sprinkler. Starting tonight gives them a full 30 days head start on the interior work.
 - I. Phil Carter asked how they envision the layout and seating.
 - J. Casey Crompton said that the previous owners set it up as a nightclub. They want it to be a restaurant centered around the wood fired oven. It would be open from 3:00 p.m. to 10:00 p.m. They want to stay away from rock and roll.
 - K. Phil Carter asked about the letter from the fire department.
 - L. Rose Goings said that it directed the applicant to follow the instructions of Labor and Industry. It included the fire sprinkler system. A point that needs to be clarified is that the state application is for 160 seats and the Ludlow application is for 150 seats. The plans are also not complete, but the applicant may proceed with the interior work without the DRB. She suggests that the board recess this hearing tonight.
 - M. Phil Carter asked the applicant about the different levels in the building.
 - N. Casey Crompton said the lower level was the entryway, but will not be. Scott Adnams suggested keeping that for emergency egress. They will probably use the area for dry storage. 70% of the use will be on the main level. The bar and oven, along with booths and tables, the kitchen, and TVs will be there. It will have a limited menu. The top level will have more seating, maybe video games and the old apartment will be the office.
 - O. Phil Carter noted on the site visit, they saw slates that had come off the roof.
 - P. Casey Crompton said they would repair them. They would like to maintain the character of the building.
 - Q. Phil Carter asked about the parking lot plan.
 - R. Casey Crompton said that he would submit it now. It includes handicap parking and a more gradual entrance. There will be more parking up one level, also.
 - S. Richard Harrison asked about removing all of the sheetrock and about the wiring.
 - T. Casey Crompton said that he does not think they will have to remove all of the sheetrock. The wiring is a good fit. They will look at it again. Most of the building does not have to be gutted. They will have a vehicle outside for storage for the items they need to keep. They'll take a lot out to do the repairs and clean up.
 - U. Troy Adams noted that the letter from the abutter asked about debris and critters. Will they have containment on the property to keep the mess down? Also, what about construction noise.
 - V. Casey Crompton said he looks to the board for guidance. Construction work will probably be from around 7:30 a.m. to 5:00 p.m. and most of the work will be inside. There will be some removal and normal construction noise.
 - W. Phil Carter noted that when the applicant returns, the board will need to get all of the details, site plan, parking, lighting, signage, etc. They will need to bring that to the next meeting.
 - X. Casey Crompton said that Rose Goings had suggested starting tonight. They will bring everything when they come back.
 - Y. Rose Goings asked if they would be changing the outside color of the building.
 - Z. Casey Crompton said the building has to be scraped and painted. They want it to look clean and fresh. It will not be pink. The lower level needs a lot of work.
 - AA. Phil Carter administered the oath to Paul Terrasi.
 - BB. Paul Terrasi said that he welcomes something in that building. He asked where the dumpsters would be and asked if he could be kept advised about the site plans.

- CC. Phil Carter said the plans are available in the Planning Office.
- DD. Paul Terrasi said there are deed issues that need to be discussed.
- EE. Phil Carter said that the parties should try to get together to work things out first.
- FF. Paul Terrasi said that his property is 30 feet to the right of the applicant's property.
- GG. **MOTION by Julie Nicoll and seconded by Linda Petty to recess this hearing until the meeting on July 13, 2009. Motion passed unanimously.**

3. **OPEN THE PUBLIC HEARING FOR OKEMO LIMITED LIABILITY COMPANY**

- A. Phil Carter advised that this hearing is for an application for an amendment to a Planned Unit Development permit to allow for the demolition of a dilapidated barn (Ranta farm) in the Jackson Gore Recreational District. Property address is 156 Jackson Gore Road.
- B. Rose Goings advised that this is application 152-00-PUD, Amendment #19. Posted in the Town Hall bulletin boards May 15, 2009, advertised in THE VERMONT JOURNAL on May 20, 2009, 2009, and the abutting property owners were notified on May 20, 2009.
- C. Phil Carter administered the oath to all wishing to speak at this hearing.
- D. Ted Reeves advised that this is an application for the removal of an old barn, circa 1800s. He referred to the site plan and said that the package contains pictures of the barn. The Vermont Department of Historic Preservation has reviewed the structure and they submitted a letter that says that "The garage and barn are deteriorated beyond reasonable expectations of repair and, while their demolition is warranted, their removal will have an adverse effect on the historic integrity of the site." Okemo is requesting permission to remove this building, as it has become a safety hazard. As he had indicated on the site visit, the materials will be removed and made available to people who want them.
- E. Troy Adams asked how long Okemo has owned the property.
- F. Ted Reeves said since about 1997-1998, about 10 years.
- G. Troy Adams asked the condition of the property when Okemo obtained it.
- H. Ted Reeves said there were holes in the roof and over time, parts of the roof have come off. The barn was not used for farming for many years and has been in non-use for many years.
- I. Richard Harrison said the farmstead was established in 1783. He would like to see the barn kept for history.
- J. Ted Reeves said the house will be maintained and there is a salvage plan for it. Valley Quest, a history tour group, has an interpretive tour there. Okemo wants to keep history alive.
- K. Phil Carter asked what Okemo plans to do with the land when the barn is removed.
- L. Ted Reeves said there are no plans at this time.
- M. Phil Carter referred to the Department of Historic Preservation letter and noted that they said removal of the barn would have an adverse effect on the historic integrity. Has Okemo thought about salvaging the materials and rebuilding a barn on that site?
- N. Ted Reeves said that Okemo has no plans for that location at this point. They want to take the barn down for safety reasons.
- O. Linda Petty referred to pictures and said that it is evident that part of the barn is newer. Maybe they could salvage the newer portion. It would be a shame to lose the barn.
- P. Ted Reeves said that virtually all of the roof is deteriorating in one form or other. There are sways at the ridgeline. It would be nice to try to save it, but there are too many bad parts. He referred back to the quote from the Department of Historic Preservation letter, "garage and barn are deteriorated beyond reasonable expectations of repair..."

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- Q. Richard Harrison said that the beams are great and some of the boards. He thinks they should save the material and use it later on the house or building another structure.
- R. Ted Reeves said that was not in the plans now. They have spoken to barn preservation groups and no one wants it and no one is interested in the materials.
- S. Troy Adams suggested dismantling it and re-mantling it. He asked if they have historic pictures.
- T. Ted Reeves said no, but he will ask to get some.
- U. Troy Adams said that the structure is still square and the main beams are solid. The rafters are an issue. It seems like they might be able to rebuild it later on.
- V. Phil Carter noted that the Department of Historic Preservation letter also refers to a plan to rehabilitate the house and maintain it.
- W. Ted Reeves said that the house will be mothballed and stabilized. The department has plans for it and wants it to stay.
- X. Richard Harrison said the sooner the better. He does not want to see any more deterioration.
- Y. Ted Reeves said once stabilized, it will stay weather tight and the heat is off. There is a lot of damage there.
- Z. Phil Carter said that the letter from the Department of Historic Preservation says that within 2 years of the Act 250 permit, the house re-use and rehabilitation plan will be developed and submitted to the department for review and comment.
- AA. Rose Goings said that there may be photos in the town clerk's office or in the State Register of Historic Places. She said they should check for pictures.
- BB. Troy Adams asked if Okemo had made any effort to preserve the buildings since they acquired the property.
- CC. Ted Reeves said not to his knowledge. Up until about 2-3 years ago, Mrs. Ranta was still there and they wanted to respect her privacy.
- DD. Phil Carter said that he would like to see the 1988 survey and see if there are any pictures or more information. This has been a historic place in Ludlow since 1783 and one of Ludlow's oldest farms.
- EE. Phil Carter asked Ted Reeves to try to get historic pictures.
- FF. Ted Reeves said he would try.
- GG. **MOTION by Linda Petty and seconded by Richard Harrison to recess this hearing until July 13, 2009. Motion passed unanimously.**

4. **OPEN THE PUBLIC HEARING FOR OKEMO LIMITED LIABILITY COMPANY**

- A. Phil Carter advised that this hearing is for an application for an amendment to a Planned Unit Development permit to add a 9-hole golf course in the Jackson Gore Recreational District. Property address is Jackson Gore Base Area.
- B. Rose Goings advised that this is application 152-00-PUD, Amendment #18. Posted in the Town Hall bulletin boards May 15, 2009, advertised in THE VERMONT JOURNAL on May 20, 2009, 2009, and the abutting property owners were notified on May 20, 2009. She added that the letter from the fire department was received, but the ambulance letter was not in yet.
- C. Phil Carter administered the oath to all wishing to speak at this hearing. He explained that this was a preexisting permit that had expired. This is a whole new application. The expired permit will be accepted as part of the evidence, but the board is directed to

- disregard it. If this matter has to go to Environmental Court, the only evidence will be from this hearing.
- D. Ted Reeves advised that Okemo wishes to put a 9-hole golf course in at Jackson Gore. He indicated the location on a drawing of the Master Plan. This will include an irrigation pond and a request for a 20-foot by 90 foot shed on the icehouse and addition of the Cole House to the waste water system. He referred to Tab 10, Planting Plan, drawing L100 and showed locations of planting for screening. The goal is to minimize visibility from Route 103 and Buttermilk Falls Road. He indicated the location of the DART Helipad and advised that would remain in place. He advised that traffic surveys had been taken and the maximum vehicles per hour would be 16. He referred to the drawing and showed the location of the Explorer Trail and said that would also stay. He showed the location of the holes for the course. He advised that Okemo has worked out a plan with the power company, CVPS and a ROW agreement is ready to be signed. There are virtually no changes from the initial permit.
- E. Phil Carter asked about a clubhouse.
- F. Ted Reeves said there will be a starter shack and warming hut by the icehouse. It will be a simple wood structure.
- G. Phil Carter asked for more details about the screening.
- H. Ted Reeves referred back to drawing L100 and showed new screening locations.
- I. Phil Carter asked if there would be lighting on the course.
- J. Ted Reeves said no.
- K. Phil Carter asked about the historic sites on the premises.
- L. Ted Reeves said they are Paleo-Indian sites that date back 9,000-11,000 years. They have been catalogued. Okemo has been cleared to build by the Division of Historic Preservation. They make build the course over them, but need concrete or granite markers. They may not excavate or fill the sites.
- M. Richard Harrison asked if the sites were covered.
- N. Ted Reeves said the locations have been surveyed and the grids are engraved on the markers. The grids tell locations and what was done. They went down about 3 feet. This is one of 4 such sites in the state.
- O. Linda Petty asked how the sites were discovered.
- P. Ted Reeves said that back around the mid 1990s, they found chert at the old golf course and other relics. Based on location, they thought that Jackson Gore may also be historic and did some more investigating.
- Q. Phil Carter asked if they found any arrowheads.
- R. Ted Reeves said not to his knowledge. The location may have been a fairgrounds and people may have picked them up or they are buried deeper.
- S. Phil Carter asked the feed for the pond.
- T. Ted Reeves said the snowmaking system and underground pipes.
- U. Phil Carter indicated a location on the drawing and asked what it was.
- V. Ted Reeves said wetland.
- W. Phil Carter asked if there are any plans for winter use of the golf course.
- X. Ted Reeves said nothing specific.
- Y. Richard Harrison asked how wide the Explorer path is.
- Z. Ted Reeves said about 8 feet.
- AA. Richard Harrison asked if golf carts would be allowed.
- BB. Ted Reeves said yes. Basically, however, this is a walking course, but there will be some carts.

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- CC. Linda Petty asked what the path would be made of.
- DD. Ted Reeves said sure-pack or crushed gravel.
- EE. Phil Carter noted that on the original Jackson Gore permit, there was a path that went around the entire property and are there any markings for it.
- FF. Ted Reeves said there are maps at the front desk. There is also the Valley Quest program and some trail markings. There are green badges on the trees.
- GG. Troy Adams asked if that was open to the public.
- HH. Ted Reeves said yes and also the parking. There are a variety of ways to go on the trail and no restrictions for parking.
- II. Troy Adams asked about safety precautions for golf balls going onto Route 103.
- JJ. Ted Reeves said the course is designed to play away from or parallel to Route 103. They are short par 3 holes and people will use irons rather than woods. There are minimal chances of balls going on to Route 103.
- KK. Julie Nicoll asked what happens when a helicopter is coming in.
- LL. Ted Reeves said there are signs to suspend play when the helicopter is in the area. Generally Mike Doran and I are in the office when one comes in and will go to direct traffic. There is a system in place at Okemo for procedures to follow.
- MM. Richard Harrison said that traffic could also go on Ranta Road.
- NN. Rose Goings noted that a traffic impact survey was done 11/30/06. There has been one fatality at Route 103 and Okemo Ridge Road and there was talk, at one time, of a left turning lane. Are there any updates?
- OO. Ted Reeves said that there are regularly scheduled Traffic counts surveys in the winter and twice in the summer down to Chester. These are done on Saturdays and Sundays and count all movements. This is per the Act 250 permit. Frank Heald and Chief Billings are aware of these. In the winter traffic control is done by Ludlow and Chester police, the Sheriff and also staff.
- PP. Rose Goings asked about the 16 one-way trips.
- QQ. Ted Reeves said that it is a 9-hole course and estimated 4 people per hole. That would make 36 people on the course at one time. They estimate 2/3 of that would be 24 people from off site. 2/3 of that would be 16 trips.
- RR. Rose Goings asked about parking for trail use, saying that she would be concerned that people are being scared off by staff. Are there signs for locations of parking for trails?
- SS. Ted Reeves said that he is not aware of anyone being scared off by staff. The only time that parking may be an issue is at high traffic times in the winter. At this time of year, there are no parking issues or concerns.
- TT. Richard Harrison asked about the neighbors across the road.
- UU. Ted Reeves said the only issue is with the Pearson's well. Okemo has agreed to do a study and if needed fix or drill a new well. There have been no other negative comments.
- VV. Linda Petty suggested more signs for the golf course indicating traffic turning.
- WW. Ted Reeves said that they had not contemplated that and may think about it, but there are restrictions on signs.
- XX. Linda Petty asked about the little state signs.
- YY. Ted Reeves said they have some, but it is a long process to get them from the state.
- ZZ. Rose Goings indicated a cul-de-sac on the drawing and asked what is its purpose.
- AAA. Mike Doran said that the road is gated in the winter and this is a turn-around.
- BBB. **MOTION by Linda Petty and seconded by Julie Nicoll to close this hearing pending letter from the Ambulance Service and any conditions thereof. Motion passed unanimously.**

5. **FINAL PLAT MYLAR – UNITED CHURCH OF LUDLOW**

- A. Phil Carter advised that only requires his signature. Mylar was signed. He advised that any changes must come back before this board.

6. **APPROVE MINUTES**

- A. Phil Carter advised that the minutes to be reviewed and approved are from May 11, 2009, but that he had not completely reviewed them yet.
B. There was a general consensus to review minutes from May 11, 2009 and tonight at the July meeting.
C. Julie Nicoll reminded everyone that appointments are due in July.
D. Rose Goings said she will check appointment terms.

7. **ADJOURN**

- A. **MOTION by Julie Nicoll and seconded by Troy Adams to adjourn. Motion passed unanimously.**
B. Meeting adjourned at 7:26 p.m.

Respectfully submitted,

Lisha Klaiber

Phil Carter, Chairman

Julie Nicoll

Troy Adams

Linda Petty

Richard Harrison